



Haryana Rail Infrastructure Development Corporation Ltd
(A Joint Venture of Government of Haryana and Ministry of Railways)

Updated Resettlement Policy Framework for Haryana Orbital Rail Corridor Project



Revised as of April 2025

ACRONYM

AIIB	Asian Infrastructure Investment Bank
ACS	Additional Chief Secretary
BG	Broad Gauge
B&R	Buildings & Roads
BPL	Below Poverty Line
BSR	Basic Schedule of Rate
CA	Competent Authority
CALA	Competent Authority for Land Acquisition
COI	Corridor of Impact
COVID	Coronavirus Dises of 2019
CPM	Chief Project Manager
CPR	Common Property Resources
DFC	Dedicated Freight Corridor
DFCCIL	Dedicated Freight Corridor Corporation of India Ltd
DGM	Deputy General Manager
DP	Displaced Person
DRO	District Revenue Officer
E&S	Environment & Social
ESF	Environmental and Social Framework
ESIA	Environment and Social Impact Assessment
ESP	Environmental and Social Policy
ESS	Environmental and Social Standard
FGD	Focus Group Discussion
GC	General Consultant
GBV	Gender Based Violence
GoH	Government of Haryana
Gol	Government of India
GOs	Government Orders
GRC	Grievance Redress Committee
GRC	Grievance Redress Cell (at HRIDC)
GRM	Grievance Redress Mechanism
HSIIDC	Haryana State Industrial & Infrastructure Development Corporation Ltd
HQ	Head Quarter
HORC	Haryana Orbital Rail Corridor
HRIDCL	Haryana Rail Infrastructure Development Corporation Limited
IPP	Indigenous Peoples Plan

IPPF	Indigenous Peoples Policy Framework
IR	Indian Railways
KMP-LA	Kundli–Manesar–Palwal Land Acquisition
JV	Joint Venture
KMP	Kundli–Manesar–Palwal
M&E	Monitoring & Evaluation
MOR	Ministry of Railways
MoRD	Ministry of Rural Development
NCR	National Capital Region
NGO	Non-Governmental Organization
NR	Northern Railway
NRRP	National Rehabilitation and Resettlement Policy
PAF	Project Affected Family
PAH	Project Affected Household
PAPs	Project Affected Persons
PD	Project Director
PM	Project Manager
PMAY	Pradhan Mantri Awas Yojana
PMU	Project Management Unit
P&P	Project & Planning
PPM	Project-affected People's Mechanism
PRO	Project Relation Officer
PWD	Public Works Department
R&R	Rehabilitation and Resettlement
RAP	Resettlement Action Plan
RFCTLARR	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement
ROW	Right of Way
RPF	Resettlement Policy Framework
SA	Social Assessment
SC	Scheduled Caste
SDO	Sub Divisional Officer
SEP	Stakeholders Engagement Plan
SIA	Social Impact Assessment
SO	Social Officer
SoR	Schedule of Rates
ST	Scheduled Tribe
U/s	Under Section
WHH	Women Headed Household

DEFINITIONS

The Resettlement Policy Framework (RPF) guides anticipated resettlement and rehabilitation that may be caused due to the project activity. Hence, it is imperative that various terms and terminologies as well as expressions are clearly understood. The definitions of such terms have been given in this section, unless otherwise stated specifically.

Affected area: means such area as may be notified by the Government of Haryana under the relevant land acquisition acts for the purposes of land acquisition for the Project.

Affected family: Includes—

- (i) a family whose land or other immovable property has been acquired;
- (ii) a family which does not own any land but a member or members of such family may be agricultural labourers, tenants including any form of tenancy or holding of usufruct right, share-croppers or artisans or who may be working in the affected area for three years prior to the acquisition of the land, whose primary source of livelihood stand affected by the acquisition of land;
- (iii) family whose primary source of livelihood for three years prior to the acquisition of the land is dependent on forests or water bodies and includes gatherers of forest produce, hunters, fisher folk and boatmen and such livelihood is affected due to acquisition of land;
- (iv) a member of the family who has been assigned land by the State Government or the Central Government under any of its schemes and such land is under acquisition;
- (v) a family residing on any land in the urban areas for preceding three years or more prior to the acquisition of the land or whose primary source of livelihood for three years prior to the acquisition of the land is affected by the acquisition of such land.

Affected Person: Any individual or part of the affected family living, cultivating land or carrying on business, trade or any other occupation along the proposed RoW and who are impacted by the project is a affected person.

Assistance: All supporting mechanisms viz monetary help, extension of services, training of staffs and assets given to PAFs constitute assistance in this project.

Agricultural land: Land used for the purpose of (i) agriculture or horticulture; (ii) dairy farming, poultry farming, pisciculture, sericulture, seed farming breeding of livestock or nursery growing medicinal herbs; (iii) raising of crops, trees, grass or garden produce; and (iv) land used for the grazing of cattle.

Acquired land: means the land acquired under The Railways Act, 1989 and any other prevailing GOs for HORC Project.

Appropriate Government: means,

- (i) in relation to acquisition of land situated within the territory of, a State, the State Government;
- (ii) in relation to acquisition of land situated within a Union territory (except Puducherry), the Central Government;
- (iii) in relation to acquisition of land situated within the Union territory of Puducherry, the Government of Union territory of Puducherry;
- (iv) in relation to acquisition of land for public purpose in more than one State, the Central Government, in consultation with the concerned State Governments or Union territories; and
- (v) in relation to the acquisition of land for the purpose of the Union as may be specified by notification, the Central Government.

Provided that in respect of a public purpose in a District for an area not exceeding such as may be notified by the appropriate Government, the Collector of such District shall be deemed to be the appropriate Government.

Authority: The Land Acquisition and Rehabilitation and Resettlement Authority as mentioned in the Gazette Notification issued by the Railway Board.

Below Poverty Line or BPL Family: means below poverty line families as defined by the Planning Commission of India from time to time, and those included in the State BPL list in force.

Compensation: Refers to the amount paid as compensation under various provisions of the First and Second Schedule of RTFCTLARR Act 2013, or the GOs of Govt. of Haryana/Ministry of Railways for private property, structures and other assets acquired for the project, excluding rehabilitation and resettlement entitlements as per this policy.

Cost of acquisition: Includes—

- Amount of compensation which includes solatium, any enhanced compensation ordered by the Competent Authority for Land Acquisition (CALA), Arbitrator or the Court and interest payable thereon and any other amount determined as payable to the affected families by such Authority or Court;
- Demurrage to be paid for damages caused to the land and standing crops in the process of acquisition;
- Cost of acquisition of land and building for settlement of displaced or adversely affected families;
- Cost of development of infrastructure and amenities at the resettlement areas;
- Cost of rehabilitation and resettlement as determined in accordance with the provisions of First, Second and Third Schedule of RFCTLARR Act, 2013.
- administrative cost,
 - for acquisition of land, including both in the project site and out of project area lands, not exceeding such percentage of the cost of compensation as may be specified by the appropriate Government;
 - for rehabilitation and resettlement of the owners of the land and other affected families whose land has been acquired or proposed to be acquired or other families affected by such acquisition;
- cost of undertaking of Social Impact Assessment study.

Company: means (i) a company as defined in section 3 of the Companies Act, 1956 (1 of 1956) other than a Government company;(ii) a society registered under the Societies Registration Act, 1860 (21 of 1860) or under any corresponding law for the time being in force in a State.

Corridor of Impact (Col): The Corridor of Impact (Col) is the land width required for the actual construction of rail tracks, stations, passenger facilities and amenities, maintenance depot, parking areas, circulation area, storage, overhead equipment, drainage, foot over bridge, miscellaneous items, etc.

Cut- off Date: The Cut-off date for identifying the affected families including land owners, those having title claims recognized under other state and central laws, and squatters shall be the date of first land acquisition (LA) notification issued under 20A of The Railways Act, 1989 for the Project for which Resettlement Plan is proposed to be prepared.

Displaced family: Any family living, cultivating land or carrying on business or trade or any other occupation within the Corridor of Impact (Col) and are impacted by the project and displaced either physically or economically, is called a displaced family.

Displaced Person: Any individual or part of the displaced family living, cultivating land or carrying on business, trade or any other occupation within the Corridor of Impact (Col) who have been impacted by the project and displaced either physically or economically, is called a displaced person (DP).

Entitled Person: Entitled Person includes all those who qualify for, or are entitled to, compensation/ assistance since being impacted by the project.

Encroacher: Any person illegally occupying public property by extending their land boundary or a portion of their building onto the existing government land or RoW is an encroacher.

Family: Includes a person, his or her spouse, minor children, minor brothers and minor sisters dependent on him:

Provided that widows, divorcees and women deserted by families shall be considered separate families.

Explanation.—An adult of either gender with or without spouse or children or dependents shall be considered as a separate family for the purposes of RFCTLARR 2013;

Household: means family, as defined in RFCTLARR 2013.

Holding of land: The total land held by a person as an owner, occupant or tenant or otherwise;

Infrastructure project: Shall include any one or more of the items specified in clause (b) of sub-section (1) of section 2 of RFCTLARR 2013;

Land: Includes benefits to arise out of land, and things attached to the earth or permanently fastened to anything attached to the earth;

Landless: means such persons or class of persons who may be,

- considered or specified as such under any State law for the time being in force; or
- in a case of landless not being specified under sub-clause (j), as may be specified by the appropriate Government;

Land owner: includes any person,-(i) whose name is recorded as the owner of the land or building or part thereof, in the records of the authority concerned; or (ii) any person who is granted forest rights under the Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 (2 of 2007) or under any other law for the time being in force; or (iii) who is entitled to be granted Patta rights on the land under any law of the State including assigned lands; or (iv) any person who has been declared as such by an order of the court or Authority.

Local authority: includes a town planning authority (by whatever name called) set up under any law for the time being in force, a Panchayat as defined in article 243 and a Municipality as defined in article 243P, of the Constitution of India.

Marginal farmer: A cultivator with an un-irrigated land holding up to one hectare or irrigated land holding up to one-half hectare.

Market value: The value of land determined in accordance with section 26 of RFCTLARR 2013.

Notification: A notification published in the Gazette of India or, as the case may be, the Gazette of a State and the expression 'notify' shall be construed accordingly.

Patta: Shall have the same meaning as assigned to it in the relevant Central or State Acts or rules or regulations made thereunder.

Non-Perennial Crop: means any plant species, either grown naturally or through cultivation that lives for a particular harvest season and perishes with harvesting of its yields.

Non-titleholder or Persons without legal title/rights: Affected persons/families/ households without legal rights to the land, structures and other assets adversely affected by the project. This includes encroachers, squatters, occupiers and others.

Person interested: means— (i)all persons claiming an interest in compensation to be made on account of the acquisition of land under RFCTLARR 2013; (ii)the Scheduled Tribes and other traditional forest dwellers, who have lost any forest rights recognized under the Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 (2 of 2007); (iii)a person interested in an easement affecting the land;(iv) persons having tenancy rights under the relevant State laws including share-croppers by whatever name they may be called; and (v)any person whose primary source of livelihood is likely to be adversely affected.

Prescribed: means prescribed by rules made under RFCTLARR 2013.

Project: Haryana Orbital Rail Corridor (HORC) project covering of around 121.472 km (143.932 Km including connectivity) from Palwal to Sonipat, via Sohna, Manesar, and Kharkhoda for which land is being acquired, irrespective of the number of persons affected.

Public purpose: means the activities specified under sub-section (1) of section 2 of RFCTLARR 2013.

Perennial Crop/Trees: means any plant species/trees that live for years and yields its products after a certain age of maturity (example of perennial trees – Mango, Guava, etc).

Requiring Body: means a company, a body corporate, an institution, or any other organisation or person for whom land is to be acquired by the appropriate Government, and includes the appropriate Government, if the acquisition of land is for such Government either for its own use or for subsequent transfer of such land is for public purpose to a company, body corporate, an institution, or any other organisation, as the case may be, under lease, license or through any other mode of transfer of land.

Resettlement Area: An area where the affected families who have been displaced as a result of land acquisition are resettled by the appropriate Government.

Small farmer: A cultivator with an un-irrigated land holding up to two hectares or with an irrigated land holding up to one hectare, but more than the holding of a marginal farmer.

Squatter: means those persons who have illegally occupied government land for residential, business and or other purposes by making some investments on the land.

State Government/ Government: Refers to the Government of Haryana/Government of India as applicable.

Tenant: A tenant is someone who pays rent for the place where they reside in, or for land or buildings that they use. The family residing/ occupying in the structures with some financial arrangements with the landlords, which may not be properly documented or legalized, are also considered as tenants.

Vulnerable Group/ Persons: Vulnerable group/ persons are those with challenges that make them at higher risk of falling into poverty compared to others in the projects area. The Vulnerable Group/ Persons the following categories: (i) PAFs falling under 'Below Poverty Line' (BPL) category¹; (ii) persons who belong to Scheduled Castes (SC) and Scheduled Tribes (ST); (iii) Female Headed Family/Household (unmarried women, separated/divorced, widow, etc); (iv) Elderly people above the age of 60 years and living alone without direct support; and (v) People with disabilities or orphan.

Women Headed Family/Household: A family/household that is headed by a woman is called a Woman Headed Family/Household. The aforesaid woman may be a spinster or a widow or separated or deserted by her husband.

¹ Poverty line as defined by GOI.

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Resettlement Policy Framework for HORC Project

1 INTRODUCTION

1.1 Background

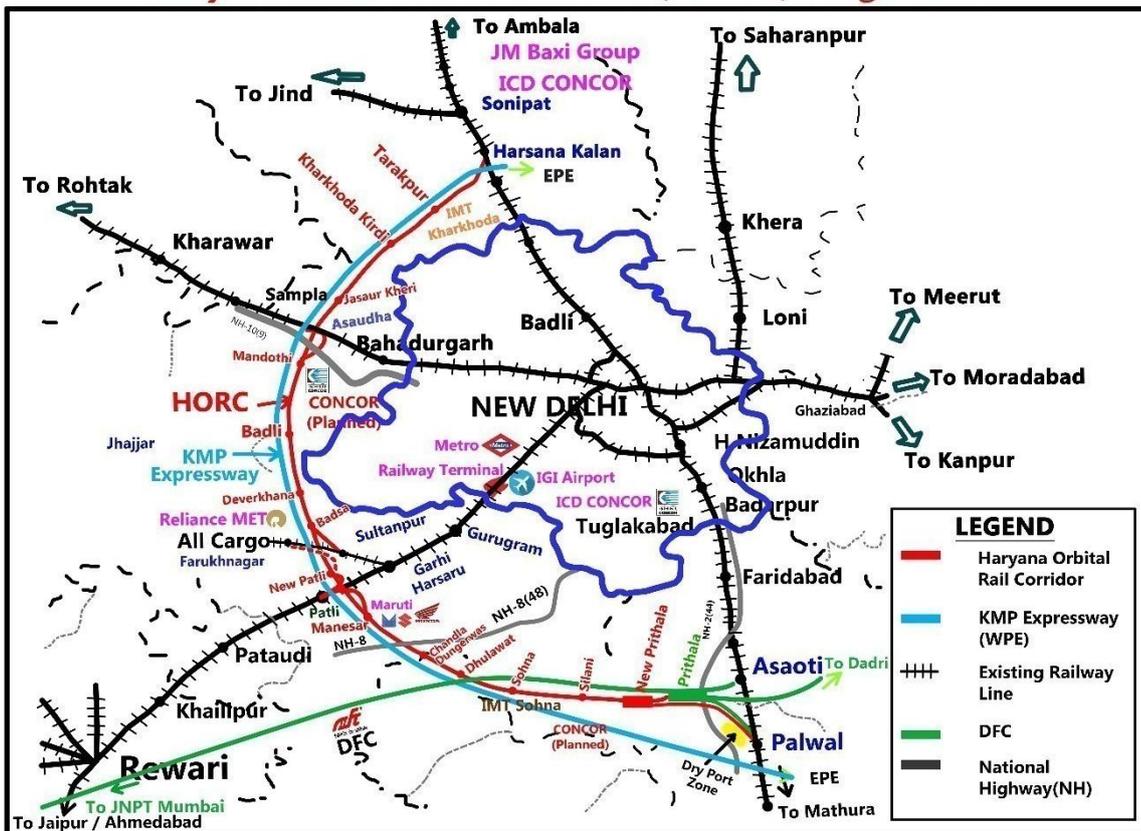
- 1.1.1 Railways are the most important mode of energy efficient and clean transportation and thus have huge economic importance. Currently, the share of Railways in total freight transportation in the State of Haryana is approximately 32%. Strategically, ongoing Eastern & Western Dedicated Freight Corridors, having high capacity and highspeed Railway transport infrastructure, are passing through the State of Haryana. There is massive opportunity to utilize these corridors to increase the share of Railway freight transportation by creating suitable Railways connectivity to serve core sector industries and logistic business in the State.
- 1.1.2 The Haryana Rail Infrastructure Development Corporation Limited (HRIDC) was incorporated on 22nd August 2017 as a State Joint Venture Company of Government of Haryana (GOH) and Ministry of Railway (MoR) having share of 51% and 49% respectively. The JV has been mandated to take up planning and implementation of various rail infrastructure projects like new railway lines, last mile connectivity, capacity enhancement works, manage rail projects etc in the state of Haryana on the principle of cooperative federalism. HRIDC has identified various rail projects which are under various stages of implementation.
- 1.1.3 One of the projects being developed by HRIDC is the Haryana Orbital Rail Corridor (HORC). The project is part of the “Transport Infrastructure Corridor in Haryana” in the approved Master Plan for National Capital Region. Under the Transport Infrastructure Corridor in Haryana, Kundli–Manesar–Palwal (KMP) expressway was commissioned in November 2018. The ‘Haryana Orbital Rail Corridor’ Project has been notified as “Special Railway Project” by the Central Government vide Gazette Notification no. 499 dated 04.02.2020. The project is proposed for financing by the Asian Infrastructure Investment Bank (AIIB).

1.2 Project Description

- 1.2.1 Haryana Orbital Rail Corridor (HORC) project will be a new electrified Double Broad-gauge (BG) rail line of around 125.98 km from Palwal to Sonipat, via Sohna, Manesar, and Kharkhoda bypassing Delhi state. It will provide seamless connectivity to Dedicated Freight Corridor (DFC) at Pirthala station and to Indian Railways (IR) at Palwal, Patli, Sultanpur, Asaudha and Harsana Kalan stations. The Project will be beneficial to the industrial hubs of Kharkhoda, Manesar, and Sohna and will help in development of this region of Haryana. The total length of the Project including all connections is approximately 144 km.
- 1.2.2 The alignment of the project is mostly along the KMP Expressway along the inner side (towards Delhi). Approximately 80% project alignment is along the KMP Expressway and 10% alignment is along the Western Dedicated Freight Corridor. A 50-meter-wide strip adjacent to the Right of Way (ROW) of KMP expressway was earmarked for HORC in the approved Master Plan for NCR area. In addition, a green belt of 100 meters width was also earmarked on outer side of KMP Expressway and the inner side of HORC. The map depicting the alignment is given below in Figure 1.

Figure 1: Haryana Orbital Rail Corridor

Haryana Orbital Rail Corridor(HORC)-Alignment



1.2.3 The project is categorized “A” if it is likely to have significant adverse environmental and social impacts that are irreversible, cumulative, diverse or unprecedented. Keeping in view the large length of the project requiring about 558 hectare of land and the number of persons affected, the Project has been categorised as “A”.

1.3 Project Development Objectives

1.3.1 The project development objectives are to:

- develop the rail infrastructure and enhance connectivity for freight and passenger transportation in the state of Haryana,
- develop peripheral connectivity to major areas namely, Gurugram, Palwal, Nuh, Jhajjar & Sonipat of Haryana,
- serve the unserved areas of the state of Haryana and allow running of passenger trains from Gurugram to Chandigarh (the state capital),
- facilitate the diversion of goods traffic not meant for Delhi region thereby easing the pressure on the transport network of Delhi,
- help in industrial growth of cities around Delhi namely, Sohna, Manesar, Gurugram, Jhajjar, Rohtak etc, and developing multimodal hubs in National Capital Region (NCR) of Haryana,
- reduce substantially journey travel time,
- boost economic and social activity in the state of Haryana.

1.4 Likely Impacts of the Project

1.4.1 The possible adverse impact of the project estimated may be:

- Loss of land (agricultural & non-agricultural) and other properties and assets,
- Severance of land plots,
- Residual land area becoming unviable,
- Loss of buildings/structures (used for residential, commercial and other purposes);
- Loss of other properties and assets such as boundary walls, hand pumps, tube wells, dug wells, etc,
- Displacement of owners and tenants of both residential and commercial properties,
- Permanent/temporary loss of livelihoods of owners, and employed persons associated with shops/commercial activities,
- Loss of kiosk, work shed, etc
- Loss of trees, standing crops, etc
- Loss of common property resources (religious places, samadhi, graveyard, cremation places, water sources, village gates, etc),
- Permanent/Temporary loss of access to productive resources, disruption of social network, etc.
- Disproportionate impacts on vulnerable groups including women.
- Increased risk of GBV and STDs as a result of labor influx

1.5 Need for Resettlement Policy Framework

1.5.1 Recognising the need to address involuntary displacement of people and their properties, HRIDC has framed Resettlement Policy Framework (RPF) to provide guidance while dealing with adverse impacts associated with land acquisition and propose systems and measures to avoid and mitigate adverse impacts. This policy framework will be the basis for undertaking a detailed Social Impact Assessment (SIA) and preparation of Resettlement Action Plan (RAP) for the proposed corridor from Palwal to Sonipat, via Sohna, Manesar, and Kharkhoda. It has been developed in accordance with the relevant Indian national laws, policies, Government Orders (GOs) of Government of Haryana and Environmental and Social Framework of AIIB.

This document outlines procedures, principles, applicable legal regulations, entitlement matrix, and institutional arrangement for dealing land acquisition and R&R for the proposed HOREC Project.

1.5.2 The objectives of the RPF are to:

- Identify appropriate legislations and policy instruments that will be applied with respect to social impacts due to the project.
- Identify and finalize the eligibility criteria and the entitlements of the project affected family/household through the Entitlement Matrix.
- Ensure that adverse social impacts are mitigated to achieve the social objectives, including ensuring that (i) the living standards of the project affected people are improved or at least retained based on pre-project level, and (ii) improve the standards of living of the poor and other vulnerable groups displaced by the project, including women, children and persons with disabilities, to at least national minimum standards, including access to social protection systems.
- Provide guidance for meaningful consultation with the project affected persons throughout the project period (preparation through implementation) and that these consultations are properly documented.
- Provide guidelines for expeditious implementation of RP.
- Develop mechanism for grievance redressal, monitoring, reporting and undertaking corrective actions as required.

2 SOCIAL ASSESSMENT

2.1 Potential Project Impact

- 2.1.1 A Social Impact Assessment will cover the potential impacts of the project including the scope of land requirements, impact on different categories of buildings and assets, resettlement and rehabilitation, disruption of livelihood, vulnerability, impact on common property resources etc, persons including those without title to land or any recognizable legal rights to land.
- 2.1.2 Land area required for the construction of the project is tentatively assessed to be around 655.92 hectares, of which 70 hectares of land area is under Haryana State Industrial & Infrastructure Development Corporation (HSIIDC), 8 hectares of land area is under Indian Railways and 19.67 hectares of land area is under DFCCIL. Land belonging to HSIIDC, Indian Railways and DFCCIL is in advance stage of being transferred to project following standard inter-governmental process. Approximately 558.25 hectares of private land (refer table given below for details) area from 90 villages spread across five districts namely, Palwal, Nuh, Gurugram, Jhajjar and Sonipat shall be acquired as per provisions of “The Railways Act, 1989”. Land is required for formation and construction of rail tracks, stations, passenger amenities, parking, circulation area, overhead equipment, maintenance depot, and other miscellaneous activities. Acquisition of land required for the project will affect improvements on the land and persons associated with land and other assets falling within the proposed Right of Way (RoW). As a consequence, both physical and economic displacement of titleholder, non-title holders and those who derive livelihood from the lands are likely to occur. The broad adverse impacts likely to be caused due to the proposed project are mentioned in section 1.4.:

Description	Area (Ha)
Total land requirement	655.92
IMT Sohna (Already acquired by HSIIDC)	10
IMT Manesar (Already acquired by HSIIDC)	38
IMT Kharkhoda (Already acquired by HSIIDC)	22
Available DFCCIL Land	19.67
Available Indian Railway Land	8
Net private land requirement	558.25

- 2.1.3 The construction of HORC shall be taken up in two sections simultaneously—the Priority section with an approx. length of 6 Km (from existing Patli station to Manesar station on HORC) and the balance section comprising of remaining length of HORC. Land area required for the construction of priority section will be transferred to HRIDC by HSIIDC.
- 2.1.4 The Competent Authorities for land acquisition for HORC have been nominated by the Central Government vide Gazette Notification No. 947 dated 13.03.2020. Competent authorities nominated by the Central Government Vide Gazette Notification includes (i) Sub-Divisional Officer (Civil), Palwal; (ii) District Revenue Officer, Nuh; (iii) Sub-Divisional Officer (Civil), Gurugram, Pataudi and Sohna, (iv) Sub-Divisional Officer (Civil), Bahadurgarh (for entire Jhajjar district); and (v) District Revenue Officer, Sonipat.
- 2.1.5 At certain locations/places the project alignment traverses through the built-up area which will lead to dismantling of structures, thus resulting in loss of residence, loss of business, loss of livelihood, etc. for some people. The occupants of these buildings include owners, tenants, employees

As per Census of India, 2011, Scheduled Tribe (ST) population is not present in the state of Haryana. This will be further confirmed during surveys and consultations in the project area. Thus, Scheduled Tribe (ST) population is not likely to be affected by the Project. However, it will be re-

confirmed while conducting census and socio-economic survey for the SIA report. Environmental and Social Standard 3 related to Indigenous Peoples will only be applicable if tribal population is detected during the social assessments.

- 2.1.6 Different parties who will be playing a role in land acquisition, valuation, payment of compensation, mutation, etc. are as under-

Authority	Role
District Administration (CALA)	All matters related to Land acquisition (Notification, Rate fixation, Awards, compensation distribution, Possession of land & Mutation)
PWD	Vetting of Structures (survey & evaluation by a valuer appointed by CALA)
Agriculture Department	Vetting of Crops (survey & evaluation by a valuer appointed by CALA)
Horticulture Department	Vetting of fruit-bearing trees (survey & evaluation by a valuer appointed by CALA)
Forest Department	Vetting of Trees (survey & evaluation by a valuer appointed by CALA)

2.2 Consultation and Stakeholder Analysis

- 2.2.1 Meaningful consultation is essential for the design and implementation of the proposed project. Meaningful consultation is a process that begins early and is ongoing throughout the project. It is inclusive, accessible, timely and undertaken in an open manner. It conveys adequate information that is understandable and readily accessible to stakeholders in a culturally appropriate manner and in turn, enables the consideration of stakeholders' views as part of decision-making. The RPF will provide guidance on how this will be carried out to ensure the project affected people, in particular those affected by land acquisition will be meaningfully consulted. The HRIDC, with the ESIA Consultant, will carry out stakeholder analysis to understand the support and interest in the proposed project, mapping the key expectations, issues, and concerns of each of the stakeholders including the people affected by the land acquisition.

2.3 Institutional Analysis

- 2.3.1 Project Management Unit (PMU) will be set up within the HRIDC for the execution of the project including addressing social safeguards issues. The Chief Project Manager (CPM), HRIDC will be the head of PMU. One Nodal Officer of the level of Dy. General Manager (DGM) has been nominated by the CPM for dealing with E&S issues. Nominated DGM will be overall responsible for the preparation of ESIA, Resettlement Plan, Indigenous Peoples Plan (if required) through ESIA Consultant and also responsible for review, approval, disclosure of documents related to social components and also implementation of the Resettlement Plan. Institutional arrangement for RP implementation is given in Figure-2. Nodal officer will be assisted by sectional DGMs at field level.
- 2.3.2 Besides, the R&R/Social Expert of General Consultant will also support HRIDC in review of ESIA and RP documents, finalisation and implementation of RP which will be prepared in accordance with the RPF.

3 LEGAL FRAMEWORK

This Resettlement Policy Framework (RPF) has been prepared conforming to the National and State laws, policies, circulars, GOs etc and the AIIB's Environmental and Social Framework (ESF), 2016.

3.1 Applicable Laws and Policies

Following laws and policies are applicable for the proposed project.

- 3.1.1 The proposed HORC Project has already been notified as "Special Railway Project" by the Central Government vide Gazette Notification no.499 dated 04/02/2020 and hence, The Railways Act, 1989 is applicable in the project.
- 3.1.2 With effect from 01.01.2014, the First, Second and Third Schedule of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 will be applicable to "The Railways Act 1989" and the Right to Fair Compensation and Transparency in Land Acquisition in Rehabilitation and Resettlement (Haryana Amendment) Act 2017 is also applicable in this project.
- 3.1.3 Since project is in the state of Haryana the following State Government Notification is applicable and considered in the RPF:
 - a. Gazette Notification No. S.O.-3/C.A. 30/2013/S. 30/2018 dated 23rd January 2018, Revenue and Disaster Management Department, Haryana Government.
- 3.1.4 The Haryana Rail Infrastructure Development Corporation Ltd (HRIDC), the executing agency, is a State joint venture company with 51% participation of Government of Haryana and 49% participation of Ministry of Railways (MoR) and the project is considered as "Special Railway Project", hence the following circular issued by MoR is applicable and considered in the RPF:
 - a. Railways Circular No. E(NG)II/2010/ RC-5/1 dated 11.11.2019
- 3.1.5 The Asian Infrastructure Investment Bank (AIIB) is funding the proposed HORC Project, hence the Environmental and Social Framework (ESF), February 2016 and Project Affected Peoples' Mechanism (PPM) Policy of AIIB are also applicable.
- 3.1.6 The other acts and policies, which may be relevant are:
 - a. Minimum Wages Act, 1948
 - b. Contract Labour Act, 1970
 - c. Child Labour (Prohibition and Regulation) Act 1996 along with Rules, 1988
 - d. Children (Pledging of Labour) Act, 1933 (as amended in 2002)
 - e. The Persons with Disabilities (Equal Opportunities, Protection of Rights and Full Participation) Act, 1995 and Rules 1996.
 - f. Untouchability Offences Act, 1955
 - g. The Scheduled Castes and the Scheduled Tribes (Prevention of Atrocities) Act, 1989 and Rules 1995
 - h. Right to Information Act, 2005
 - i. Equal Remuneration Act, 1976

The salient features of legal frameworks are summarized in the following sections.

3.2 National Acts and Policies

3.2.1 The Railways Act, 1989

3.2.1.1 The Act came into force in 1989, replacing the Railways Act of 1890. The Act provides in detail the legislative provisions regarding railway zones, construction and maintenance of works, land acquisition for special railway project, passenger, and employee services. The Act, has been prepared for execution of special railway project, notified as such by the Central Government from time to time, to provide national infrastructure for a public purpose in a specified time-frame, covering one or more states or Union Territories. A new Chapter IVA containing Sections 20A to 20P has been inserted after Chapter IV of the principal Act in 31st January 2008.

3.2.1.2 The Act allows acquisition of land required for the execution of a special railway project, notified as such by the Central Government from time to time, to provide national infrastructure for a public purpose in a specified time-frame, covering one or more states or Union Territories.

3.2.1.3 The main elements of the Act related to land acquisition are provided in the Table 1.

Table 1: Main elements of The Railways Act, 1989

Sections		Descriptions
20A	Power to acquire land	Declaration of intention to acquire land required for execution of a special railway project. This is the first notification and empowers the competent authority to trigger the substance of the notification.
20B	Power to enter for survey, etc	It shall be lawful for any person, authorised by the competent authority in this behalf, to _ <ol style="list-style-type: none"> a. make any inspection, survey, measurement, valuation or enquiry; b. take levels; c. dig or boil into sub-soil; d. set out boundaries and intended lines of work; e. mark such levels, boundaries and lines placing marks and cutting trenches; or f. do such other acts or things as may be considered necessary by the competent authority.
20C	Evaluation of damages during survey, measurement etc	The damages caused while carrying out works on land which is excluded from acquisition proceedings, shall be evaluated and compensation shall be paid to the persons having interest in that land, within six months from the completion of the said works.
20D	Hearing of objections etc.	Objections are to be made by the interested persons within 30 days from the date of publication of the notification under sub-section (1) of section 20A.
20E	Declaration of acquisition	After the publication of the declaration under subsection (1), the land shall vest absolutely with the Central Government free from all encumbrances.
20F	Determination of amount payable as compensation	Amount to be paid as compensation shall be declared by an order of the competent authority. The competent authority shall make an award under this section within a period of one year from the date of publication of the declaration.

20F (6)	Arbitration	If the amount determined is not acceptable to either of the parties, they can ask for arbitration and an arbitrator shall be appointed by the Central Government for this purpose.
20G	Criterion for determination of market value of land	(i) The minimum land value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds in the area, where the land is situated; or (ii) the average of the sale price for similar type of land situated in the village or vicinity, ascertained from not less than 50% of the sale deeds registered during three years, where higher price has been paid, whichever is higher.
20H	Deposit and payment of amount	The amount determined under section 20F shall be deposited by the Central Government, in such manner as may be prescribed by that Government, with the competent authority before taking possession of land.
20I	Power to take possession	To surrender or deliver possession thereof to the competent authority or any person duly authorized by it in this behalf within a period of 60 days of the service of the notice.
20J	Right to enter into land where land has vested in Central Government.	To enter and do other act necessary upon the land for carrying out the building, maintenance, management or operation of the special railway project or part thereof or any other work connected therewith.
20K	Competent authority to have certain powers of civil court	The competent authority shall have for the purposes of this Act, all the powers of a civil court while trying a suit under the Code of Civil Procedure, 1908(5 of 1908) in respect of the following matters, namely: <ul style="list-style-type: none"> a. summoning and enforcing the attendance of any person and examining him on oath; b. requiring the discovery and production of any document; c. reception of evidence on affidavits; d. requisitioning any public records from any court or office; e. issuing commission for examination of witnesses.
20L	Utilisation of land for the purpose it is acquired	(1) The land acquired under this Act shall not be transferred to any other purpose except for a public purpose, and after obtaining the prior approval of the Central Government (2) When any land or part thereof, acquired under this Act remains unutilised for a period of five years from the date of taking over the possession, the same shall return to the Central Government by reversion.
20M	Sharing with landowners the difference in price of a land when transferred for a higher consideration	Whenever any land acquired under this Act is transferred to any person for a consideration, eighty per cent. of the difference in the acquisition cost and the consideration received, which in no case shall be less than the acquisition cost, shall be shared amongst the persons from whom the lands were acquired or their heirs, in proportion to the value at which the lands were acquired, and for the purpose, a separate fund

		may be maintained which shall be administered by the competent authority in such manner as may be prescribed by the Central Government
20N	Land Acquisition Act of 1894 not to apply	Nothing in the Land Acquisition Act, 1894 shall apply to an acquisition under this Act.
20O	Application of the National Rehabilitation and Resettlement Policy, 2007 to persons affected due to land acquisition	The provisions of the National Rehabilitation and Resettlement Policy, 2007 for project affected families, notified by the Government of India in the Ministry of Rural Development vide number F. 26011/4/2007-LRD dated the 31st October, 2007, shall apply in respect of acquisition of land by the Central Government under this Act
20P	Power to make rules in respect of matters in the Chapter IV of The Railways Act, 1989	The Central Government may make rules to carry out the purposes of this Chapter for the following matters, namely: <ul style="list-style-type: none"> a. the manner of appointment of arbitrator under sub-section (6) of section 20F; b. the manner in which the amount shall be deposited with the competent authority under sub-sections (1) and (6) of section 20H; the manner of maintenance and administration of separate fund for the purposes of section 20M.

3.2.1.4 The law is applicable as private land required for the project shall be acquired as per the provisions of this Act.

3.2.2 RFCTLARR Act 2013

3.2.2.1 The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 provides for land acquisition as well as rehabilitation and resettlement. It replaces the Land Acquisition Act, 1894 and the effective date is 1st January 2014.

3.2.2.2 The RFCTLARR Act 2013 has three schedules for minimum applicable norms for compensation based on market value, multiplier and solatium; resettlement and rehabilitation (R&R) entitlements to land owners and livelihood losers; and facilities at resettlement sites for displaced persons, besides providing flexibility to states and implementing agencies to provide higher norms for compensation and R&R. It also provides for the baseline for compensation and has devised a sliding scale which allows States to fix the multiplier (which will determine the final award) depending on distance from urban centres. The aims and objectives of the Act are as follows:

- a. To ensure, gentle, participative, informed and transparent process for land acquisition.
- b. Provide just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or already affected by such acquisition.
- c. Make adequate provisions for affected persons for their rehabilitation and resettlement.
- d. Ensure that outcome of obligatory acquisition should be such that the affected persons become partners in development activities, which would lead to an improvement in their post-acquisition social and economic status.

3.2.3 Railways Circular No. E(NG)II/2010/RC-5/1 dated 11.11.2019

3.2.3.1 Contents of Railways Circular No. E(NG)II/2010/RC-5/1 dated 11.11.2019 have been included in the extract below-

1. *On notification of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 (Removal of Difficulties) Order 2015 dated 28.08.2015, provisions of RFCTLARR Act 2013 related to determination of compensation in accordance with First, Second and Third Schedules of the RFCTLARR Act 2013 have become applicable to all cases of land acquisition under the Railways Act 1989 also. This inter alia means that, irrespective of whether land acquisition for Railway projects is done through Railways Act 1989 after declaring it as a Special Railway Project or through RFCTLARR Act 2013 through State Governments, determination of compensation shall be in accordance with First, Second and Third Schedules of the RFCTLARR Act 2013.*
2. *The modalities for implementation of Serial No. 4 of the Second schedule of the RFCTLARR Act 2013 were examined by Ministry of Railways and it has been decided that:*
 - i. *Ministry of Railways' earlier policy of offering appointment in Railways to affected land-losers issued vide references above is withdrawn and circulars issued in this regard vide reference above stand superseded.*
 - ii. *Lump sum payment of Rs. 5 Lakhs to be provided to affected families who were primarily dependent on acquired land for livelihood, i.e., cases where their livelihood is affected by such acquisition or where entire land-holding of the affected family have been acquired.*
3. *Before considering grant of any relief under Second Schedule, however, the Competent Authority for Land Acquisition (CALA) or Collector should unequivocally certify that the affected family has been displaced and dislocated to another area or their entire land holding has been acquired. Further, in case of joint ownership of a plot of land, lump sum payment of Rs. 5 Lakhs should be shared between joint owners of plot in same ratio in which land value is to be shared.*
4. *This may be brought to the notice of all concerned authorities dealing with the acquisition of land and ensure that all determination of compensation for acquisition of land under the Railways Act, 1989 are in consonance with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013.*
5. *This policy shall be effective from the date of issue of this letter.*

A copy of above circular issued by MOR is given in **Appendix-2**

3.3 State Government Orders/Notifications

a. Gazette Notification No. S.O.-3/C.A. 30/2013/S. 30/2018 dated 23rd January 2018, Revenue and Disaster Management Department, Haryana Government:

3.3.1 The Governor of Haryana (GoH) notified that when any land to be acquired for the project is situated in rural areas, the market value as calculated by the Collector as per sub-section (1) of section 26 of the RFCTLARR Act,2013 shall be multiplied by the factor as:

<i>Serial number</i>	<i>Shortest/crow fly/radial distance from the outer boundary of any of the Urban Area in the State to any part of the particular Killa or part thereof, as the case may be, of the land to be acquired</i>	<i>Factor by which the market value is to be multiplied in case of rural areas</i>
1.	<i>Upto 10 Km</i>	<i>1.25</i>
2.	<i>Above 10Km and upto 20Km</i>	<i>1.50</i>
3.	<i>Above 20Km and upto 30Km</i>	<i>1.75</i>
4.	<i>Above 30 Km</i>	<i>2.00</i>

3.3.2 The above distance shall be considered by shortest/crow fly/radial distances from the outer boundary of any of the Urban Area in the State to any part of the particular Killa or part thereof, as the case may be, of the land to be acquired. This notification shall be applicable for computing the compensation amount of land acquired. The R&R Entitlements are indicated in the Schedule 2 of the Act 2013.

A copy of the Gazette Notification issued by the GoH is given as **Appendix-3**

3.4 Environment & Social Framework of AIIB

3.4.1 The Environmental and Social Framework comprises Environmental and Social Policy (ESP), Environmental and Social Standards ESSs), Environmental and Social Exclusion list and others. The Environmental and Social Policy (ESP) sets forth the mandatory environmental and social requirements for each project. The associated ESSs deals with mandatory environmental and social requirements. Brief description of Environmental and Social Standards and their applicability is provided below:

ESS1: Environmental and Social Assessment and Management

Generally, the Bank requires an integrated approach to the process of environmental and social assessment relating to these risks and impacts, and design appropriate measures to avoid, minimize, mitigate, offset or compensate for them. ESS1 is applicable.

ESS 2: Involuntary Resettlement

The Bank encourages projects to avoid Involuntary Resettlement wherever possible; to minimize Involuntary Resettlement by exploring Project alternatives. Where avoidance of Involuntary Resettlement is not feasible, the Project/Borrower should enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-Project levels; to improve the overall socioeconomic status of the displaced poor and other vulnerable groups; and to conceive and implement resettlement activities as sustainable development programs, providing sufficient resources to enable the persons displaced by the Project to share in Project benefits. ESS2 also

requires improving the standards of living of the poor and other vulnerable groups displaced by the Project, including women, children and persons with disabilities, to at least national minimum standards, including access to social protection systems.

ESS 2 applies if the Project's screening process reveals that the Project's land acquisition activities would involve Involuntary Resettlement (including Involuntary Resettlement of the recent past or foreseeable future that is directly linked to the Project). Involuntary Resettlement covers physical displacement (relocation, loss of residential land or loss of shelter) and economic displacement (loss of land or access to land and natural resources; loss of assets or access to assets, income sources or means of livelihood) as a result of: (a) involuntary acquisition of land; or (b) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers such displacement whether these losses and involuntary restrictions are full or partial, permanent or temporary.

AIB requires the Client to ensure that displaced persons without title to land or any recognizable legal rights to land, are eligible for, and receive, resettlement assistance and compensation for loss of non-land assets, in accordance with cut-off dates established in the resettlement plan, and that they are included in the resettlement consultation process.

Client conducts Social Impact Assessment and prepare resettlement plan (RP) or resettlement policy framework (RPF) where land acquisition results to involuntary resettlement or physical displacement and economic displacement.

Meaningful Consultation: Carry out meaningful consultations with persons to be displaced by the Project, host communities and nongovernmental organizations, and facilitate their informed participation in the consultations. Consult with all persons to be displaced on their rights within the resettlement process, entitlements and resettlement options, and further participation process. Ensure their involvement in planning, implementation, monitoring and evaluation of the resettlement plan. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, Indigenous people and those without legal title to land, and ensure their participation in consultations.

Disclose the draft resettlement plan, including documentation of the consultation process, in the Project area, in a timely manner, in an accessible place, and in a form and language(s) understandable to persons displaced by the Project and other stakeholders. Disclose the final resettlement plan, and any updates to affected persons and other stakeholders in the same manner.

Grievance Redressal Mechanism: Establish a suitable grievance redressal mechanism to receive and facilitate resolution of the concerns of persons displaced by the Project and inform them of its availability. ESS2 is applicable.

ESS 3: Indigenous Peoples

ESS3 is applicable if Indigenous Peoples are present in or have a collective attachment to the proposed area of the Project and are likely to be affected by the Project.

In the context of India, Indigenous Peoples may be referred to as "Scheduled Tribes". As per Census of India, 2011 there is no Scheduled Tribe population in Haryana State.

The ESS on Indigenous Peoples is not triggered due to absence of Scheduled Tribes population in the state and hence an Indigenous Peoples Plan (IPP) or Indigenous Peoples Policy Framework (IPPF) is not required. This will be confirmed during the due diligence.

Project-affected People's Mechanism Policy of the AIIB

AIIB's Project-affected People's Mechanism (PPM) has been established by the Bank to provide an opportunity for the independent and impartial review of submissions from PAP who believe they have been or are likely to be adversely affected by the Bank's failure to implement its ESP in situations when their concerns cannot be addressed satisfactorily through the Project-level GRMs or the processes of the Bank's Management. This is applicable. PPM is available at: <https://www.aiib.org/en/policies-strategies/operational-policies/policyon-the-project-affected-mechanism.html>

3.4.2 Besides, the Bank allows access to any information in its possession that is not on a list of exceptions. Documents such as ESIA, RPF, and Resettlement Action Plan, etc shall be disclosed by both the Borrower/Client and the Bank.

3.5 Commentary on Legal Framework & AIIB's Requirements

3.5.1 HORC Project was notified as Special Railways Project through GOI gazette notification No. 499 dated 04.02. 2020. Sub-Divisional Officers of Palwal, Gurugram, Pataudi, Sohna & Bahadurgarh and District Revenue Officer of Nuh and Sonipat were nominated as Competent Authority for Land Acquisition (CALA) through GOI gazette notification No. 947 dated 13.03.2020 and no.3328 dated 07.09.2021.

3.5.2 Determination of Compensation for Land Losers in Special Railways Project shall be finalized by CALA as per the "Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013". The CALA shall make an award taking into consideration the provisions of this Act within a period of one year from the date of the publication of the 20E, otherwise Acquisition process will lapse. It is beyond the Competent Authority or the Collector to make an Award which is not in consonance with provision of State/Central Government. The First, Second and Third schedule of RFCTLARR Act, 2013 are made applicable under Railways Act, 1989, being IV schedule Act, vide Ministry of Rural Development (MoRD) order dated 28.08.2015 through gazette notification. As the provisions of the First, Second and Third schedule of RFCTLARR Act, 2013 are broadly aligned with the AIIB Policy, the legal framework which will be followed for HORC project for deriving compensation levels for affected families is in agreement with AIIB's requirements.

3.6 Comparison between Legal Framework & AIIB's Requirements

3.6.1 A comparison between laws governing land acquisition and AIIB policy and gap filling measures has been summarised below in Table 2.

Table 2: Comparison between AIIB Policy, Laws Governing Land Acquisition, and HRIDC RPF

Sl. No.	Items	AIIB Policy	Laws Governing land acquisition for HORC ²	HRIDC RPF	Remarks
1	Existence of Policy Framework	AIIB prescribes elaborate Social Policy and Standards for Social Assessment and Management, Involuntary Resettlement and Indigenous Peoples	<p>The Govt. of India has passed RFCTLARR Act, 2013 prescribing procedures, institutional arrangements, eligibility and entitlement framework and Government's obligations in acquisition of private land and R&R of affected people in a fair and transparent manner. The Act also makes special provisions related to consent and entitlements for Scheduled Castes and Schedules Tribes.</p> <p>The provisions contained in the First Schedule (compensation for land owners), Second Schedule (R&R entitlements), and Third Schedule (Provision of infrastructural facilities at resettlement site) are applicable to the Railways Act, 1989.</p>	<p>HRIDC has formulated the RPF for HORC project in accordance with the applicable National & State legal framework and AIIB's Environmental and Social Policy including Environmental and Social Exclusion List. The draft RPF will be discussed with AIIB and after obtaining concurrence from AIIB, the policy will be approved by HRIDC & HORC Boards for disclosure.</p> <p>The RPF broadly covers the following: (i) Applicable Legal and Regulatory Framework and Policies, (ii) Comparison between Legal Framework and AIIB Policy, (iii) Eligibility & Entitlements (compensation and R&R assistance) for all categories of Project Affected Persons [title holders & non-titleholders (persons occupying public or otherwise property without authority – encroachers, squatters)], (iv) preparation and implementation of RP, (v) Grievance Redress Mechanism, (vi) Meaningful consultations of affected people and other stakeholders, (vii) Monitoring & Evaluation, (viii) Disclosure, and (ix) Budget.</p>	The ESIA consultant engaged by HRIDC shall formulate the RP in collaboration with HRIDC and in meaningful consultations with affected people aligned with the requirements of AIIB's ESP subject to the provisions of laws governing land acquisition for HORC project. The RP will be based on the principles outlined in the RPF.
2	Project Screening and Categorization	Screening of proposed project using potential social risks and impacts to determine the nature and level of required social review, type of information disclosure and stakeholder engagement. Projects categorized as A, B, C and FI based on potential social risks and impacts,	There is no provision for conducting screening of the proposed project and categorization for further study.	<p>Social screening has been conducted by a consultant at the concept stage while assessing feasibility of the project. Further, policies of funding agencies are also to be considered.</p> <p>According to the AIIB's Policy, the HORC Project is classified as 'Category A' as advised by AIIB Consultant.</p>	
3	Assessment of Alternatives	Assessment of alternatives under Environment and Social Standard 1: Social Assessment and Management. Examination to avoid or minimize social impacts.	The SIA is expected {Clauses 4 (4) & 8 (2)} to ascertain that land to be acquired is absolute bare minimum and Govt. to ensure minimum displacement of people and minimum adverse impact on affected individuals.	The alignment for the HORC was already earmarked and approved in the Master Plan for National Capital Region. Therefore, scope for assessment of alternatives was not feasible. However, the RPF shall incorporate the objectives of minimization of involuntary resettlement by exploring viable alternative project designs.	The ESIA Report will include justification for selection of final alignment instead of evaluation of alternatives.
4	Conduct Social Assessment	Client to conduct social impact assessment relating to the risks and impacts, and design appropriate measures to avoid, minimize, mitigate, offset or compensate for them.	No SIA is required to be conducted for acquisition of land for "Special Railway Project" under Railways Act, 1989. However, SIA Study will be conducted as per the requirements of AIIB.	<p>It is mandated that social impact assessment and preparation of SIA will be undertaken for the project.</p> <p>The SIA to include a survey of land assets, a full census of persons to be displaced, and a socioeconomic survey to allow evaluation of socioeconomic conditions related to involuntary resettlement.</p>	The ESIA consultant shall conduct surveys and collect information as per the scope of work issued by HRIDC. The SIA report shall be prepared based on the census and survey data, consultations and other information as available. The report to assess the extent of physical and economic displacement impacts in terms of persons and

² In accordance with Railways Act, 1989 & RFCTLARR Act, 2013, Railways Circular No. E(NG)II/2010/RC-5/1 dated 11.11.2019, Railway Board Letter No. 2009/INFRA/3/1/10 Pt 2 dated 23.05.2015 and Gazette Notification No. S.O.-3/C.A. 30/2013/S. 30/2018 dated 23rd January 2018, Revenue and Disaster Management Department, Haryana

Sl. No.	Items	AIIB Policy	Laws Governing land acquisition for HORC ²	HRIDC RPF	Remarks
		<p>census of persons to be displaced, and an evaluation of socioeconomic conditions specifically related to Involuntary Resettlement risks and impacts. This establishes baseline information on assets, productive resources and status of livelihoods. Include consideration of customary rights, collective or communal forms of land tenure. Take gender into account in conducting the above.</p>			<p>properties, measures adopted to avoid or minimize the impacts, risks associated with the project, and the vulnerability of PAPs etc. The report will be prepared keeping in view the social requirements under RFCTLARR Act 2013 and AIIB's ESP ESS2 on Involuntary Resettlement.</p>
5	Preparation of R&R Plan	<p>Client to prepare RAP consisting of measures to manage and mitigate adverse impacts in effective and timely manner and also describing the means (budget, schedule and institutional arrangements) for meeting the requirements and monitoring of the RAP.</p> <p>Prepare a Resettlement Plan comprising entitlements for different categories of affected persons, consultations, institutional arrangements, disclosure of draft and final RP, income restoration measures, M&E, schedule of implementation, resettlement budget etc.</p> <p>The resettlement plan should elaborate the displaced persons' entitlements, income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget and time-bound implementation schedule. Conduct meaningful consultations with affected persons on the resettlement plan and disclose the draft resettlement. The RP complements the broader coverage of</p>	<p>As per the Railway Act 1989, the CALA is required to prepare Rehabilitation and Resettlement entitlements for affected people as per Second Schedule of RFCTLARR 2013.</p>	<p>HRIDC shall prepare a Resettlement Plan in accordance with the legal framework and requirements of RFCTLARR 2013 and AIIB ESP: Project description, methodology adopted for the study, cut-off date, socio-economic status of the project area, social impact assessment including, gender aspects, applicable legal framework, eligibility for entitlements and entitlements for each category of PAPs including vulnerable groups, institutional arrangement for RP implementation, GRM, and M&E, income and livelihood restoration strategy, implementation schedule and resettlement budget.</p>	<p>The ESIA consultant shall prepare a Resettlement Action Plan (RP) as per the national & state legal framework and ESP of AIIB to the extent of applicability. HRIDC to ensure that budget and resources are adequately provide to ensure successful implementation of the RP.</p> <p>The draft RAP to be prepared by HRIDC shall be shared with AIIB for review and will be disclosed on the website of HRIDC and AIIB in accordance with the Information Disclosure requirement of AIIB.</p>

Sl. No.	Items	AIIB Policy	Laws Governing land acquisition for HORC ²	HRIDC RPF	Remarks
		<p>social risks and impacts in the environmental and social assessment and provides specialized guidance to address the specific issues associated with Involuntary Resettlement, including land acquisition; changes in land use rights, including customary rights; physical and economic displacement; and potential design adjustments that may reduce resettlement requirements. In some cases, with the Bank's prior approval, resettlement actions may be part of an overall community development plan, where the Client takes special efforts to ensure people who are displaced receive appropriate benefits through such a plan. When displacement is only economic, prepare a livelihood restoration plan. Provide measures to be taken in case of disputes over compensation.</p>			
6	Compensation and benefits for displaced persons.	<p>Pay compensation and provide other resettlement entitlements before any physical or economic displacement under the Project as per the principle of replacement of cost.</p> <p>Livelihood Restoration. Improve, or at least restore, the livelihoods of all persons displaced by the Project through:</p> <p>(i) where possible, land-based resettlement strategies when affected livelihoods are land-based or where land is collectively owned; or cash compensation at replacement value for land, including transitional costs, when the loss of land does not undermine livelihoods; (ii) prompt replacement of assets with assets of equal or higher value;</p>	<p>With the enactment of the RFCTLARR Act, 2013, the provisions of First, Second and Third Schedules of this Act have been made applicable to The Railways Act, 1989.</p> <p>First Schedule – deals with compensation for land owners</p> <p>Second Schedule – covers rehabilitation and resettlement entitlements for all affected families (both land owners and the families whose livelihood is primarily dependent on the land acquired).</p> <p>Third Schedule – covers provision of infrastructure amenities at resettlement site.</p> <p>Thus, the land needed for the project will be notified and acquired as per the provisions of the Railways Act, 1989, but the compensation and R&R entitlements will be paid as per the First and Second of the RFCTLARR Act, 2013.</p>	<p>Compensation for landowners (First Schedule) and Rehabilitation and resettlement entitlements (Second Schedule), with provision of modalities for implementation of Serial No. 4 of Second Schedule as outlined in Railways Board Letter no. RBE. 193/2019 dated 11.11.2019, of this Act shall be applicable. Though the Provision of infrastructural facilities (Third Schedule) of this Act is applicable as per Railway Board letter no. dated 11.11.2019, it will not be relevant to HORC project due to non-displacement of people at large scale and the rail corridor being a linear project.</p> <p>The entitlement matrix summarizing the various category of losses and corresponding entitlements and eligible entities has been prepared</p>	The draft RP shall include the estimated resettlement budget covering compensation and rehabilitation and resettlement assistance.

Sl. No.	Items	AIIB Policy	Laws Governing land acquisition for HORC ²	HRIDC RPF	Remarks
		<p>(iii) prompt compensation at full replacement cost for assets that cannot be restored; and (iv) capacity building programs to support improved use of livelihood resources and enhance access to alternative sources of livelihood. Include transaction costs in determining compensation.</p> <p>Social Support. Where Involuntary Resettlement risks and impacts are highly complex and sensitive, consider implementation of a social preparation phase to build the capacity of vulnerable groups to address resettlement issues, consisting of consultation with affected people and the host population before key compensation and resettlement decisions are made. The cost of social preparation is included in the resettlement budget.</p>			
7	Resettlement Assistance	<p>Provide persons displaced by the Project with needed assistance, including the following: (i) if there is relocation, security of tenure (with tenure rights that are as strong as the rights the displaced persons had to the land or assets from which they have been displaced) of relocation land (and assets, as applicable), proper 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 to facilitate the resettlement process; (ii) transitional support and development assistance, such as land development, credit facilities, training or employment opportunities; and (iii)</p>	<p>The Second Schedule of the RFCTLARR Act, 2013 provides for a number of rehabilitation and resettlement entitlements for both land owners and the families whose livelihood is primarily dependent on the land acquired including provision of housing units in case of physical displacement or choice of one-time financial assistance for house construction in lieu of housing unit. The house allotted shall be in the name of the affected family.</p> <p>The third schedule of the RFCTLARR Act, 2013 provides for infrastructural amenities which include roads, drainage, drinking water, electricity, bank, post office, access road, primary health facility, places of worship, cremation and burial places, and others.</p>	<p>The entitlement matrix of HORC project has provision of rehabilitation and resettlement assistance as mentioned in Table 4. The Second Schedule of RFCTLARR Act,2013 provides number of resettlement assistance to affected families (Titleholder and Non-Title Holder) is aligned with the requirement of AIIB ESF.</p>	<p>Cost for skill development training shall be borne by HRIDC.</p>

Sl. No.	Items	AiIB Policy	Laws Governing land acquisition for HORC ²	HRIDC RPF	Remarks
		civic infrastructure and community services, as required.			
8	Persons without Title or Legal Rights	Ensure that persons without legal rights or un-recognizable legal rights for example, encroachers, squatters, non-titled lease occupiers and the like usually called non-titleholders are eligible and receive compensation and resettlement entitlements for loss of non-land assets as per the cut-off dates declared in the RP.	As per the Railway Act, 1989, the First, Second and Third Schedule of RFCTLARR Act, 2013 will be applicable and R&R entitlements/ compensation shall be provided to persons without Title/legal rights as per the Act.	HRIDC recognize the existence of persons without title/legal rights and shall provide compensation as listed in Entitlement Matrix.	The ESIA consultant will also conduct surveys with affected persons without title and frame entitlements suitably. The compensation shall be provided to persons without Title/legal rights who have been staying prior to the Cut-off date
9	Vulnerable Groups	To improve the overall socioeconomic status of the vulnerable groups; The degree of impacts is determined by: (a) the scope of physical and economic displacement; and (b) the vulnerability of the persons to be displaced by the Project; Where Involuntary Resettlement risks and impacts are highly complex and sensitive, consider implementation of a social preparation phase to build the capacity of vulnerable groups to address resettlement issues.	Second Schedule of the RFCTLARR Act, 2013 provides for additional assistance of Rs. 50000/- for displaced SC & ST families from Scheduled Areas. Other vulnerable persons (weaker sections) such as WHH, elderly persons, orphans, handicapped persons, destitute, BPL, marginal landowners, landless, etc are not covered by Second Schedule of the RFCTLARR Act, 2013.	The vulnerable group shall be provided extra entitlements as listed in Entitlement Matrix.	The ESIA consultant shall identify the vulnerable persons during surveys. The social impact assessment will present data and analyse them for vulnerable group separately.
10	Information Disclosure	Client to ensure that relevant information about social risks and impacts and RAP is made available in the project area in a timely and accessible manner, and in a form and language understandable to the PAPs, other stakeholders and general public.	The Act envisages disclosure of information in an appropriate manner at various stages during the entire process of LA. 20 A & 20 E Gazette notifications are published in the newspapers as well as on the website.	The RPF comprise Disclosure mechanism of project documents. Draft RP after review and endorsement by RPF, ESIA and RP shall be uploaded on the website of HRIDC and AiIB for public access. Copies of RP shall also be kept in the office of "Competent Authority" in all concerned districts for public viewing. Executive summary of Final RP shall be translated in Hindi. A copy of the Hindi version of Executive Summary of RP shall be distributed to Village Panchayats, Tehsil Offices and District HQ. In addition, copy of final RP and Hindi version of the Executive Summary of RP shall be available in the Project offices and site offices of the Project.	The ESIA consultant will discuss with HRIDC on this topic in view of AiIB's policy and formulate the mechanism for information disclosure.
11	Consultation with stakeholders	Client to engage in Carry out meaningful consultations with persons to be displaced by the Project, host communities and nongovernmental organizations, and facilitate their informed participation in the consultations. Consult with all	No SIA study is required to be conducted for acquisition of land for 'Special Railway Project' under the Railways Act, 1989. However, SIA Study will be conducted as per the requirements of AiIB.	The RPF formulated by HRIDC comprise engagement approaches that ensures the conduct of meaningful consultations with project affected people and other stakeholders during RP preparation and implementation, taking into consideration the current COVID19 situation. HRIDC to prepare a consultation plan. Consultations with PAPs, local community, Gram Panchayats, Key Informants, women, and other stakeholders shall be conducted as early	The ESIA consultant shall conduct meaningful consultations by organizing community meetings, focus group discussions (FGDs), workshop, and other means. Technical and E&S personnel of HRIDC and General Consultant should

Sl. No.	Items	AIIB Policy	Laws Governing land acquisition for HORC ²	HRIDC RPF	Remarks
		persons to be displaced on their rights within the resettlement process, entitlements and resettlement options, and further participation process. Ensure their involvement in planning, implementation, monitoring and evaluation of the resettlement plan. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, Indigenous Peoples and those without legal title to land, and ensure their participation in consultations.		<p>as possible. Consultations can also be done during Census and socio-economic surveys or separately before or after the surveys as suitable depending upon the COVID-19 assessment. The concerns, issues, and suggestions of the stakeholders will be shared with the design/technical team for integration of their concerns and suggestions wherever feasible within the technical and financial limitations. RP preparation shall be undertaken with active participation of PAPs and Gram Panchayats. Draft RP shall be shared with the PAPs, NGOs, and other stakeholders and general public in the area through community meetings and other appropriate methods.</p> <p>All consultations and dialogues with PAPs and other Stakeholders should be adequately and properly documented. The documentations will be included as part of the SIA and RP</p>	<p>actively participate in the stakeholders consultations as much as possible for better appreciation of their concerns and consideration.</p> <p>HRIDC to prepare an interim Consultation Plan/Stakeholder Engagement Plan for the land acquisition that they plan to do. Consultations and engagements with PAPs and other stakeholders to be documented adequately.</p> <p>Share with AIIB schedule of consultations and AIIB Specialists and/or their ES consultants may attend (physically or virtually) in selected consultation activities.</p> <p>Carry out meaningful consultations with persons to be displaced by the Project, host communities and nongovernmental organizations, and facilitate their informed participation in the consultations. Ensure that consultation pay attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and those without legal title to land, and ensure their participation in consultations.</p>
12	Grievance Redressal Mechanism	Client to establish a suitable grievance mechanism to receive and facilitate resolution of the concerns or complaints of people adversely affected by social impacts of project and inform PAPs of availability of mechanism.	The Railways Act do not provide provision of Grievance Redress Mechanism as SIA is not required for Special Railway Projects under this Act. However, a project specific Grievance Redress Mechanism (GRM) will be established for the HORC Project.	<p>The RPF suggests a GRM which includes two tier GRC-one at project level and other at Head Quarter level for ensuring timely resolution of grievances related to compensation and rehabilitation and resettlement or public grievances and complaints.</p> <p>Proper records shall be maintained at site and Project level for compilation and analysis of grievances, complaints, and ensuring follow up on all grievances.</p>	The ESIA consultant shall guide the HRIDC in designing the GRM procedures and constitution of committees at field and Project levels in consultation with relevant departments.
13	Monitoring and Reporting	Client to implement project in compliance with RAP and to furnish AIIB with periodic monitoring reports on Client's performance under the project.	The Railways Act do not provide provision of monitoring and reporting mechanism as SIA is not required for Special Railway Projects under this Act.	The RPF formulated by HRIDC provides Internal & External Monitoring Mechanism for RP implementation as per AIIB Policy.	The monitoring arrangements (internal as well external) and reporting system shall be formulated by ESIA consultant based on discussion with HRIDC.

3.7 Entitlement Matrix

3.7.1 The entitlements of different categories of eligible persons are presented in Entitlement Matrix below indicating the type of loss, category of entitled person, applicable entitlements, etc. Eligible persons will be paid compensation and rehabilitation and resettlement assistance as per their eligibility as provided in Entitlement Matrix which has been prepared in line with RFCTLARR Act, 2013, Railways Circular No. E(NG)II/2010/RC-5/1 dated 11.11.2019 and Gazette Notification No. S.O.-3/C.A. 30/2013/S. 30/2018 dated 23rd January 2018, Revenue and Disaster Management Department, Haryana.

Entitlement Matrix

Table-3: THE FIRST SCHEDULE:

Compensation for Land and Value of Assets Attached to Land or Building

S.N.	Component of Compensation Package in respect of land acquired under RFCT-LARR, 2013	Determination Procedure	Eligible Category	Explanatory Remarks
(1)	(2)	(3)	(4)	(5)
1.	Market value of land	To be determined as provided u/s 26 of RFCT-LARR, 2013 and spelled out in Note A.	a. Landowners whose names are recorded in the revenue records, or who have verifiable claims to ownership, compensation u/s 3 c (i) of RFCT-LARR, 2013	<p>A. Compensation for Structure</p> <p>(a) Cash compensation for the building and assets at market value determined u/s 29 of RFCT-LARR, 2013 and Note C. In case of partial impact making unimpaired use of the structure difficult, such as where more than 25% of the structure area is affected, full compensation shall be paid u/s 94 of RFCTLARR, 2013.</p> <p>(b) In case of partial impact, 10% additional amount to be paid on compensation award for the affected part of the structure to enable damage repair where the owner/occupier on his/her own will be interested to retain the remaining part of the structure, provided that unimpaired continuous use of such structure is possible without hazards.</p> <p>(c) Right to salvage material from the affected structures without any salvage charge.</p> <p>(d) Three months' advance notice to vacate structures.</p> <p>B. Partial impact on Land: In case only a part of any land plot is affected and its owner desires that the whole plot be acquired on the grounds that the plot has been rendered uneconomic or has been severed due to LA (u/s94 RFCT-LARR 2013 and Note B)</p> <p>C. The CALA can assess and award compensation for the remaining part of the plot; or award 10% of actual value of remaining land holding as additional compensation allowing the owner to retain the remaining land plot, if agreeable to the land loser.</p> <p>D. Compensation for trees/crops etc.</p>
2.	Factor by which the market value is to be multiplied in the case of rural areas	1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as notified by Gazette Notification No. S.O.-3/C.A. 30/2013/S. 30/2018 dated 23rd January 2018, Revenue and Disaster Management Department, Haryana.	b. Registered "lessees", 'tenants' or 'sharecroppers" will get an apportionment of the compensation as determined by the Appropriate Government payable under law.	
3.	Factor by which the market value is to be multiplied in the case of urban areas	1 (One)	c. In case of land occupiers (such as occupiers of abadi lands, assigned lands, or tribes occupying forest lands) with claims/ rights recognized under state/ Central laws) covered u/s 3 c (iii), (v) of RFCT-LARR, 2013 will get compensation with solatium at par with titleholders.	
4.	Value of assets attached to land or building	To be determined as provided u/s 29 of RFCT-LARR, 2013		
5.	Solatium	Equivalent to one hundred per cent of the market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 for rural areas or serial number 3 for urban areas plus value of assets attached to land or building against serial number 4 under column (2).		
6.	Final award in rural areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 plus value of assets attached to land or building mentioned against serial		

		number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).		
7.	Final award in urban areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 3 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).		<p>a. Cash compensation as estimated u/s 29(3), RFCT-LARR, 2013 by:</p> <ul style="list-style-type: none"> i. Forest Department for timber trees ii. State Agriculture Extension Department for crops iii. Horticulture Department for horticulture, perennial trees iv. Cash assistance to title holders and non-title holders including informal settlers/ squatters for loss of trees, crops and perennials at market value <p>b. Three months' advance notice to affected parties to harvest fruits, crops. In case of standing crops, the affected parties shall receive three months' advance notice to salvage crops, or compensation in lieu thereof as determined above.</p> <p>D. Alternative Compensation packages. In case where a State Government through any act or Gazette Notification or as approved by any authority of State Government(duly authorized for the purpose) as per their approved procedure has fixed a rate for compensation of land, the same may be adopted by the Competent Authority in determining the compensation for land in lieu of package available under the First Schedule of the RFCTLARR Act, 2013.</p>
8.	Other component if any to be included	Interest on compensation payable to the affected families as notified by the concerned State Government or at the rate of 12% per annum from the date of LA notification u/s 20A of The Railway Act,1989 applicable as per Section 30 (3) of RFCT-LARR, 2013 and explained in Note A (6).		

**Table 4: THE SECOND SHEDULE:
Resettlement and Rehabilitation Assistances for Project Affected People**

S.N.	Elements of Rehabilitation and Resettlement Entitlements	Eligible Category	Entitlement	Explanatory Remarks
(1)	(2)	(3)	(4)	(5)
1.	Provision of housing units in case of displacement	<p>a. All affected families defined u/s 3 C of RFCTLARR 2013 required to relocate due to the Project for which land is being acquired including land owners, customary dwellers and occupiers whose livelihood is primarily dependent on the affected.</p> <p>b. These benefits shall also be extended to any affected family which is without homestead land and which has been residing in the area continuously before the date of first land acquisition notification issued under 20 A of The Railways Act,1989 for the HORC Project.</p>	<p>a. Rural Areas: A constructed house as per Indira Awas Yojana specifications, or Cash assistance in lieu thereof as determined by the concerned State Government under its own resettlement policy or rules, provided that such cash assistance shall not be less than Rs. 60,000.</p> <p>b. Urban Areas: A constructed house of minimum 50 sq.mts. in plinth area or cash assistance in lieu thereof as determined by the concerned State Government under its own resettlement policy or rules, provided that such cash assistance shall not be less than Rs. 1,50,000.</p>	<p>a) This cash assistance in lieu of the provision of alternative house shall be provided to all displaced families without discrimination, including resident owners, occupant land assignees, longterm lessees.</p> <p>b) This assistance shall be extendable to mixed-use structures fulfilling residential and commercial purposes in owner as well as untitled categories.</p> <p>c) Displaced squatters losing their structure will be entitled to an alternative house or cash assistance, as per a) and b) of Column 4 of Sl.No.1 of Table - 4(The Second Schedule).</p>
2.	Land for Land	<p>In the case of irrigation project, as far as possible and in lieu of compensation to be paid for land acquired, each affected family owning agricultural land in the affected area and whose land has been acquired or lost, or who has, as a consequence of the acquisition or loss of land, been reduced to the status of a marginal farmer or landless, shall be allotted, in the name of each person included in the records of rights with regard to the affected family, a minimum of one acre of land in the command area of the project for which the land is acquired: Provided that in every project those persons losing land and belonging to the Scheduled Castes or the Scheduled Tribes will be provided land equivalent to land acquired or two and a one-half acres, whichever is lower (item 2, Sch. 2, RFCTLARR, 2013).</p>		<p>This provision is not applicable to HRIDC rail corridor project which is linear in nature.</p>
3.	Offer for Developed Land	<p>In case the land is acquired for urbanisation purposes, twenty percent of the developed land will be reserved and offered to land</p>		<p>This provision is not applicable to the HRIDC rail corridor project.</p>

		<p>owning project affected families, in proportion to the area of their land acquired and at a price equal to the cost of acquisition and the cost of development: Provided that in case the land-owning project affected family wishes to avail of this offer, an equivalent amount will be deducted from the land acquisition compensation package payable to it. (item 2, Sch. 2, RFCT-LARR, 2013).</p>		
4.	Choice of Annuity or Employment	Affected families defined u/s 3(c) of RFCT-LARR, 2013	<p>(a) Employment opportunity where jobs are created through the project, after providing them suitable training and skill development in the required field, at a rate not lower than the minimum wages provided for in any other law for the time being in force, to at least one member per affected family in the project or arrange for a job in such other project as may be required; or</p> <p>(b) Onetime payment of 500,000 rupees per affected family; or</p> <p>(c) Annuity policies that shall pay not less than two thousand rupees per month per family for twenty years, with appropriate indexation to the Consumer Price Index for Agricultural Labourers.</p>	<p>a) Modalities for implementation of Serial No. 4 of the Second schedule of the RFCTLARR Act 2013 shall be as per Railways Circular No. E(NG)II/2010/ RC-5/1 dated 11.11.2019</p> <p>b) Suitable provisions will be made and disclosed in line with the extant Law/Rules as obtaining in the concerned State at the time of acquisition.</p> <p>c) The affected family will have the option to opt for annuity or onetime financial assistance in lieu of the above.</p>
5.	Subsistence grant for displaced families for a period of one year	Each affected family (losing residential, or/ and commercial structures) defined u/s 3 of RFCT-LARR, 2013 displaced by the Project	<p>a. Subsistence allowance of Rs. 3000 per month for one year</p> <p>b. In addition to this amount, the Scheduled Castes and the Scheduled Tribes displaced from Scheduled Areas shall receive an amount of Rs. 50,000/-</p>	<p>a. The affected family will have the option to opt for onetime payment of subsistence allowance payable over a year.</p> <p>b. The additional subsistence allowance of 50,000 rupees payable to the Scheduled Castes and the Scheduled Tribes shall be on onetime basis.</p> <p>c. The subsistence allowance will be provided to the displaced squatters, provided they are below poverty line or without an assured source of income, or if their livelihood is lost due to displacement.</p>
6.	Transportation cost for displaced families	Each displaced family in owner and non-title holder categories defined u/s 3 of RFCT-LARR, 2013	One-time financial assistance of Rs 50,000/- as transportation cost for shifting of the family, building materials, belongings and cattle.	<p>a. Transportation allowance will be provided to resident owners, lessees, protected/long term tenants, squatters</p> <p>b. All displaced families will receive three months advance notice to vacate</p>

7.	Cattle shed/small shops cost	Each affected family having cattle shed or having a petty/small shop.	One-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of Rs. 25,000/- for construction of cattle shed or petty/small shop as the case may be.	<p>a. Small shops will include commercial kiosks and shanties where business is carried out</p> <p>b. Cattle shed shall mean any permanent, semi-permanent structure or makeshift shed erected on long term basis for keeping cattle</p> <p>c. Affected families receiving assistance under this category (cattle shed/ petty/small shop) shall not be entitled to any other rehabilitation assistance under Second Schedule.</p>
8.	One-time grant to artisan, small traders and certain others	Each affected family of an artisan, small trader or self-employed person or an affected family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the project affected area due to land acquisition.	One-time financial assistance of amounts, notified by the appropriate Government but not less than Rs 25,000/-.	<p>a. The affected families eligible for this assistance may be from title holder or non-titleholder categories as defined u/s 3 (c) of RFCT-LARR, 2013.</p> <p>b. The actual person losing income in this category shall be eligible for this financial assistance without discrimination on the basis of gender.</p>
9.	Fishing rights	In cases of irrigation or hydel projects, the affected families may be allowed fishing rights in the reservoirs, in such manner as may be prescribed by the appropriate Government.	-	This provision is not applicable in case of HRIDC project.
10.	One-time Resettlement Allowance	Each affected family	One time resettlement allowance of Rs 50,000/-.	<p>a. The affected families eligible for this assistance may be from title holder or non-titleholder categories as defined u/s 3 (c) of RFCT-LARR, 2013.</p> <p>This will be extended also to Vulnerable households including BPL, SC, ST, WHH, Non-titleholder, disabled and elderly</p>
10A	One-time additional allowance	Each affected family from vulnerable group	Rs 50,000/-.	This will be extended to each vulnerable family irrespective of ownership status i.e. from title holder and non-titleholder categories.
11.	Stamp duty and registration fee	Each affected family	Reimbursement of stamp duty and fees for purchase and registration of alternative property	Applicable as per State Government Policy vide Memo No. 615-STR-1-2021/2538 dated 19/04/2021 ³ (Appendix-4).
12.	Provision of Resettlement Sites	Groups of affected families relocated by the Project in block in resettlement sites established for the purpose	Appropriate permanent housing with minimum specified floor area at resettlement sites with providing basic services and other provisions as spelt out in the Third Schedule of RFCTLARR, 2013 where resettlement sites are	<p>a) This may not be applicable in most cases; however, wherever, such an option is planned, HRIDC shall include these in the Resettlement Action Plan (RAP) and implement the same.</p> <p>b) The RAP shall spell out services to be provided, key conditions for allowing occupancy, and indicators for</p>

³ It states that the instruction regarding implementation of R&R policy under the RFCTLARR Act,2013 by which the exemption of stamp duty and registration fees has been withdrawn from 01.01.2014.

			established for the displaced families	withdrawal of post-resettlement support once the people are adequately settled.
13.	Loss of Community Infrastructure and Common Property Resources	Affected communities and groups	Reconstruction of community structure and common property resources.	The reconstruction of community structures and replacement of common property resources shall be done in consultation with the community.
13.	Mitigation of Temporary Impacts on Lands and Assets	Affected owners of land & assets	Compensation for temporary impact during Construction like disruption of normal traffic, damage to adjacent parcel of land/ assets due to the movement of heavy machinery and plant site.	The contractor shall bear the compensation cost of any impact on structure or land due to movement of machinery during construction or establishment of construction plant. All temporary use of lands outside proposed ROW to be through written approval of the landowner and contractor. Location of construction camps by contractors in consultation with HRIDC.

Notes to Entitlement Matrix

Note A

1. Compensation would be determined by Competent Authority as per provisions in RFCTLARR 2013, Section 26, which specifies the following criterion for assessing and determining market value of the land:
 - (a) the market value, if any, specified in the Indian Stamp Act, 1899 for the registration of sale deeds or agreements to sell, as the case may be, in the area where the land is situated: or
 - (b) the average of the sale price for similar type of land situated in the nearest village or nearest vicinity, ascertained from not less than 50% of the sale deeds registered during three years.

Whichever is higher.

The date for determination of market value shall be the date on which 20A notification has been issued.

Explanation 1. – The average sale price referred to in clause (b) shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.

Explanation 2. – For determining the average sale price referred to in Explanation 1, one-half of the total number of sale deeds or the agreements to sell in which the highest sale price has been mentioned shall be taken into account.

Explanation 3. – While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid as compensation for land acquired under the provisions of this Act on an earlier occasion in the district shall not be taken into consideration.

Explanation 4. – While determining the market value under this section and the average sale price referred to in Explanation 1 or Explanation 2, any price paid, which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.

2. The market value calculated as per (1) above shall be multiplied by a factor as notified by Gazette Notification No. S.O.-3/C.A. 30/2013/S. 30/2018 dated 23rd January 2018, Revenue and Disaster Management Department, Haryana.
3. Where the market value as per (1) or (2) above cannot be determined for the reason that-
 - (a) the land is situated in such area where the transactions in land are restricted by or under any other law for the time being in force in that area; or

- (b) the registered sale deeds or agreements to sell as mentioned in clause.(a) of sub-section (1) for similar land are not available for the immediately preceding three years; or
- (c) the market value has not been specified under the Indian Stamp Act, 1899 by the appropriate authority,

The State Government concerned shall specify the floor price or minimum price per unit area of the said land based on the Price calculated in the manner specified in sub-section (1) irrespective of similar types of land situated in the immediate adjoining areas:

- 4. In determining the amount of compensation to be awarded for land acquired under RFCTLARR Act 2013, the provision under Section 28 of the Act shall be taken into consideration.
- 5. Those occupying village common lands/abadi lands prior to 1961 shall be eligible to be treated as “regularized land holders” as permitted by law and shall be provided with alternative land or site allowance equivalent to land compensation
- 6. In addition to the market value of the land awarded, in every case the competent authority will award an amount at the rate of 12% per annum on such market value for the period commencing on and from the publication of the notification u/s 20A till the date of award or the date of taking possession, whichever is earlier.

Note B

In case only a part of any land plot is affected and its owner desires that the whole plot be acquired, the competent authority may make additional award as per Section 94 of RFCTLARR 2013 for the remaining part of land without initiating the land acquisition process afresh.

Note C

The compensation for houses, buildings and other immovable properties will be determined on the basis of current market value by referring to relevant Basic Schedule of Rates (B.S.R) of PWD (Government of Haryana) as on date as per the standard process followed by the concerned department for estimating the houses, buildings and other immovable properties. While evaluating structure value, services of competent engineer, or any other specialist shall be arranged. While considering the B.S.R, the CALA shall use the latest B.S.R for the residential and commercial structures in the urban and rural areas of the region, and in consultation with the owners.

Note D

The compensation for non-titleholders will be as under-

- 1. Provision of housing units in case of displacement
- 2. Subsistence grant for displaced families for a period of one year
- 3. Transportation cost for displaced families
- 4. Cattle shed/small shops cost
- 5. One-time grant to artisan, small traders and certain others
- 6. One-time Resettlement Allowance

For details on entitlements Table 4: The Second Schedule: Resettlement and Rehabilitation Assistances for Project Affected People may be referred.

Note E

The proposed HORC Project passes through green field area in the five districts of Haryana. The project requires 75.7% of total land from private ownership for its related activities. Therefore, physical displacement of families in the project area is not anticipated by this project due to acquisition of land in green field area. However, in case, the project requires physical displacement of four hundred or more families, an officer shall be appointed as an Administrator and as a Commissioner for the purpose of Rehabilitation and Resettlement of affected families as per Section 20-O of The Railways Act, 1989.

4 LAND TRANSFER & ACQUISITION

4.1 Processes to be followed for taking land for the project are provided below:

Land Ownership	Process to be followed for land taking	
HSI IDC, Indian Railways and DFCCIL	<ul style="list-style-type: none"> As per the standard procedure followed for inter-departmental transfer. Conduct census & socio-economic survey of PAPs, meaningful consultations & prepare SIA and RP aligned with the requirements of AIB ESP ESS2 Involuntary Resettlement. Disclosure of draft and final RPF, SIA, and RP, together with the consultation documentations. Grievance redress mechanism will be in place to receive and address any complaints, grievances or concerns. 	
Private land acquisition as per the provisions of The Railways Act, 1989	Section	Brief description
	20A	Power to acquire land
	20B	Power to enter for survey, etc
	20C	Evaluation of damages during survey, measurement etc
	20D	Hearing of objections.
	20E	Declaration of acquisition
	20F	Determination of amount payable as compensation.
	20F(6)	Arbitration
	20G	Criterion for determination of market value of land
	20H	Deposit and payment of amount
	20I	Power to take possession
	20J	Right to enter into land where land has vested in Central Government.
	20K	Competent authority to have certain powers of civil court
	20L	Utilisation of land for the purpose it is acquired
	20M	Sharing with land owners the difference in price of land when transferred for a higher consideration.
	20N	Land Acquisition Act 1894 not to apply
20O	Application of National Rehabilitation and Resettlement Policy, 2007 to persons affected due to land acquisition	
	20P	Power to make rules in respect of matters in the Chapter IV of the Railways Act, 1989

5 SURVEYS AND CONSULTATIONS

Surveys and consultations shall be conducted covering land owners, non-land owners, and persons without legal rights to determine magnitude of impacts in respect of losses (land and other properties and assets), physical displacement, loss of livelihood, impacts by social and economic categories, vulnerable persons, etc and preparation of SIA and RP. The following tasks will be carried out:

5.1 Census Survey

5.1.1 The census survey shall be carried out for all the affected properties (land and other properties) using a broadly structured questionnaire to record the details of the affected persons. The survey will help:

- (i) assess the magnitude of impact to private properties, persons and families associated with these properties;

- (ii) assess the extent of physical and/or economic displacement, and
- (iii) prevent likely attempt of influx of persons within the project area to take undue advantage from the project.

5.2 Socio Economic Survey

5.2.1 Socio-economic survey will be conducted to establish the baseline socio-economic status and living standards which will be used later for measuring the changes in the living standards during the project implementation and end of the project implementation. The survey shall cover representative sample (20%) of project affected people. The survey shall also collect gender-disaggregated data to address gender issues in resettlement. The socio-economic survey shall be carried out using a questionnaire, that would capture, but not limited to, data on standard of living, inventory of assets, sources of income, level of indebtedness, profile of project affected members, perceived benefits and impacts of the project and resettlement preferences in case of likely physical displacement etc.

5.3 Consultations

5.3.1 Focus group discussions, key informant consultations, community consultations with different impacted groups as well as other stakeholders will be conducted to ascertain their concerns and views in respect of the project. Consultations with women and vulnerable group, in particular, will be carried out to understand their specific concerns and views. Based on the outcome of these consultations, if required, suitable mitigation measures will be incorporated in the project design and RP. The meaningful consultations will be conducted by the ESIA consultant with active support from HRIDC. These consultations will be adequately documented by the HRIDC and the ESIA Consultant.

5.4 Social Impact Assessment and Resettlement Action Plan

5.4.1 HRIDC will engage an ESIA consultant for collecting secondary data, study of reports and relevant documents, conducting surveys, consultations, etc. Data and information collected from field surveys and secondary sources shall be used for the preparation of SIA and RP (as the number of persons affected by the project is likely to be much more than the stipulated number of 200). The RP will also include entitlements for different type of impacts, socio economic characteristics of the displaced persons, institutional mechanisms, implementation schedules, budgets, development of resettlement sites and relocation, grievance redress mechanism, coordination of implementation in conjunction with civil works procurement and construction schedules and monitoring mechanisms. The RP will comply with the principles outlined in this RPF.

5.5 Review of Reports

5.5.1 The SIA and RP reports prepared by the ESIA consultant will be reviewed by R&R/Social Expert of GC and Head of PMU. The reviewed SIA and RP report will then be submitted to the AIIB for review, observations and clearance/approval before the approval of the loan. Upon clearance/approval, the RP will be disclosed on both HRIDC's and AIIB's website.

6 IMPLEMENTATION ARRANGEMENTS

6.0.1 A Board of Directors is the apex decision making body. Chief Secretary, Government of Haryana is the Chairperson. The board members comprise the following:

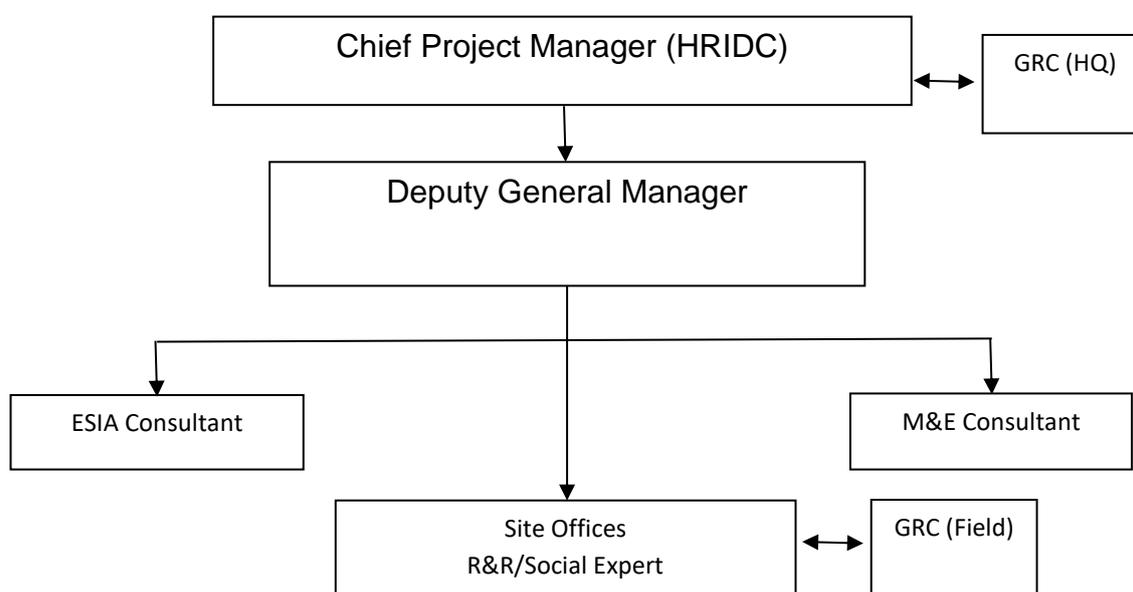
- Managing Director, HRIDC
- ACS PWD (B&R), Govt. of Haryana
- ACS Finance, Govt. of Haryana
- Director, PSCM, Govt. of Haryana
- Director, CE(C), Northern Railway

- Director, Executive Director/Project Monitoring, Railway Board
- Director (Project & Planning), HRIDC
- Director (BD & Finance), HRIDC

6.0.2 A Project Management Unit (PMU) will be set up within the HRIDC for the execution, monitoring and co-ordination among various agencies and consultants involved in the project. The Chief Project Manager (CPM), HRIDC shall be the head of the PMU. One nodal officer of the level of Deputy General Manager (DGM) has been nominated by the CPM for dealing with E&S issues. The Environment and Social Experts of GC will work under the overall guidance of CPM, PMU and in close co-ordination with ESIA consultant, Competent Authorities, M&E consultant, and other relevant agencies or individuals involved in the project.

6.0.3 The CPM, HRIDC will be overall responsible for the successful implementation of RP as head of PMU. However, for all practical purposes nominated Nodal Officer shall be directly responsible for land acquisition and implementation of RP. CPM, PMU will have delegated administrative and financial powers for the implementation of RP. The site offices of HRIDC and R&R/Social Experts of GC shall be involved in the day-to-day activities of land acquisition and implementation and monitoring of RP. PMU, HRIDC will be providing technical and logistics support to site offices of HRIDC and R&R/Social Experts of GC for land acquisition and implementation of rehabilitation and resettlement activities. A Third-Party External Monitor will be conducting quarterly monitoring of the RP implementation. The overall institutional arrangement for RP implementation is presented in Figure 2.

Figure2 - Institutional Arrangement for RP Implementation



6.0.4 **The broad roles and responsibilities of R&R/Social Experts of GC are as under:**

- Ensure documentation of census & socio-economic surveys,
- Ensure robust assessment of social impacts particularly impacts on vulnerable group,
- Ensure documentation of consultations with different groups of affected persons specifically vulnerable groups,
- Ensure timely preparation of SIA and RP and other reports and review reports before submission to AIIB for observations and clearance,
- Ensure successful implementation of RP,
- Coordinate timely transfer of land area and availability of private land area for project work,

- Make efforts to obtain no objection certificates from concerned agencies wherever applicable,
- Ensure timely public disclosure of all safeguards' documents,
- Provide guidance and necessary help to site officials in matters related to rehabilitation and resettlement activities,
- Ensure redressal of grievances by suitably co-ordinating with GRC members and project affected persons for timely GRC meetings,
- Ensure documentation and monitoring of all these above aspects through a detailed checklist,
- Ensure delivery of entitlements to project affected persons in transparent and timely manner,
- Ensure compliance to legal framework and AIB's requirements,
- Prepare various reports from time to time as required covering physical and financial progress and other aspects of RP implementation,
- Undertake initiatives for capacity-building trainings of personnel involved in RP implementation on an on-going basis. PMU, HRIDC will engage external consultants on a need basis to support the capacity building efforts, if required.

6.1 Grievance Redressal Mechanism

6.1.1 Haryana Rail Infrastructure Development Corporation Ltd. (HRIDC) will develop a Grievances Redress Cell (GRC) for Haryana Orbital Rail Corridor (HORC) project to receive and respond to the concerns, complaints, and grievances received from the stakeholders. The phone numbers and communication addresses for grievances will be displayed at various locations near construction site.

6.1.2 The grievances will be received by following ways:

- Letter to Grievances Redress Cell or by email.
- Telephonic grievances on the phone number linked to Grievances Redress Cell. The grievances received telephonically will be noted in the telephonic grievances register.
- Grievances communicated to the field staff of HRIDC/GC/Contractor will have to be in writing and recorded by the field staff in a register, which will be given to the Grievances Redressal Cell.

6.1.3 Expected grievances in project involving land acquisition and rehabilitation and resettlement are:

- category of impact and corresponding entitlements not correct,
- non-payment of resettlement and rehabilitation entitlements,
- name of affected persons missing,
- affected persons missed out/ not enumerated during the survey,
- social category and vulnerability incorrect,
- Issues related to compensation for land acquired
- difference in land area acquired/purchased and measured at site,
- type and use of land acquired/purchased not considered correctly,
- wrong measurement of structure/building affected,
- wrong valuation of structure/building,
- indirect impact of project activities on adjoining structure/building,
- project execution area not suitably barricaded, inadequate safety arrangements and signage in the project area,
- non-availability of project information board,
- construction activities at the site, quality of works, etc.

6.1.4 The grievances related to environment shall include but not limited to:

- Noise pollution due to vehicular traffic, machinery etc.
- Air pollution due to construction activities

- Contamination of water bodies due to disposal of any type of waste such as solid waste from labour camps, construction and demolition waste, oil spills etc.
- Use of productive land for material transportation or storage or labour camps without necessary permissions from concerned authority
- Damage to any cultural or physical resources outside the project area
- Misbehaviours of labour with the local community
- Improper construction site management, improper storage or disposal of waste / debris material, inadequate safety practices, damage to cultural or public properties and issues between the labour force and the local community.

6.2 Grievance Redress Committee (GRC)

6.2.1 There will be Grievance Redress Committee to hear and redress the grievances, if any, of the project affected families (PAFs) and Persons (PAPs) at local(project) level as well as in the Head Quarter level in Gurugram. The Grievance Redress Mechanism (GRM) will be at two levels. The working mechanism of Tier 1 and Tier 2 shall be as follows:

Tier 1 of GRC

6.2.2 This will be the first level of grievance redress at field level and will consist of Field staffs of HRIDC, GC, Contractor and Representative of Project Affected Persons. The Field staffs of HRIDC with support from Contractor will address the problem to the extent possible and try and resolve the complaint. The GC will ensure the successful redress of the compliant and report to the Grievance Redress Cell. GC will also monitor the implemented action in the field. The time taken at the field level to address grievances will be 14 days.

6.2.3 The field level GRC will consider any grievance of PAFs/PAPs, give its decision in writing within a stipulated time of 14 days, and keep record of such decisions. If the aggrieved party is not satisfied with the decision, appeal could be made to Grievance Redress Committee at Head Quarter level at Gurugram. The GRC at site level is presented in Table 5.

Tier 2 of GRC

6.2.4 This will include officers from HRIDC, R&R/Social/Environment Expert(GC), elected member, representative from PAPs, SDO of concerned District/deputed officer. The time taken to redress grievances will be 2 weeks at this level. The GRC at Head Quarter level is also presented in Table 5.

Table 5: Grievance Redress Committee- Site and HQ level

Sl. No.	GRC at Corporate/HQ Level	Sl. No.	GRC at Site Level
i.	Chief Project Manager (CPM)/West, HRIDC-Chairperson	i.	DGM, HRIDC – Member
ii.	DGM/South, DGM/West or DGM/North, HRIDC as member for their respective jurisdiction	ii.	R&R/Social Expert, GC - Member
iii.	Representative of State Government nominated by SDO (Civil)-Member	iii.	Environment Expert, GC - Member
vi.	R&R/Social Expert, GC - Member	vi.	Representative of Project Affected Persons – Member
v.	Environment Expert, GC - Member	v.	Contractor's Representative
vi.	Elected Representative of Gram Panchayat-Member		
vii.	Representative of Project Affected Persons – Member		

6.2.5 Depending on the merit of the case, Director (P&P) shall have over-riding powers to decide and resolve the dispute in addition to the GRCs given in above table.

6.3 Procedures to Redress Grievance

6.3.1 Grievance Redress Committee at the HQ will comprise of separate line of redress for land acquisition and resettlement matters. For land acquisition the aggrieved person will first approach the concerned SDO, followed by CPM and finally the GGM(P), HRIDC. Alternately, the concerned SDO can also route the unresolved grievances through the Collector and then the concerned Additional Divisional Commissioner.

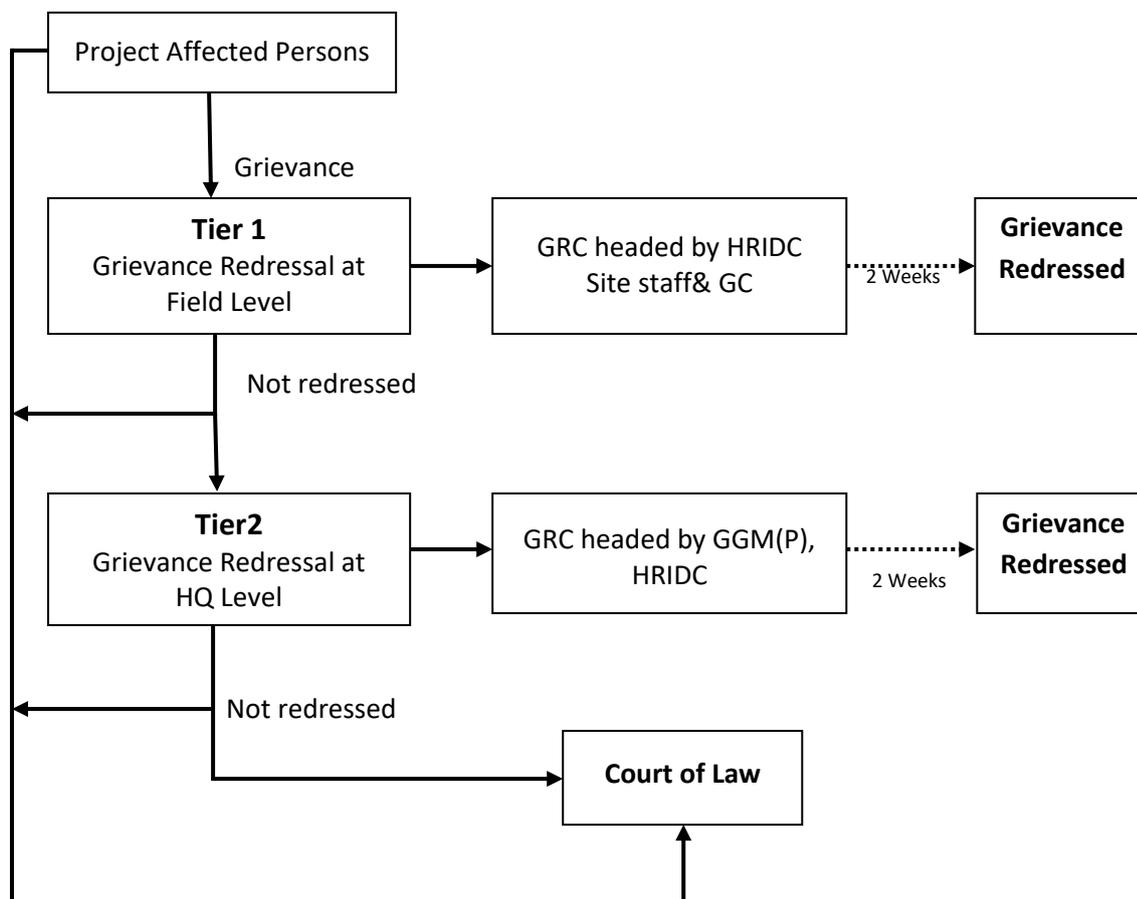
6.3.2 For resettlement related matters, for non-landowners, the affected person will first approach the concerned field staffs of HRIDC and R&R/Social Expert of GC, then Grievance Redress Committee at the HQ

6.3.3 PRO will be a nodal person who will transmit the letter/telephonic grievances register to the respective team/departments e.g. Social, Environment, Civil, Mechanical, Electrical etc. within HRIDC & GC. Based on the response received from the technical team, PRO will respond back to the respective stakeholders via letter/email/telephonic communication regarding the complaints. PRO will also pass on the response of concerns, complaints and grievances to the contactor and GC for implementation of the actions suggested by HRIDC on the grievances. (Format attached in **Appendix-1**)

6.3.4 The PRO shall disseminate the roles and responsibilities of its members and encourage the public to approach it in case they have any concerns related to HORC project implementation.

6.3.5 The complainant may take recourse to the Court of law, if dissatisfied with the verdict of the GRM. PAPs are expected to approach the court of law after exhausting the remedy of GRC mechanism. The grievance redressal procedure is shown in Figure 3.

Figure3: Grievance Redressal Procedure



6.4 Project-affected People's Mechanism (PPM)

6.4.1 Project-affected People's Mechanism (PPM) has been established by the Bank to provide an opportunity for the independent and impartial review of submissions from PAP who believe they have been or are likely to be adversely affected by the Bank's failure to implement its ESP in situations when their concerns cannot be addressed satisfactorily through the Project-level GRMs or the processes of the Bank's Management. This Oversight Mechanism ensures that concerns or complaints received are promptly reviewed and addressed. For information on the PPM, please visit: <https://www.aiib.org/en/policies-strategies/operational-policies/policy-on-the-project-affected-mechanism.html>.

6.5 Monitoring and Evaluation

6.5.1 Monitoring is an integral part of implementation of rehabilitation and resettlement activities. Internal monitoring will be carried out by the PM, Concerned Site Office of HRIDC under the guidance of Project Director. Data and information collected for monitoring activities shall be suitably analysed for project management and learning. Key indicators (indicative) for monitoring RAP implementation are as given below:

- disbursement of compensation and rehabilitation and resettlement assistance to PAPs,
- establishment of grievance redressal mechanism (including processes and timeline for redressal of grievances),
- consultation meetings conducted with PAPs and communities regarding resettlement and rehabilitation issues,
- other monitoring indicators will be considered as per the requirement.

6.5.2 Besides, HRIDC will engage an external monitoring consultant for preparation of quarterly monitoring reports and submitted to PMU. PMU will review the monitoring reports and then submit to AIIB for review and observations.

6.5.3 At the end of the project, an impact evaluation will be carried out as part of the project completion report. The evaluation will focus on assessing whether the overall objectives of the RAP have been achieved. Specifically, the evaluation will assess: (i) the level of success, timeline and constraints in land acquisition, resettlement action plan implementation, income restoration of PAPs, grievance handling mechanism (number and types of grievances/complaints, success rate of resolving of grievances/ complaints segregated by site level and Corporate/HQ level GRC, success rate of grievances/complaints resolved within stipulated time line), etc.

7. STAKEHOLDERS CONSULTATIONS AND DISCLOSURE

7.1 An interim Stakeholder Engagement Plan (SEP) /Consultation Plan will be prepared by the HRIDC to ensure meaningful consultations with people and entities affected by the land acquisition in view of the COVID19 condition.

7.2 The ESIA consultant will prepare a Stakeholder Engagement Plan based on mapping of all stakeholders, their interests and concerns, and the engagement/consultation approach and schedule to ensure the conduct of meaningful consultation through the project. The SEP may be updated as needed.

7.3 The Bank requires the Borrower to ensure that relevant information about environment and social risks and impacts of the Project is in the Project area in a timely and accessible manner, and in a form and language(s) understandable to the Project affected people, other stakeholders and the general public, so they can provide meaningful inputs into the design and implementation of the Project. This documentation includes Resettlement Policy Framework (RPF), resettlement plan, E&S Assessment, Stakeholder consultation/engagement Plan, and other documentation.

7.4 The draft RPF shall be translated in Hindi which is widely spoken and understood in the project area and disclosed on HRIDC's website. The Executive Summary of other documentation (when prepared) shall also be translated in Hindi and disclosed on the HRIDC's website. The documentation to be made available in the public domain will include ESIA, RP, list of affected persons eligible for compensation and R&R assistance, monitoring reports, etc. Copy of all documents produced shall also be kept at site offices and PMU for ready reference. The Bank will also post online the Borrower's documentation on the Project, prior to, or as early as possible during the Bank's appraisal of the Project.

7.5 Further to the web disclosure of the draft RPF on Borrower's website, wide publicity would be given through newspaper advertisements about the disclosure for seeking public views and suggestions. Executive summary of the final RPF translated in Hindi would be distributed to the stakeholders. A consultation meeting on draft Resettlement Policy Framework shall be organized by the PMU, HRIDC for inviting comments/suggestions/feedback from participants/stakeholders. The outcome of the consultation meeting shall be included, wherever feasible, in the final Resettlement Policy Framework and disclosed on the Borrower's website. The final RPF incorporating given comments, if any, shall be forwarded to the AIIB for its review and clearance and subsequent disclosure on the Bank's portal.

8. RESETTLEMENT BUDGET

8.1 The Government will provide adequate budget for all land acquisition compensation and rehabilitation and resettlement assistance (comprising compensation for land, buildings, trees, crops, rehabilitation and resettlement entitlements of PAPs, rehabilitation, upgrading and relocation cost of common properties resources (including land, if government land is not available). The budget shall also include the resettlement unit, staff training, consultations, disclosures, maintaining the grievance redress mechanism, and monitoring and evaluation, and preparation of resettlement plans during project implementation including additional studies, if required, etc. The cost of land acquisition, rehabilitation and resettlement shall be provided by HRIDC. Itemized budget and their source of funding shall be provided in the RP.

9. REVISION/MODIFICATION OF RPF

9.1 This RPF will be an "up-to-date" or a "live document" enabling revision, as and when necessary. Unexpected situations or changes in the RP implementation would be assessed and appropriate changes will be incorporated by updating the RPF for better implementation of RP in consultation with the Bank. Such revisions will also cover and update any changes/modifications introduced in the legal/ regulatory regime of the country/state.

Appendix 1: Grievance Management Format (Draft)

CONSOLIDATED STATEMENT ON GREIVANCE MANAGEMENT													
1	2			3	4	5	5	6	7	8	9	10	11
Sl. No.	Name of complainant	Address	Phone/ Mob. & email	Date of receipt of complaint (dd/mm/yyyy)	Mode of complaint (example: Complaint Box/ Phone/Email/ etc)	Acknowledgement of complaint (dd/mm/yyyy)	Classification (Query, Suggestion, Complaint)	Summary of complaint	GRC Meeting convened on (dd/mm/yyyy)	Further information/ data required for resolving complaints (Yes/ No)	Status (Resolved/Pending)	Remarks, Constraints in resolving	Resolved within stipulated time (Yes/No)
1													
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Appendix2: Railways Circular No. E(NG)II/2010/RC-5/1 dated 11.11.2019

**GOVERNMENT OF INDIA
MINISTRY OF RAILWAYS
(RAILWAY BOARD)**

RBE No. 193 /2019

No. E(NG)II/2010/RC-5/1

New Delhi, dated 11.11.2019

To

The General Manager,
All Zonal Railways/ Production Units
(As per standard mailing list)

Sub: Revision of policy regarding compensation of Land losers affected by land acquisition for Railway projects.

**Ref: (i) RBE No. 99/2010 dated 16.07.2010
(ii) RBE No. 120/2010 dated 13.08.2010
(iii) Railway Board's letter No. E(NG)II/2010/RC/5/1 dated 28.09.2010.**

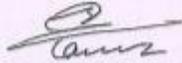
1. On notification of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 (Removal of Difficulties) Order 2015 dated 28.08.2015, provisions of RFCTLARR Act 2013 related to determination of compensation in accordance with First, Second and Third Schedules of the RFCTLARR Act 2013 have become applicable to all cases of land acquisition under the Railways Act 1989 also. This inter alia means that, irrespective of whether land acquisition for Railway projects is done through Railways Act 1989 after declaring it as a Special Railway Project or through RFCTLARR Act 2013 through State Governments, determination of compensation shall be in accordance with First, Second and Third Schedules of the RFCTLARR Act 2013.
2. The modalities for implementation of Serial No. 4 of the Second schedule of the RFCTLARR Act 2013 were examined by Ministry of Railways and it has been decided that:
 - i. Ministry of Railways' earlier policy of offering appointment in Railways to affected land-losers issued vide references above is withdrawn and circulars issued in this regard vide reference above stand superseded.
 - ii. Lump sum payment of Rs. 5 Lakhs to be provided to affected families who were **primarily dependent on acquired land for livelihood**, i.e., cases where their livelihood is affected by such

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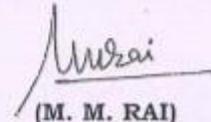
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acquisition or where entire land-holding of the affected family have been acquired.

3. Before considering grant of any relief under Second Schedule, however, the Competent Authority for Land Acquisition (CALA) or Collector should unequivocally certify that the affected family has been displaced and dislocated to another area or their entire land holding has been acquired. Further, in case of joint ownership of a plot of land, lump sum payment of Rs. 5 Lakhs should be shared between joint owners of plot in same ratio in which land value is to be shared.
4. This may be brought to the notice of all concerned authorities dealing with the acquisition of land and ensure that all determination of compensation for acquisition of land under the Railways Act, 1989 are in consonance with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013.
5. This policy shall be effective from the date of issue of this letter.
6. This issues with the concurrence of Finance and approval of the Competent Authority.



(Chandra Shekhar)
Jt. Director Land & Amenities
Railway Board



(M. M. RAI)
Jt. Director Estt.(N)II
Railway Board

No. E(NG)II/2010/RC-5/1

New Delhi, dated 11.11.2019

Copy to:

- (i) The General Secretary, AIRF, Room No. 253, Rail Bhawan, New Delhi (35 spares).
- (ii) The General Secretary, NFIR, Room No. 256-E, Rail Bhawan, New Delhi (35 spares).
- (iii) All Members of Departmental Council and National Council and Secretary, Staff Side, National Council, 13-C, Ferozeshah Road, New Delhi (60 spares).
- (iv) The Secretary General, FROA, Room No. 256-A, Railway Board (5 spares).
- (v) The Secretary, RBSS, Group 'A' Officers' Association.
- (vi) The President, Railway Board Class II Officers' Association.
- (vii) The Secretary General, IRPOF.
- (viii) The Secretary, Indian Railways Class II Officers' Association.
- (ix) The Secretary, Railways Board Ministerial Staff Association.
- (x) The President, Railway Board Class IV Officers' Association.

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-3-

- (xi) The General Secretary, AIRPF Association.
- (xii) The General Secretary, All India SC& ST Railway Employees Association, Room No-7, Rail Bhawan, New Delhi.
- (xiii) Chief Commissioner for Railway Safety, Lucknow.
- (xiv) Chief Administrative Officer, RCF/Raebareli Project, Kishanganj, Delhi-7


For Secretary/Railway Board

Copy to: PSs to MR and MOS(R)

Copy to: PSO/Sr.PPS/PPSs/PSs/PA to:

CRB, FC, MS, M(RS), ME, M(Tr), MT, M(S&T), M(MM), Secretary/Railway Board, DG(Pers.), DG/RHS, DG/RPF.

AM(Comml), AM(CE), AM(C&IS), AM(Elect), AM(Budget), AM(ME), AM(Mech), AM(Plg), AM(PU), AM(Tele), AM(Sig), AM(Store), AM(TT), AM(Works), AM(T&C), AM(Staff), AM(F), PED(Vig.), PED(Infra), PED(Transformation).

EDE(N), EDCE(G), EDF(E), ED(IR), ED(Safety), EDV(A), EDE(RRB), EDE(Sports), ED(E&R), EDE(GC), EDE(Res), EDH(P), ED(T&MPP), EDE, EDPC-I & II, EDF(BC), ED (ERP), EDE(G) Chairman/HRRRC, JS, JS(G), JS(E), JS(C), DE(N)II, Dir. (MPP), DS(G), DF(E), DE(G), DE(GP), DE(Rep.), JDF(E), JDE(N), JDE(P&A), JDE(GC), JDE(W), JDE(Res)I, JDE(Rep), DE(RRB), DE(LL), DDF(E)I & III, DDE (MPP), DDE (R)-II, DDE (LR)-I, II & III.

E(P&A)I&II, E(W), E(G), E(NG)I, E(Trg), E(MPP), F(E)I&II, A/C-III, ERB-I, II, III, IV, V & VI, E(Rep)I, II & III, E(Sports), E(W) Sec(E), FE(Spl), E(RRB), PC-III, IV, V & VI, E(SCT)I&II, E(GR) I & II, E(GC), E(GP), PR, E(D&A), E(Co-op), Signal, Tele., Code Revision Cell/ Branches of Railway Board

**APPENDIX 3: Gazette Notification No. S.O.-3/C.A. 30/2013/S. 30/2018 dated 23rd
January 2018, Revenue and Disaster Management Department, Haryana.**

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HARYANA GOVT. GAZ., (EXTRA) JAN. 23, 2018 (MAGH. 3, 1939 SAKA)

[Authorised English Translation]

**HARYANA GOVERNMENT
REVENUE AND DISASTER MANAGEMENT DEPARTMENT**

Notification

The 23rd January, 2018

No. S.O.-3/C.A. 30/2013/S. 30/2018.— In exercise of the powers conferred under column 3 of Serial Number 2 of the First Schedule read with sub-section (2) of section 30 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013), the Governor of Haryana hereby notifies that when any land to be acquired for the project is situated in rural areas, the market value as calculated by the Collector as per sub-section (1) of section 26 of the said Act shall be multiplied by the factor as mentioned given below in Schedule:-

Schedule

Serial number	Shortest/crow fly/radial distance from the outer boundary of any of the Urban Area in the State to any part of the particular Killa or part thereof, as the case may be, of the land to be acquired.	Factor by which the market value is to be multiplied in case of rural areas.
1.	2.	3.
1.	Upto 10 Km	1.25
2.	Above 10 Km and upto 20 Km	1.50
3.	Above 20 Km and upto 30 Km	1.75
4.	Above 30 Km	2.00

KESHNI ANAND ARORA,
Additional Chief Secretary and Financial Commissioner to Government Haryana,
Revenue and Disaster Management Department.

**APPENDIX 4: Memo No. 615-STR-1-2021/2538 dated 19/04/2021,
Revenue and Disaster Management Department, Haryana.**



Chandigarh-100017

Memo No.615-STR-1-2021/ **2538**
Dated **19.4.2021**

To

1. All the Divisional Commissioners in the State.
2. All the Deputy Commissioners-cum-Registrars in the State.

Subject:- Loss of stamp duty due to irregular grant of exemption of stamp duty and registration fees who purchase agriculture land from the compensation amount in view of government instruction dated 23.10.2019-to take suo-moto action under section 47-A(3) of the Indian Stamp Act, 1899.

Reference:- This Department Memo No. 17171-CFMS-R-5-2019/11334, dated 23.10.2019.

On the subject cited above, the copy of the above instruction is sent herewith for ready reference and implementation thereof.

It is directed that the instruction under reference regarding implementation of RR Policy under the RFCTLARR Act, 2013 by which the exemption of stamp duty and registration fees was withdrawn where the award was declared after 01.01.2014. The said exemption of stamp duty and registration fees has been withdrawn from 01.01.2014. The State Government has suffered loss of stamp duty and registration fees due to irregular grant of exemption of stamp duty and registration fees to the purchaser of agriculture land out of the compensation amount received by them during the last three years from 2018-19, 2019-20 and 2020-21. A special audit may be conducted through the Stamp Auditor under your control to detect such type of cases of loss of stamp duty and registration fees within a period of 15 days. The Stamp Auditor may be directed to submit his audit report with deficiency of stamp duty and registration fees to the District Registrar who shall make a reference to the Collector for taking suo-moto action under section 47-A(3) of the Indian Stamp Act, 1899 Collectors under intimation to Government.

You are therefore requested to bring the clarification to the notice of all the Collectors/ LAOs/Sub Registrars/Joint Sub Registrars and Stamp Auditors in the district for strict compliance and necessary action.

[Signature]
Under Secretary Revenue (STR)
for Financial Commissioner & Additional Chief Secretary to Govt.,
Haryana, Revenue & Disaster Management Department

Endst. No. 615-STR-1-2021 **2539** Chandigarh, dated **19.4.2021**

A copy is forwarded to the following for information and necessary action:-

1. The Inspector General Registration, Haryana, Panchkula.
2. The Technical Director, NIC, Haryana, Sector-17, Chandigarh. *[Signature]* 19.4.21
3. The Chief Stamp Auditor-I.
4. The Chief Stamp Auditor-II.
5. The Website Assistant.

[Signature]
Under Secretary Revenue (STR)
for Additional Chief Secretary & Financial Commissioner to Govt.
Haryana, Revenue and Disaster Management Department

8/4/21

[Handwritten notes]

Appendix 5: Revised rates of Building components

under the Chairmanship of Sh. Mahesh Kumar, Engineer-in-Chief, Haryana PWD B&R Branch, Chandigarh.

The meeting of the above mentioned committee was held under the Chairmanship of Sh. Mahesh Kumar, Engineer-in-Chief, Haryana PWD B&R Branch, Chandigarh on 15/02/08.

The following were present in the meeting:-

- Sh. Chaman Lal, C.E. (B.N.)
- Sh. Rakesh Manocha, C.E. (N.H.)
- Sh. G.D. Goel, C.E. (Bldgs.)
- Sh. Mahabir Singh, C.E. (Roads)
- Sh. R.K. Gandhi, C.E. (Bridges)
- Sh. Anup Chauhan, S.E. (Bldgs.)

The following points were discussed in detail and following decisions were taken:-

1. Proposal for revision of rates for the assessment of rent of private buildings to be hired by the Govt.:-

In view of the rising prices of land and cost of construction of buildings, the proposal from all the Superintending Engineers for working out Capital Cost of construction of buildings and that of land for the purpose of assessment of rent was obtained.

Sh. Anup Chauhan S.E. (Bldgs.) circulated the circle wise comparative statement showing the proposals received from all S.E.'s, existing old rates and the proposed recommended rates of head office to all the members of the committee and explained the position in detail to them stating in interalia that the old rates were revised in May, 1997 by the Govt.

After healthy discussion/considerations the committee made final recommendation of revised rates viz-a-viz old rates as under to be made applicable with effect from 01/04/08:-

Sr. No.	Description of Items of building component	Existing old rates	Final recommendations of revised rates approved by the committee
1	Ground Floor	Rs. 200/- Per Sq.	Rs. 6000/- Per Sqm.
2	First Floor/Subsequent floor	Rs. 180/- Per Sq.	Rs. 5000/- Per Sqm.
3	Extra for conduit wiring	Rs. 3/- Per Sq.	Rs. 150/- Per Sqm.
4	Extra for terrazzo	Rs. 7/- Per Sq.	Rs. 250/- Per Sqm.
5	Boundary Wall	Rs. 12/- Per Sq.	Rs. 450/- Per Sqm.
6	Extra for Greyer point	Rs. 300 Per point	Rs. 1000/- Per point
7	Extra for glazed tiles	Rs. 262/- Per Sqm.	Rs. 400/- Per Sqm.
8	Extra for concrete payment	Rs. 120/- Per Sqm.	Rs. 200/- Per Sqm.
9	Extra for grills	Rs. 20/- Per Kg.	Rs. 42/- Per Kg.
10	Extra for railing	Rs. 20/- Per Kg.	Rs. 42/- Per Kg.
11	Extra for marble flooring		Rs. 500/- Per Sqm.
12	Extra for vitrified tile flooring		Rs. 627/- Per Sqm. 300/-
13	Extra for ceramic tile/Kotah stone flooring		Rs. 400/- Per Sqm. 300
14	Extra for wooden Gun-Board		Rs. 1500/- Per Sqm.
15	Extra for European type W.C.		Rs. 20,000/- each point
16	Extra for Waste hoisting system with trap tank		Rs. 100/- per Sqm. of Covered area.

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17	Extra for Solar Water Heating System	-	Rs. 150/- Per Sqm. of Covered area
18	Extra for Rain Harvesting System	-	Rs. 150/- Per Sqm. of Covered area
19	Extra for precast Chequered tiles marble crazy/CC pavers block flooring	-	Rs. 350/- Per Sqm.

Note: - Extra for Terrazo flooring, vitrified tile flooring, Marble crazy, Chequered tiles, CC pavers block flooring shall be given on actual area of floors.

COST OF LAND OF DIFFERENT CATEGORIES

Sr. No.	Towns	Existing old rates	Final recommendations of revised rates approved by the committee
1	Panchkula & Faridabad	Rs. 1100/- Per Sq. yard	Rs. 5500/- Per Sq. mtr.
2	Gurgaon & Chandigarh	Rs. 1100/- Per Sq. yard	Rs. 8000/- Per Sq. mtr.
3	A-Class Municipalities	Rs. 800/- Per Sq. yard	Rs. 3800/- Per Sq. mtr.
4	B-Class Municipalities	Rs. 600/- Per Sq. yard	Rs. 2400/- Per Sq. mtr.
5	C-Class Municipalities	Rs. 500/- Per Sq. yard	Rs. 1700/- Per Sq. mtr.
6	Non notified area	Rs. 350/- Per Sq. yard	Rs. 1200/- Per Sq. mtr.

LAND IN PARTLY DEVELOPED AREA

Sr. No.	Towns	Existing old rates	Final recommendations of revised rates approved by the committee
1	Panchkula & Faridabad	Rs. 850/- Per Sq. yard	Rs. 5000/- Per Sq. mtr.
2	Gurgaon & Chandigarh	Rs. 850/- Per Sq. yard	Rs. 7000/- Per Sq. mtr.
3	A-Class Municipalities	Rs. 600/- Per Sq. yard	Rs. 3000/- Per Sq. mtr.
4	B-Class Municipalities	Rs. 450/- Per Sq. yard	Rs. 1800/- Per Sq. mtr.
5	C-Class Municipalities	Rs. 300/- Per Sq. yard	Rs. 1200/- Per Sq. mtr.
6	Non notified area	-	Rs. 800/- Per Sq. mtr.

Depreciation under the proposed formula may be applied @ 1% per year of the age of the building.

2. Regarding amending the Tender Bid Document:-

Sh. Anup Chauhan, S.E. (Bldgs.) brought out before the committee that it has been observed that adequate response from contractors has not been received to invitation of tenders for buildings and bridges works. Many times single tender or no tender has been received. It has been felt that poor response of contractors is attributable to one sided provisions in the agreement.

In order to attract more contractors and to evoke healthy competitions it was considered necessary that DNIT documents needs to be amended to make it attractive for contractual agencies. In view of above following three DNIT's have been approved with certain modifications/amendments.

Sr. No.	Name of Work	Amount
1	OPD Block in PGIMS, Rohtak	Rs. 20.52 Crore
2	New Dist Jail, Rohtak	Rs. 19.88 Crore
3	Trauma Centre, Dental Hospital & Mother & Child Block in PGIMS, Rohtak	Rs. 32.47 Crore

Contd./-

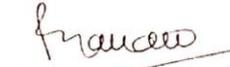
-3-

The Comparative statement showing conditions of Bid document used in the aforesaid three works alongwith standard bid document already approved by the Govt. was circulated/brought out to the notice of the members of the committee.

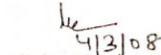
The Committee decided that the standard bid document being used in the department with prequalification criteria and price variation clause for the tender costing more than Rs. 2.5 Crores may continue to be followed by the department and there is no need to change the document.

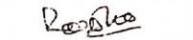
The meeting ended with a vote of thanks to the Chair.

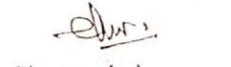

Anup Chauhan
SE (Bldgs.)

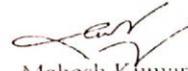

R.K. Gandhi
CE (Bridges)


Mahabir Singh
CE (Roads)


4/3/08
G.D. Goel
CE (Bldgs.)


Rakesh Manocha
CE (NH)


Chaman Lal
CE (Bharat Nirman)


Mahesh Kumar
(E-in-C)

U.O No 58-111 30/4/08