

**SOCIAL IMPACT ASSESSMENT STUDY
DRAFT REPORT**

BRIDGE APPROACH ROAD

Thurayur & Moddadi Villages, Koyilandy Taluk, Kozhikode District

**SUBMITTED TO
THE DISTRICT COLLECTOR
KOZHIKODE**

SIA UNIT

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June- July 2021

DECLARATION

The Kozhikode District Administration through its proceedings on 04/03/2021 with regard to File No. DCKKD/2065/2020 - B2 dated 14/03/2017, entrusted to Don Bosco Arts & Science College, Iritty (Kannur) the Social Impact Assessment (SIA) of the Land Acquisition for Akalappuzha Bridge Approach Road. Administrative sanction for the study was accorded by Public Works (D) Department as per GO (Rt.) No. 1973/18/PWD dated 21.12. 2018, Go. (Ms) . 56/2019/dated 14/02//2019 GO. Regn.No.KERBIL/2012/45073 dated 5/9/2012, Regn.No.KL/TV (N)/634/2021-2023 and as per the land details given by Special Tahsildar (LA) KIIFB, collected data from the project affected families and the stakeholders of the proposed project and has drafted the following report. The supportive documents have to be verified by the concerned authorities.

Director
SIA Unit
Don Bosco Arts and Science College

CHAPTER – 1 EXECUTIVE SUMMARY

1.1 Project and Public Goals

The Akalappuzha bridge approach road requires 0.9735 H of land from Thurayur village & Moddadi village of Koyilandy Taluk, Kozhikode District. With the completion of the bridge and the approach road, the present mobility obstruction across Akalpuzha is removed once and for all.

1.2 Location

The location for Akalappuzha Bridge and approach road is at Muchukunnukadave in Moddadi village on one end and Keerankai in Thurayur village, on the other end.



1.3 Size and Attributes of Land Acquisition

The acquisition requires 0.9735 hectares (97.35 Ares) of land belonging to 45 land holders (22 land holdings) in survey No. 164/1,164/2,164/3,164/4,166/6,166/7,167/1, 167/2, 167/3A,167/4A,167/4B, 167/4C1A, & 167/4C2 of Thurayur village and 23 landholders in survey No. 2/1, 2/3, 2/5, 2/9, 2/10A, 2/10B, 2/11 of Moddadi village, in Koyilandy Taluk, Kozhikode District, totalling to 45 land holders. The affected area has mostly coconuts and other yielding trees, wall & gate, Pipelines, septic tank and frontages of residences. The alignment is supposed to come across a check dam like construction in Thurayur village.

The land required for proposed project in one side is of the existing road on Moddadi Village side and coconut farm land (marshy wet land), frontages of residence and wall and gate in Thurayaur side. The attributes in the land include yielding coconut trees, compound wall and gates, and a few agricultural assets. The land includes dry land in Moddadi Side and Marshy wet land in Thurayur side.

1.4 Searches for Alternatives

The study team enquired about the plans and designs for the construction of the bridge and its approach road. The team also inquired views of the affected and the key informants regarding the possible alternatives. There was a general agreement with the chosen

alignment. 13 out of 45 affected were referring to a 'Y' plan (10 land holders in Moddadi side and 3 in Thurayur side). The affected land holders proposed an alternate alignment 80 meter east through a plain land instead of affecting the frontages of residence in the present alignment, Moddadi village. It is also observed a curve in the Thurayur side approach road alignment which is being challenged by some of the affected. detailed discussion with the PWD Executive Engineer and Asst. Engineer, Key informants like the Panchayath presidents of Thurayur and Moddadi , Some of the affected, all stated that many alignments and plans were considered from the beginning of the plan, and Plan 'A' was affecting many more residents, Plan 'B' would affect the water source and the present plan is the most appropriate alignment causing lesser impact.

1.5 Social Impact

In the alignment total area of land required for the bridge and the approach road is 0.9735 hectares of dry land from Moddadi village (23 land holdings) and (22 land holdings) from Thurayur village of Koyilandy Taluk of Kozhikode District. It is observed that the impact of the project is the loss of land and frontages of 10 houses in Moddadi side and One household (Mrs Leela who is a widow) which would be isolated between the approach road and the River ultimately being cut off from other households in Thurayur village. The acquisition of this land is estimated to affect a population of 200 (Male 103, Female 97) people from 45 families and the one who did not responded) who will lose their land and agricultural assets due to the acquisition. However no family is fully affected requiring a resettlement.

Table No. 1.1 Inventory of Affected land /Property					
Thurayur Village, Payyoli Angadi					
Sl. No.	Survey No.	Land Owners	Dry/Wet	Cents	Assets Affected
1		AbdurahmanKizhakalo 1 House, Thurayur	Wet	78	Coconut trees
2		Sajidh Puliyangod			Not available / could not reach
3		Bini, Vadakechethil H. Keernkai	Wet	21	Coconut trees- 4
4		Shyni Vettuvakkandi, Maalthazhe	Wet	6	Coconut trees
5		Leela Vattakkuni H, Keerankai	Wet	18.5	Shop building frontage
6		Chethil Rajan	Wet	10	Coconut trees
7		Geetha Puliyanakandi	Wet	10	Coconut Trees
8		Ramkrishnan	Wet	17	Coconut Trees 2

		Tharamel H			
9		Rajan Tharamel	Wet	16	Coconut trees
10		Nabeesa Keloththazhe	Wet	40	Coconut trees
11		Fathaima, Othayoth, Parambath Moideen	Wet	29	Coconut trees
12		Hassan Chakvathpadikkal	Wet	30	Coconut trees
13		Assis , Mithaleputhur	Wet	33	Coconut Trees
14		Moosa C P, Chakvathpadikkal	Wet	36.5	Coconut trees
15		Ibrahim Parambaththazhe	Wet	37	Coconut trees
16		Asharaf, Kallarakovummal, Mankara, Maniyur	Wet	1.Acre 29 cent	Coconut Trees
17		Kuttiyil Kunjayisha	Wet	60	Coconut trees
18		Rasak Kaikalol	Wet	2	Coconut trees 4
19		Ashokan Chethyl	Wet	44	Coconut trees
20		Ashokan Vettuvakkandi, Mundalithazhe	Wet	9	Coconut Trees
21		Jayakrishnan Madathil	Wet	30	Coconut trees
22		Kunjayisha Ithilkuni	Wet	20	Wall & gate, Coconut trees 2, Areca nuts 5, Jack trees 2
Moddadi Village, Muchukunnu Akalapuzhakadave					
23	2/10, 2/11 B	Anil Kumar Padinjarayil	Dry	3.10 acre	Coconut trees-4, mango tree-1, Jack fruit tree- 2, Casu tree- 2, Acquasia- 2
24	2/10A	Vishvanthan	Dry	50	Road side land , Pipeline
25		Ramakrishnan	Dry	50	Road side land , Pipeline
26		Ramadevi	Dry	30	Road side land , Pipeline
27		Karunan	Dry	48	Road side land , Pipeline
28	2/10 A	Pathmavathi	Dry	1 cent	Road side land , Pipeline
29		Basheer & Uvais	Dry	2.5	Road side land , Pipeline
30		Ashraf Varikoli	Dry	24	Road side land , Pipeline
31		Asainar Varikoli	Dry	10.5	Road side land , Pipeline , coconut trees-4,Jack fruit tree-3, Mango trees- 3, Arcunut trees - 5
32		Mammad Varikoli	Dry	13.5	Road side land , Pipeline , coconut trees-1Mango trees- 1,
33		Kunjahammad	Dry	15	Road side land , Pipeline , coconut trees-3,Jack fruit tree-2, Mango trees-1,
34	2/10 B	Vellan peedikavalappil	Dry	10	Road side land
35		Abdulla varikkoli	Dry	9	Road side land, coconut trees-2, Mango trees-1, Suppotta-1, Karuva-1
36		Moidu Varikoli	Dry	10.5	Road side land, coconut trees-2, Mango- trees- 2, Jackfruit tree-

					1, Devadaru-1, Arecanut - 2
37		Ismail Varikoli	Dry	10	Coconut -2, Vatta- 3, Frontage road side
38		Arif Vaikoli	Dry	10	Road side land, coconut trees-3, Teak-1, Jackfruit tree-1, Arecanut – 2
39		Nizar	Dry	11.75	Coconut tree-1,
40		Majeed	Dry	20	Road side land, coconut trees-2, Arecanut – 2
41		Fathu Palolithazhe, Puliyancheri	Dry	10	Coconut tree- 2
42		Samad (Nazeema)	Dry	5	Roadside frontage
43		Abubakkar (Sulekha)	Dry	10	Roadside frontage
44		Anas U V	Dry	13.75	Road side frontage
45		Musa Meloth	Dry	7	Road side frontage, coconut tree-2

1.6 Mitigation Measures

It appears from the analysis and overview of the Act that the provisions of compensation for land acquisition under RFCTLARR Act 2013 will be enough to address the social issues. Speeding up the acquisition process and disbursement of compensation is to be considered.

Table No.1.2 Breakdown of Social Impact and Mitigation Steps			
Sl. No.	Type of Impact	Status: Direct/indirect	Proposed Mitigation Measure
1	Loss of Land	45 Land holdings would be affected – Direct Impact	Compensation as per RFCTLARR Act, 2013
2	Loss/damage of Built-up Property	2 wall and gates, 13 house frontages are affected - Direct Impact	Rehabilitation as per RFCTLARR Act, 2013
3	Loss of Productive Assets	coconut trees, mango trees, and a number of other agricultural assets will be destroyed - Direct Impact	Compensation as per RFCTLARR Act, 2013
4	Loss of Livelihood	No livelihood is directly or fully affected by the acquisition	NA
5	Loss of public utilities	Nil	NA
6	Loss of access to civic services and common property Resources	Water supply , tank and pipe lie	Alternate arrangements by the authorities
7	Religious place/ property	Nil	NA

Note: The above data/information is arrived at from the information provided by the respondents/ and the observation by the data collection team during the survey. Supporting documents need to be verified and the calculation of loss done as per the government norms.

1.7 Social Impact Mitigation Plan (Mitigation Measures)

Based on the desk review, field investigations and consultations undertaken during the social impact assessment of land for Akalapuzha Bridge and approach road, the following Social Impact Mitigation Plan (SIMP) has been developed. The major mitigation measures drawn are:

Economic Measure

Loss of property and assets due to acquisition of land for the Akalapuzha Bridge and approach road should be compensated as mandated by the Act under sections 26 to 31 and in the First Schedule of the Act for the 45 householders/property owners. During the construction activities, preference should be given in employment to the affected families, if required, depending on their skills. This would compensate temporarily for the loss of the livelihood and income likely to be affected due to the acquisition of the land.

Environmental Measures

The proponent shall design eco-friendly buildings and drainages at the site/alignment minimizing the impact on the flora and fauna of the areas. In Moddadi side the bridge landing will hamper the frontage and passage which will invite difficulties in their movements. Construction should be designed in such a way that the frontage block would be minimised or avoided (Maximum pillars instead of mud filling, At least a minimum service road). In the Thurayur side, the approach road is designed with a curve and it is challenged by some of the affected. But the authorities and the Engineering section is sure that this is the best and appropriate alignment for the approach road. Total land is Marshy, wet land and there are chances for water logging if adequate construction design is not opted.

Table No.1.3 Positive Impacts			
Impact	Direct/ Indirect	Temporary / Permanent	Major/Minor
Bridge & Approach roads connecting two Areas	Direct	Permanent	Major
Enhanced infrastructure for transportation	Direct & Indirect	Permanent	Major
Avoid any dangerous situations like boat tragedy risk and accidental death	Direct	Permanent	Major
Reduce the transportation distance between Payyoli Angadi, Maniyur and Koyilandi to about 10 km. The bridge will also make faster reach to Koyilandi-Kozhikode from Nadapuram Kuthuparamb areas.	Direct	Permanent	Major

The SIA team is unanimous in viewing that this land is to be acquired by providing due compensation as per the RFCTLARR Act, 2013 provisions. The team emphasizes that the project is important for the development of the area and the district; the proponent suggests balancing the environmental and the social considerations and benefits through implementation of the proposed mitigation measures. It is recommended that preventive measures be given the first consideration in order to reduce the cost of undertaking the mitigation measures and at the same time, minimizing the negative impact of the project.

1.8 Rehabilitation & Resettlement Measures

It appears from the analysis and overview of the Act that the provisions of compensation for land acquisition under RFCTLARR Act, 2013 will be enough to manage the social issues. Speedy disbursement of compensation is recommended. Compensation as per RFCTLARR Act, 2013 will be enough to mitigate the impacts like loss of land, loss of productive assets,

1.9 Major Suggestions by the Affected

People, especially the affected expressed willingness (31 out of 45 affected) to give up land saying that they are not against development. Following are the major suggestions and recommendations proposed by the affected to mitigate the impacts on them:

- Most of them suggested orally for reworking the alignment
 1. Chose a new alignment, 80 meter east from the present alignment where residence is not affected in Moddadi village.
 2. Avoid the curve in the alignment and make the road straight to the existing road so that extra land acquisition can be reduced.
 3. The worst affected family which would be isolated between river and the bridge requested that there should be an under passage for her to reach the outer world.
 4. As far as possible the approach road both the sides should be elevated on concrete pillars. It will help avoiding water logging in Thurayur side and the affected families of Moddadi side can get reduced the loss of front passage
- Some lose part of their sole property and living conditions, so better compensation
- Value calculation on par with market value
- There should not be insistence of minimum distance from the road for the new buildings in the remaining available land.
- Two of the affected feel that the alignment is not fair and correct and hence they have approached the court.

CHAPTER 2

DETAILED PROJECT DESCRIPTION

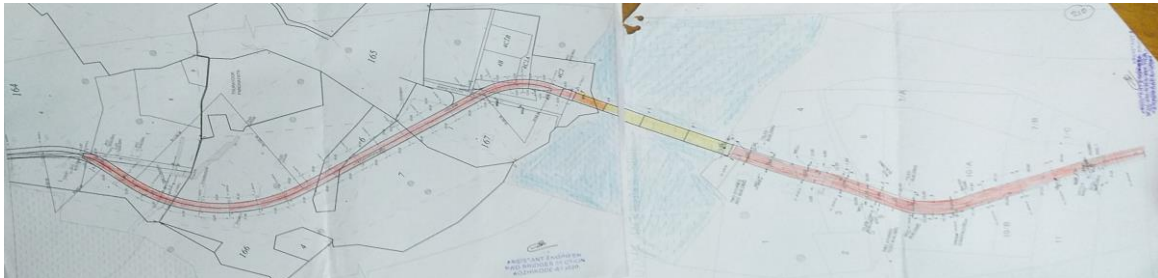
2.1 Background and Rationale of the Project

The Akalapuzha Kadave Bridge and approach road project plans to take over 0.97.35 hectares of land belonging to 23 land holdings of Moddadi village and 22 land holdings of Thurayur village in Koyilandi Taluk Kozhikode District. With the completion of the project the transport problem of the people in the area is permanently solved. The Bridge will reduce about 10 km distance for the people in Thurayur, Payyoli Angadi , Maniyur areas to reach Koyilandi and to Kozhikode.

The major part of the land to be acquired for the approach road construction is under private possession. The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 is the Act which lays down procedure and rules for granting compensation, rehabilitation and resettlement to the affected persons in India.

2.2 Project Size & Location

The location for Akalapuzhakadave bridge and approach road is at Muchukunnu in Moddadi village on one end and at Keerankai, Payyoli Angadi, in Thurayur village, on the other end.



Alignment Sketch of the



View from Muchukunnu, Moddadi side

The acquisition requires 0.9735 hectares (97.35 Ares) of land belonging to 45 land holders (22 land holdings) in survey No. 164/1,164/2,164/3,164/4,166/6,166/7,167/1, 167/2, 167/3A,167/4A,167/4B, 167/4C1A, & 167/4C2 of Thurayur village and 23 landholders in survey No. 2/1, 2/3, 2/5, 2/9, 2/10A, 2/10B, 2/11 of Moddadi village, in Koyilandy Taluk, Kozhikode District, totalling to 45 land holders. The affected area has mostly coconuts and other yielding trees, wall & gate, Pipelines, septic tank and frontages of residences. The alignment is supposed to come across a check dam like construction in Thurayur village.

2.3 Examination of Alternatives

The study team looked at several plans and designs for the construction of the bridge and its approach road. As confirmed by the key informants like Deputy Collector (LA), Special Tahsildar LA (KIIFB), Village Officers of Thurayur and Moddadi, Panchayath Presidents of Moddadi, Thurayur, and other stakeholders like Executive Engineer, AE, the plan selected now is the most suitable one: it is made by utilizing the existing road and hence authorities need to acquire only 0.97.35 hectares of land. As the construction of the approach road is along the road in Moddadi village and farm land in Thurayur village village, according to the majority, an alternative route is not required.

2.4 The Project Construction Progress

The Project comprises of the Approach road and the Bridge. The land acquisition and construction activities are under the state government. The construction will take place after the acquisition is completed.

2.5 Details of Environment Impact Assessment

Detailed environment impact assessment is not necessary for Akalapuzha kadave Bridge and approach road as it is not going to affect wide range of natural resources like vast area of land, water sources, forest or even huge area of earth levelling.

2.6 Workforce Requirement

The work force needs to be equipped with modern machineries and planned man power in various ranges in terms of skilled, semi-skilled and unskilled labours. The locals and the family members whose livelihood/income are affected by the acquisition may be given opportunity in the construction work as a temporary relief.

2.7 Need for Ancillary Infrastructural Facilities

There is no such requirement for any ancillary infrastructural facilities.

2.8 Applicable Rules and Statutes

Application of National Statutes and Regulations on socio-economic impact suggests that the Proponent has a legal duty and social responsibility to ensure that the proposed development be implemented without compromising the status of the environment, livelihood of people, natural resources, public health and safety. This position enhances the importance of this social impact assessment for the proposed site to provide a benchmark for its sustainable operation. The major legislation that governs the land acquisition for the present project is hereby discussed briefly:

- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act (Kerala) Rules 2015.
- Government of Kerala – Revenue Department - State Policy for Compensation and Transparency in Land Acquisition.
- Right to Information Act, 2005.
- The Rights of Persons with Disabilities Act, 2016.

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

The chapter IV, Section 11 of the Central Act states that ‘whenever it appears to the appropriate government that land in any area is required or likely to be required for any public purpose, a notification to that effect along with details of land to be acquired shall be published in the official Gazette, two daily newspapers, uploaded on the website of appropriate government and in the affected areas to all the persons affected.’ (RFCTLARR Act, sec.11). Prior to the acquisition, Section 4 of the Act mandates ‘conduct of a Social Impact Assessment’ study of the affected area to study the impact the project is likely to have on various components such as livelihood of affected families, public and community properties, assets and infrastructure particularly roads, public transport etc. Similarly, where land is acquired, fair compensation shall be paid promptly to all persons affected in accordance with sections 28, 29 and 30 of the Act, along the following parameters:

- Area of land acquired,
- Market value of the property decided by the Collector,
- Value of things attached to land or building
- Damages sustained from the severance of the land,

- Damages to other property in the process of acquiring the said land,
- Consequences of changing residence or place of business by the land owners,
- Damages from diminution of profits of the land acquired.
- Award of Compensation.
- Interest paid at the rate of minimum 12% per annum on such market value for the period commencing on and from the date of the publication of the notification of the social impact assessment study.

The Proponent has undertaken Social Impact Assessment and developed mitigation measures for those who will be affected by the proposed project. The Proponent shall adhere to the requirements of the Act in the implementation of land acquisition.

CHAPTER 3

TEAM COMPOSITION, STUDY APPROACH AND METHODOLOGY

3.1 Background

The Kozhikode District Administration through its promulgation No DCKKD/6055/2020 - B2 dated 04//03/2021), based on GO (Rt.) No. 1973/18/PWD dated 21.12. 2018, Go. (Ms) . 56/2019/dated 14/02//2019 GO. Regn.No.KERBIL/2012/45073 dated 5/9/2012, Regn.No.KL/TV (N)/634/2021-2023 entrusted to Don Bosco Arts & Science College, Iritty (Kannur) the Social Impact Assessment (SIA) of the Land Acquisition for the Akalapuzha Bridge and Approach road Project in Koyilandi Taluk, Kozhikode District. The objective of a Social Impact Assessment (SIA) is to enumerate the affected land and structures, affected families and persons to identify social impacts, and to prepare Social Impact Management Plan (SIMP). Data from primary and secondary sources have been collected to elicit the information for the current process. As part of SIA, a detailed socio-economic survey was conducted by experienced members of the SIA unit in the affected area meeting every affected land owner of Muchukunnu(Moddadi village)-Keerankai (Panyyoli Angadi, Thurayur) Bridge- approach road Project area to assess the adverse impacts of the projects.

3.2 SIA Team

Table No. 3.1 SIA Team Members			
Sl. No.	Name	Qualification & Designation	Experience
1	Dr. Thomas Koonan	Director	Ph.D. in Sociology with 25 years experience in administrative, academic and developmental sector
2	Sebastian KV	MSW, M. PHIL Team Leader, SIA Unit	26 years experience in Development Sector, Research etc.

The SIA unit that undertook SIA study for the Akalapuzha bridge approach road project comprised of 2 members headed by the Head of the Department of Social Work, Don Bosco Arts & Science College, Angadikadavu, affiliated to Kannur University, Kannur. The head of the team is a Doctor of Philosophy in Sociology and has wide experience in academic and development sectors. The team leader of the SIA also is with MSW and M. Phil in Social Work with extensive experience in research, project planning and implementation at the development sector over decades.

3.3 SIA and SIMP Preparation Process

With the help of the Deputy Collector LA, Tahsildar LA- KIIFB, Executive Engineer PWD and staff members, and following the alignment sketch, the study team identified the affected area. Before starting the detailed SIA study, field visits and pilot study of the socio-economic survey were conducted. For the data collection, the affected people were administered the interview schedule and their feedbacks collected carefully. The information was verified with the help of proper documents. From secondary sources, an understanding of the physical, social, economic and cultural set up of the project area was obtained. Many pre-coded questions were included in the questionnaire. Before filling the questionnaires, the study team ensured the whereabouts of the respondents by examining their address proofs and property documents.

The survey forms duly filled in were consolidated and entered into a database, the information update and the report prepared.

While preparing draft SIA SIMP the study team followed some essential components and steps which are (1) identification of socio-economic impacts of the projects, (2) legal frameworks for land acquisition and compensation (RFCTLARR ACT, 2013). The various steps involved in the study have been described in detail.

3.4 Methodology and Data Collection

The methodology adopted for the assessment was a mix of quantitative and qualitative processes. “By using both qualitative and quantitative methodology, more comprehensive data will be obtained, and a more holistic product would result, without excluding important areas of assessment” (DEAT, 2006).

Quantitative information on the Project Affected Persons and Families were gathered through the household survey. The SIA grouped Project Affected People into three broad categories, namely, Project Affected People whose land only is required for the proposed project and affected partially due to the acquisition; Project Affected People whose houses and land are to be acquired and are affected fully by the project; and Project Affected People whose commercial establishments / Industry being acquired for the project are affected fully/partially. The household interviews of the affected land holders, residents and commercial establishments and other structures of the SIA study area covered 45 households and their dependents who own property at the project location were conducted. Representatives of these households were contacted to elicit information pertaining to the subject.

Household survey was undertaken by team by administering predefined interview schedules targeting the Project Affected Population (PAP). It was a very difficult task to trace the land owners who own the land in the alignment and are settled/ residing elsewhere; one of such affected family is not available as the whole family is living in Gulf country to furnish the required information.

Qualitative information was gathered along with the field study/household survey through consultation with stakeholders. The consultations were conducted with the help of interview guides and guideline points. The SIA team developed several formats of interview methods to target various groups of stakeholders which included Project Affected People, elected representatives and representatives of various government departments. The key informant stakeholders, viz., elected representatives like, Member of Legislative Assembly, political leaders, revenue officials were contacted and relevant information collected.

During the study a number of informal consultations and discussions were conducted apart from the formal interviews and other information gathering process. Thus 45 respondents and others which include the representatives of all the affected families including the one family is not available, that have land in the project location were covered in the assessment study. The stakeholders were identified and consulted with the objective of understanding the existing socio-economic conditions of the affected area and the immediate surroundings of the proposed project.

The data obtained from the survey was analysed to provide a summary of relevant baseline information on affected populations - all types of project impacts which include direct and indirect impact of physical and or economic nature on the people and the general environment. The responses received from the community, the local administration and representatives of government departments through the public consultation and socio-economic survey are represented in the subsequent chapters of this report.

SOME STILLS FROM THE AREA AND SIA PROCESS



Water supply affected



Kadave –Muchukunnu side



Wall and gate under dispute



KIIFB LA, Official



Deputy Collector (LA)



Standing committee chairman and Ward member



Discussion with Panchayath president



Executive Engineer & AE

3.5 Site Visits and Information Gathering

From 21/06/2021 onwards the SIA team visited the site to verify the alignment drawings and to identify the affected area. After identifying the affected areas, the SIA unit consulted different stakeholders at the project area. The survey team collected the data visiting far and wide, where the landholders settled.

3.6 Summary of Public Hearing

In connection with the land acquisition for Akalapuzhakadave Bridge cum Approach Road, the sites belonging to Moddadi and Thurayur villages in Koyilandy Taluk, a public hearing of the landowners before the authorities was held at the Panchayath on 23/07/2021 from 11.00 am. And 3 PM Those present included:

CHAPTER - 4 VALUATION OF LAND

4.1 Background

The SIA unit conducted the socio-economic survey of the families and individuals affected by the acquisition at the project site during the month of June 2021. It was learnt through this survey to what extent the proposed project would impact on the properties, income, livelihood, etc. of each family. A pre-coded questionnaire was used for the purpose. The major goal of the survey was to assess the socio-economic structure, type of property, right to the assets, the likely impacts and its depth, details of properties, etc. of the affected families. The findings of the survey and the gravity of the problems are discussed in this chapter.

4.1 Affected land /Property by the Project

Table No. 1.1 Inventory of Affected land /Property					
Thurayur Village					
Sl. No.	Survey No.	Land Owners	Dry/Wet	Ares/cents	Assets Affected
1		Abdurahman Kizhakalol, Thurayur	Wet	78	Coconut trees
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4		Shyni Vettuvakkandi, Malothazhe	Wet	6	Coconut trees
5		Leela Vattakkuni H, Keerankai	Wet	18.5	Shop building frontage
6		Chethil Rajan	Wet	10	Coconut trees
7		Geetha Puliyanakandi	Wet	10	Coconut Trees
8		Ramakrishnan Tharamel H	Wet	17	Coconut Trees 2
9		Rajan Tharamel	Wet	16	Coconut trees
10		Nabeesa Keloththazhe	Wet	40	Coconut trees
11		Fathaima, Othayoth, Parambath Moideen	Wet	29	Coconut trees
12		Hassan Chakvathpadikkal	Wet	30	Coconut trees
13		Assis , Mithaleputhur	Wet	33	Coconut Trees
14		Moosa C P, Chakkavathpadikkal	Wet	36.5	Coconut trees
15		Ibrahim Parambaththazhe	Wet	37	Coconut trees
16		Asharaf, Kallarakovummal,	Wet	1.Acre 29 cent	Coconut Trees

		Mankara, Maniyur			
17		Kuttiyil Kunjayisha	Wet	60	Coconut trees
18		Rasak Kaikalol	Wet	2	Coconut trees
19		Ashokan Chethyl	Wet	44	Coconut trees
20		Ashokan Vettuvakkandi, Mundalithazhe	Wet	9	Coconut Trees
21		Jayakrishnan Madathil	Wet	30	Coconut trees
22		Kunjayisha Ithilkuni	Wet	20	Wall & gate, Coconut trees 2, Areca nuts 5, Jack trees 2
Muchukunnu Side-Moddadi Village					
23	2/10, 2/11 B	Anil Kumar Padinjarayil	Dry	3.10 acre	Coconut trees-4, mango tree-1, Jack fruit tree- 2, Casue tree- 2, Acquasia- 2
24	2/10A	Vishvanthan	Dry	50	Road side land , Pipeline
25		Ramakrishnan	Dry	50	Road side land , Pipeline
26		Ramadevi	Dry	30	Road side land , Pipeline
27		Karunan	Dry	48	Road side land , Pipeline
28	2/10 A	Pathmavathi	Dry	1 cent	Road side land , Pipeline
29		Basheer & Uvais	Dry	2.5	Road side land , Pipeline
30		Ashraf Varikoli	Dry	24	Road side land , Pipeline
31		Asainar Varikoli	Dry	10.5	Roadside land, Pipeline, coconut trees-4,Jack fruit tree-3, Mango trees- 3, Arecanut trees -5
32		Mammad Varikoli	Dry	13.5	Road side land , Pipeline , coconut trees-1Mango trees- 1,
33		Kunjahammad	Dry	15	Road side land , Pipeline , coconut trees-3,Jack fruit tree-2, Mango trees-1,
34	2/10 B	Vellan peedikavalappil	Dry	10	Road side land
35		Abdulla varikkoli	Dry	9	Road side land, coconut trees-2, Mango trees-1, Suppotta-1, Karuva-1
36		Moidu Varikoli	Dry	10.5	Road side land, coconut trees-2, Mango- trees- 2, Jackfruit tree- 1, Devadaru-1, Arecanut - 2
37		Ismail Varikoli	Dry	10	Coconut -2, Vatta- 3, Frontage road side
38		Arif Vaikoli	Dry	10	Road side land, coconut trees-3, Teak-1, Jackfruit tree-1, Arecanut – 2
39		Nizar	Dry	11.75	Coconut tree-1,
40		Majeed	Dry	20	Road side land, coconut trees-2, Arecanut – 2
41		Fathu Palolithazhe, Puliyancheri	Dry	10	Coconut tree- 2
42		Samad (Nazeema)	Dry	5	Roadside frontage
43		Abubakkar (Sulekha)	Dry	10	Roadside frontage
44		Anas U V	Dry	13.75	Road side frontage
45		Musa Meloth	Dry	7	Road side frontage, coconut tree-2

Table No.4.1 shows the total impact of the land acquisition for the proposed Akalapuzha kadavu Bridge and approach road. Altogether there are 45 land holdings.

4.2 Site Sketch Plan



The Sketch of the Proposed Akalapuzha Bridge



4.3 Land Requirements for the Project

Sl. No.	Survey No.	Villages	Affected Area (Hectors)
1	2/1, 2/3, 2/5, 2/9, 2/10 A, 2/10A, 2/11	Moddadi	0.97.35 H
2	164/1,2,3,4, 166/6,7, 167/1,2, 3A, 4A, 4B, 4 C1A, 4C2	Thurayur	

Table No.4.2 shows that the proposed project of approach road for the Akalapuzhakadave Bridge requires 0.97.35 hectares of land. The affected area is under private possession.

4.4 Use of Public Land

There is no public land in the alignment except the existing roads.

4.5 Land Already Purchased

No land has been purchased till now.

4.5 Previous Transactions in the Area

Table No. 4.3 Transaction on Land

Transaction	Frequency	Percent
No	44	97.8
NA/NR	1	2.2
Total	45	100.0

Table No. 4.3 shows the information given by the respondents about the previous transactions on land. Out of 45 land holdings, 44 have not done any transactions. One of the affected was not available to respond.

CHAPTER - 5 ESTIMATION AND ENUMERATION

This chapter presents the livelihood affected families and the scale of impact on the affected families. It also mentions about loss of properties of the affected. Besides, this chapter provides an estimation of the units affected at the marked alignment in the Moddadi and Thurayur villages of Koyilandy Taluk, Kozhikode District.

5.1 Number of Properties Affected

The property area extending up to 0.97.35 hectares in the proposed site for the Approach road for the Akalapuzha Bridge that comes under the purview of SIA study is affected by the project. There are 45 landholdings owned by the landholders and their dependents.

Sl. No.	Name of Villages	No. of landholdings
1	Moddadi	23
2	Thurayur	22
	Total	45

Table No. 5.1 shows the village vs. number of landholdings affected by the acquisition. There are 23 land holdings in the Moddadi village and 22 land holdings in Thurayur village.

5.2 Extent Affected

Extent	Frequency	Percent
Fully affected	0	00
Partially affected	45	100
Total	45	100.0

Table No.5.2 shows the extent of land or property affected by the acquisition. All the 45 landholdings are affected partially. As per the normal situation, only if any land or any other property is affected more than 70 percent, it is considered as fully affected.

5.3 Ownership of the Land

Ownership Type	Frequency	Percentage
Hereditary	28	62.2
Purchased	15	33.3
Kudikidappu	1	2.2
Not available /NR	1	2.2
Total	45	100.0

The SIA study area accounting to 0.97.35 hectares is fully privately owned.

Table No. 5.3 shows the nature of the ownership of the listed land. Out of the 45 land holdings, 28 land ownerships are hereditary, 15 land ownerships by purchase, 1 landholding is owned by Kudikidappu and the details of 1 land holding is not available.

5.4 Type of Land

Type	Frequency	Percentage
Dry land	23	51.1
Wet land	22	48.9
Total	45	100.0

Table No 5.5 shows details of the land type. 23 land holdings in the alignment are dry land and 22 landholdings are Wet land.

5.5 Patta for the Land

The responses of property holders reveal that all the 45 directly affected families have *patta*/deed for their entire property.

5.6 Current Use of the Affected Property

<i>Items</i>	<i>Frequency</i>	<i>Percent</i>
Gate and wall/ Frontage of house	24	53.3
Coconut tree	21	46.7
Total	45	100

Table No. 5.6 shows the use of the land affected by the acquisition. Out of the total 45 landholdings, 24 affected lands have compound wall gate/ front passage from house. There are 21 landholdings have coconut trees, which is their income source.

5.7 Total Land Possessed

Land in cents	Frequency	Percent
Below 5 Cents	3	6.7
5 - 10 cents	10	22.2
11 - 15 cents	6	13.3
16 - 25 cents	7	15.6
26 – 50	12	26.7
above 50	4	8.9
NA/NR	3	6.7
Total	45	100.0

Table No. 5.7 shows the details of land possession in the affected area by the project affected families. 3 landholders have only below 5 cents and 10 land holders have land between 5 and 10 cents. 6 landholders are with 11 to 15 cents. 7 landholders have 16 to 25

cents. 12 landholdings have 26 to 50 cents of land. 2 land holders have more than 50 cents of land. Details of total land holdings by 3 landholders are not responded.

5.8 Area of land Affected

Table No. 5.8 Area of Land Affected		
Any other land	Frequency	Percent
Don't know	44	97.8
NA/NR	1	2.2
Total	100	100

Table No.5.8 shows the land area affected. The study found that the exact area of land required for the Akalapuzhakadave Bridge and its approach road has not been measured and not conveyed to the affected. All the affected said they don't know the exact area they have to give up though the alignment stones and laid in the land.

5.9 Possession of Other Lands

Table No. 5.9 Possession of Other Lands		
Any other land	Frequency	Percent
Yes	31	68.9
No	13	28.9
NA/NR	1	2.2
Total	45	100.0

Table No. 5.9 shows the details of possession of land anywhere else. 31 out of 45 stated that they have land other than the land in the project alignment. 13 of them stated that they do not have any other land. The detail of 1 landholder is not available but the study found that he has other land.

5.10 Affected social categorisation

Table No. 5.10 Social Categorization		
Category	Frequency	Percent
SC	1	2.2
OBC	44	97.8
Total	45	100.0

Table No. 5.10 presents the social category affected by the project. There is one Scheduled Caste family affected by the acquisition. At the same time 44 families are of Other Backward Communities.

5.11 Difficult Situations in the Affected Families

	Frequency	Percent
Cancer	2	4.4
Stroke	1	2.2
Cardiac	11	24.4
Others	1	2.25
NA/NR	30	66.7
Total	45	100.0

Table No. 5.11 shows the health conditions in the families affected by the acquisition. Among the affected families, 11 persons suffer from cardiac disease. 1 person is with stroke and 1 diabetic and 2 were cancer affected. 30 households are stated to be in normal condition and no response and not applicable category.

5.12 Indirectly Impacted by the Project

The alignment takes away from 45 landholdings. But in Muchukunnu end a few more families will affect the frontage and movement from their dwellings though they don't lose any land for the project. In Thurayur end the approach road may cause serious water logging as the entire area is Marshy wet land and low lying.

CHAPTER – 6 SOCIO – ECONOMIC DESIGN

6.1 Preface

This chapter contains the social, economic and cultural status and the peculiarities of the families in the project affected areas. Details of the population, socialisation of the people and such related information are provided in this chapter.

6.2 Family Details

Table No. 6.1 No. of Family Members					
<i>Sl.</i>	<i>Survey No.</i>	<i>Land Owners (Thurayur Side)</i>	<i>No. of Family Members</i>		
			<i>MALE</i>	<i>FEMALE</i>	<i>TOTAL</i>
1		AbdurahmanKizhakalol House, Thurayur	2	1	3
2		Sajidh Puliyanagod	-	-	0
3		Bini, Vadakechethil H. Keernkai	1	1	2
4		Shyni Vettuvakkandi, Maolthazhe	3	2	5
5		Leela Vattakkuni H, Keerankai	1	3	4
6		Chethil Rajan	2	1	3
7		Geetha Puliyanakandi	1	1	2
8		Ramakrishnan Tharamel H	1	0	1
9		Rajan Tharamel	2	1	3
10		Nabeesa Keloththazhe	4	4	8
11		Fathaima, Othayoth, Parambath Moideen	3	4	7
12		Hassan Chakvathpadikkal	5	5	10
13		Assis , Mithaleputhur	1	3	4
14		Moosa C P, Chakkavathpadikkal	2	1	3
15		Ibrahim Parambaththazhe	3	1	4
16		Asharaf, Kallarakovummal, Mankara,	2	5	7
17		Kuttiyil Kunjayisha	4	1	5
18		Rasak Kaikalol	2	2	4
19		Ashokan Chethil	2	3	5
20		Ashokan Vettuvakkandi, Mundalithazhe	2	1	3
21		Jayakrishnan Madathil	1	0	1
22		Kunjayisha Ithilkuni	4	5	9
Moddadi Village side					
23		Anil Kumar Padinjarayil	2	3	5
24		Vishvanthan	2	2	4
25		Ramakrishnan	2	2	4
26		Ramadevi	3	1	4
27		Karunan	3	2	5
28		Pathmavathi	2	1	3
29		Basheer & Uvais	4	2	6
30		Ashraf Varikoli	1	3	4
31		Asainar Varikoli	3	2	5
32		Mammad Varikoli	1	1	2
33		Kunjahammad	3	2	5
34		Vellan peedikavalappil	1	1	2

35		Abdulla varikkoli	3	3	6
36		Moidu Varikoli	2	3	5
37		Ismail Varikoli	2	2	4
38		Arif Vaikoli	3	4	7
39		Nizar	4	3	7
40		Majeed	2	2	4
41		Fathu Palolithazhe, Puliyancheri	3	4	7
42		Samad (Nazeema)	2	4	6
43		Abubakkar (Sulekha)	2	2	4
44		Anas U V	2	2	4
45		Musa Meloth	3	1	4
			103	97	200

Table No. 6.1 shows the details of families. A total 200 members - 103 male and 97 female - from 45 families are directly affected by the acquisition.

6.3 Community Affected

Affects community life	Frequency	Percent
No	30	67
Yes	14	31
NA / NR	1	2
Total	45	100.0

Table No.6.2 projects the situation of community life after the acquisition. 30 respondents stated that their social life will not be affected, and 14 households stated their social life will be affected. 1 respondent was not available to respond.

6.4 Monthly Family Income

Income range	Frequency	Percent
Below 5,000	17	37.8
5,000 – 10,000	5	11.1
10,001 – 20,000	7	15.6
20,001 – 50,000	7	15.6
Above 50,000	7	15.6
NA	2	4.4
Total	45	100.0

Table No. 6.3 shows the monthly income details of the land owners. Out of the 45 landholdings affected, 17 of them stated that their family income is below Rs. 5,000/- per month. Another 5 of them said their family income is between Rs. 5,001/- and Rs. 10,000/-. 7 of them said their income is between Rs. 10,001/- and Rs. 20,000/-. There are 7 landholders who stated that their family income is between Rs. 20,001/- and Rs. 50,000/- and 7 of them

said their family income is more than Rs. 50,000/ in a month. There are 2 land holdings coming under the no response category.

6.5 Effect on Family Income

	Frequency	Percent
Yes	20	44.4
No	23	51.1
NA/NR	2	4.4
Total	45	100.0

Table No.6.4 shows the impact of the acquisition on the family income of the affected. Out of 45 land holdings 20 have said that their family income is affected by the acquisition while 23 of the respondents stated that their family income is not much affected. 2 were unreachable.

6.6 Employment/Major Source of Income

Source	Frequency	Percent
Govt. job	3	6.7
Pvt. Job	8	17.8
Coolie	12	26.7
Agriculture	2	4.4
Self employment	1	2.2
Driver	1	2.2
Pension	4	8.9
Others/ Gulf	13	28.9
NA/NR	1	2.2
Total	45	100.0

Table No.6.5 shows the details of major income source of the landholders. Out of 45 landholdings, 2 of them stated that their major source of income is from agriculture. 3 of them are in govt. jobs, another 8 are in private job. Coolie labour is the source of income for 12. Self employment and pension are sources of income for one each. 17 families are in other groups like Gulf countries/NRI, etc. 4 landholders survive on Pension and 1 is a driver to feed their family. 1 of the land holder is not reachable.

6.7 Type of Ration Card

Type	Frequency	Percent
APL	13	28.9
BPL	31	68.9
NA/NR	1	2.2
Total	45	100.0

Table No.6.6 shows the type of ration cards possessed by the landholders. Out of 45 landholders 13 of them are APL. There 31 land owners who possesses ration card in the BPL category. 1 landholder was not reachable.

CHAPTER – 7

PLANNING OF COUNTER – IMPACT IMPLEMENTATION

7.1 Approaches to Impact Mitigation

The social counter-impact project has been planned to reduce/mitigate the social impact caused in connection with land acquisition. Land/property owners mainly demand for satisfactory compensation. Therefore, what has been proposed as a counter-impact mitigation step is to calculate the amount for the loss of land with the affected parties concerned and pay them well in advance prior to the takeover.

7.2 Methods for Negation, Mitigation and Compensation of the Impact

As per the RFCTLARR Act, 2013 the compensation for the land acquisition in rural areas is four times of the value and in urban areas it is two times of the value. The entire affected area is coming under rural area and during the SIA study the team got the feedback from majority of the affected community that they are willing to give their land if a fair compensation is given. Make the compensation payment at the appointed time as per the strict execution of RFCTLARR Act, 2013 which insists on Fair Compensation, Transparency, Rehabilitation, Resettlement and other packages if required.

7.3 Measures Included in Rehabilitation and Resettlement

Compensation as outlined in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013 shall be provided to the affected. The proponent also shall clearly and transparently uphold the provisions of the Act and disseminate the compensation for rehabilitation and resettlement packages as per the Act and as per the directions from the government as and when required. It includes the land value compensation, properly and fairly assessed structured property values and support services respecting the grievances of the affected, etc.

7.4 Measures Requiring Body Has Stated to Introduce to the Project Proposal

The Requiring Body need to make a separate budget to provide compensation in par with the present money value, inflation and market realities particularly in Kerala. The affected are giving up their valuables for the benefit of the larger public and their sentiments/emotional attachment to the property, income loss etc. should be considered with at most reality.

7.5 Alterations to Project Design to Reduce the Social Impact

There was no suggestion or request for alternate alignment. Majority were supporting the alignment as well as the need for the approach road and the bridge.

7.6 Impact Mitigation and Management Plan

Based on the desk review, field investigations and consultations undertaken during the social impact assessment study for the approach road and the Bridge Project, the following Social Impact Mitigation Plan (SIMP) has been developed to mitigate the negative social impact that may arise. The responsibility for the incorporation of mitigation measure for the project implementation lies with the district administration and the proponents. This mitigation plan is addressed to reduce the negative social impact of the acquisition of 0.97.35 hectares of land from Moddadi and Thurayur villages. The mitigation measures suggested:

Table No. 7.1 Impact Mitigation and Management plan			
Impact	Mitigation Means	Factors to be monitored	Concerned Agency
Concern about Compensation	To formulate and publish beforehand criteria for full compensation; To set up Grievance Redressal system	Transparency in compensation, Number of complaints about compensation, Number of demands to enhance the compensation	Dept of Revenue
Concern about the loss of their present convenience like house frontage, mobility and isolation etc.	Provide movable passage/ under passage/ staircase/ steps and drainages to avoid water logging	Care must be given at the structure designing stage itself and implementations stage.	KIIFB/ PWD/ Revenue dept.
Concern about the delay in the payment of the compensation	Finalise the amount before handing over the land for the Project	Number of affected waiting for the amount even after the taking over is completed	Dept of Revenue (LA)

Economic Measures

- a. The most significant social impact through the implementation of the project at the present location is the loss of property for 45 landholdings and their dependents. Loss of property and the assets due to the acquisition of land for the bridge and approach road should be compensated as mandated by the RFCTLARR Act, 2013 under sections 26-31 and the First Schedule of the Act.
- b. It is suggested that during the construction phase, labour from the same villages be used depending on its availability and the need of the affected.

Environmental Measures

- a. At the designing phase of the project, care should be given to design eco-friendly structure at the site minimizing the impact on the flora and fauna of the area.
- b. The construction plan also should include proper drainage, avoiding water logging during the monsoon.

Rehabilitation and Resettlement Measures

There are no single house /residence fully affected and hence resettlement is not required. However some the houses will lose its frontage and provision of a service road is a must in Muchukunnu area. It must be addressed with utmost care and the sentiments of the affected should be respected. Support schemes to be provided to the affected that lose their income from the agricultural assets.

Other measures

A public redressal mechanism should be designed at the project site/in the concerned office to address the concerns of the indirectly affected population during the construction and operational stages of the project.

7.7 Measures to Avoid, Mitigate and Compensate

- The Proponent should ensure that preventive measures are taken to address the sanitation and health issues of the workers particularly those who may migrate from other states to the construction sites. Proper residential and sanitation facilities are to be ensured for the workers and they have to be linked to the government health facilities in the vicinity.
- One household in the proposed land was not reachable by the SIA Unit. The Land Acquisition department should make necessary arrangement for catering to the issues with regards to the acquisition of that property.
- The risks to the safety of employees and the public at different stages of the construction are to be addressed by the concerned agencies.
- A redressal system may be set up with representatives from Revenue Department, Panchayat and the proponent for the speedy settlement of the unanticipated issues that may crop up during the various stages of the project as well as at the time of evacuation/ demolition.

Comparing/weighing the positive against the negative impacts, it can be easily concluded that the former outweighs the latter reaffirming the identified site as the most suitable and apt one for the construction of the approach road and the bridge. The loss of

ancestral assets affected households will have its negative impact physically and psychologically. One family will be isolated from the neighbourhood between the river and the approached road. Nevertheless, the project is justified as the negative is minimal. It is also observed by the SIA team that many of the negative impacts indicated above can be minimized or mitigated further with appropriate and effective mitigation measures/strategies mentioned above.

7.8 Suggestions for Mitigation

Table No. 7.2 Means for mitigation		
Means	Frequency	Percent
Compensation for loss of property	44	97.8
Not responded	1	2.2
Total	45	100.0

Table No.7.2 shows the opinions expressed by the affected about the mode of mitigation. Out of 45 landholdings, 44 suggested that proper compensation would be the best means of mitigation and one was not reachable to respond.

7.9 Willingness to give up the land

Table No. 7.3 Willingness to give up land		
Willing	Frequency	Percent
Yes	31	68.9
No	12	26.7
Not available	2	4.4
Total	45	100.0

Table No. 7.3 shows the willingness to give up the land for the Approach Road. Out of 45 landholdings, 31 of them stated that they are willing to give the land. 12 of the affected said they are not willing to give land. 2 landholders were not reachable to respond.

CHAPTER 8

SOCIAL IMPACT ACTION PLAN DIRECTORATE

8.1 Introduction

Following the desk studies, field investigations and public consultations undertaken in this study, a Social Impact Mitigation Plan (SIMP) has subsequently been developed. The SIMP provides a general outlay of the social aspects, potential impacts and mitigation measures. The responsibility for the incorporation of mitigation measures for the project implementation lies with the Institutional Framework Officials designated by the Government for the said purpose in accordance with the sub-section (1) of section 44 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013).

8.2 Institutional Structures & Key Persons

The Government of Kerala has set up a well-established institutional frame work for the implementation of social impact mitigation/management plan (SIMP) and to perform the functions under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.

The Kerala State Policy for Compensation and Transparency in Land Acquisition published as per G.O. (Ms) No.485/2015/RD, dated 23/09/2015 constituted a **State level Empowered Committee** with its members as Chief Secretary, Revenue Secretary, Secretary of the Administrative Department, Law Secretary and Finance Secretary to perform the functions designated to them in relation to RFCTLARR.

As per the same policy at the **district level a Fair Compensation, Rehabilitation and Resettlement Committee with its members as** District Collector, Administrator for resettlement and rehabilitation, Land Acquisition officer, Finance Officer, Representatives of the requiring body to take financial decisions on its behalf and Representatives of Local Self-Government Institution has been set up to undertake various functions under the Act.

The **Administrator** in the committee appointed in line with sub-section (1) of section 43 of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act' 2013 (Central Act 30 of 2013), is responsible for the rehabilitation and resettlement formulation' execution and monitoring of the rehabilitation and resettlement scheme in respect of land acquisition. Government of Kerala as per G.O. (P) M. No. 590/2015/RD dated 11 November 2015 has appointed the Deputy Collector (Land

Acquisition) in each District as the Administrator for rehabilitation and resettlement for performing the functions under the said Act and rules made there under in respect of the persons who are involuntarily displaced due to acquisition of land'

Besides, as per G. O. (P) M. 589/2015/RD dated 11 November 2015, has appointed the Land Revenue commissioner as the Commissioner for Rehabilitation and Resettlement in accordance with sub-section (1) of section 44 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013), for supervising the formulation of Rehabilitation and Resettlement scheme or plans, proper implementation of the same and to carry out post-implementation of social audit.

At the district level as per G O. (P) No.649/2015/RD dated 4 December 2015, the Government of Kerala in exercise of the powers conferred by clause (g) of Section 3 of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013), r/w sub-rule (1) of rule 3 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Kerala) Rules, 2015 has appointed Special Tahsildar LA, Koyilandi & Deputy Collector LA Kozhikode to perform any one or more functions of a Collector under the said Act within the area specified in column (3) thereof and authorize them, their servants and workmen to exercise the powers conferred by section 12 in respect of any land within their respective jurisdiction for the acquisition of which a notification under sub-section (1) section 11 of the above Act.

The district level committee is mandated to ensure finalization of Fair compensation and appropriate Resettlement and Rehabilitation package and Mitigation measure and its proper implementation.

CHAPTER - 9
SOCIAL IMPACT MANAGEMENT BUDGET
AND FINANCING OF MITIGATION PLAN

9.1 Costs of all Resettlement and Rehabilitation Required

The cost is to be calculated for resettlement and rehabilitation as per the RFCTLARR Act, 2013 by the Empowered committees at the State and the District levels.

9.2 Annual Budget and Plan of Action

To be worked out by the land acquisition section of the Revenue Department.

9.3 Funding Sources with Break Up

Not available.

CHAPTER 10

SOCIAL IMPACT MANAGEMENT PLAN

MONITORING AND EVALUATION

10.1 Introduction

Monitoring is a long-term process which should begin from the start of the construction of the railway over bridge and should continue throughout the life of the project. Its purpose is to establish benchmarks so that the nature and magnitude of anticipated social impacts can be continually assessed. Monitoring involves the continuous or periodic review to determine the effectiveness of recommended mitigation measures. The types of parameters that can be monitored may include mitigation measures or design features, or actual impacts. However, other parameters, particularly those related to socio-economic and ecological issues can only be effectively assessed over a more prolonged period of say 3 to 5 years.

The Government of Kerala in accordance with the State Policy for Compensation and Transparency in Land Acquisition frame in connection with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013), has established district and state level mechanisms for reporting and monitoring the land acquisition process and the implementation of various social mitigation measures. It includes the following:

10.2 State Level Body

At the state level as per G. O. (P) M. 589/2015/RD dated 11 November 2015, *the Land Revenue commissioner appointed as the Commissioner for Rehabilitation and Resettlement* in accordance with sub-section (1) of section 44 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013), is responsible for supervising the formulation of Rehabilitation and Resettlement scheme or plans, proper implementation of the same and to carry out post-implementation of social audit.

10.3 District Level Body

At the district level, the **Administrator** appointed in line with sub-section (1) of section 43 of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act' 2013 (Central Act 30 of 2013), is responsible for the rehabilitation and resettlement formulation' execution and monitoring of the rehabilitation and resettlement scheme in respect of land acquisition. Government of Kerala as per G.O. (P)

M. No. 590/2015/RD dated 11 November 2015 has appointed the Deputy Collector (Land Acquisition) of Kozhikode District as the Administrator for rehabilitation and resettlement for performing the functions under the said Act and Rules made there under in respect of the persons who are involuntarily displaced due to acquisition of land'

Besides, the *Fair Compensation, Rehabilitation and Resettlement Committee at the district level* and *State Level Empowered Committee* is authorized to ensure finalization, implementation and monitoring of the compensation, rehabilitation & resettlement package and mitigation measures.

The District level committee is expected to finalize the fair and reasonable price of land and compensation along with the Rehabilitation and Resettlement package to be given to the affected person/family. The committee shall ensure that eligible affected family is given Rehabilitation & Resettlement as envisaged in the second and third schedule of the Act.

The state level empowered committee is expected to approve or return the estimate prepared and submitted by the District level Fair Compensation, Resettlement and Rehabilitation Committee with suggestions/observations.

CHAPTER 11

ANALYSIS OF COSTS AND BENEFITS

RECOMMENDATION ON ACQUISITION

11.1 Final Conclusion and Assessing the Aims

The proposed Akalapuzhkadavu Bridge across the Akalpuzha River and Approach Road will put an end to the transportation and mobility problems of Thurayur, and Moddadi Panchayats; so the project is inevitable. The Bridge and Approach road will help the people living far and wide to reach Koyiland and Kozhikode very fast (reducing a distance more than 10 kilometres). The people's cry for the bridge is at least a few decades old.

11.2 Character of Social Impact

The affected people of the area face some difficulties due to the implementation of the project. On both the sides of the road there are buildings – residences, and agricultural assets etc. 45 land holdings belonging to 45 land holders will be affected. According to the land holders, the landholdings/properties partially affected and non affected fully requiring a resettlement. The families expressed the concern that before the acquisition they need to get fair compensation considering the loss of income from agriculture and other loss.

Since the project is treated as 'framed for a public purpose' under RFCTLARR Act, 2013, the people of the area should feel secure that they would get fair compensation. If all the authorities and people of the project area work together, the implementation of the project will be successful. Considering the public advantage and interest and treating it as inevitable, the project needs to be implemented.

11.3 Major Suggestions by the Affected

Following are the major suggestions and recommendations by the affected to mitigate the impacts:

- Most of them suggested orally for reworking the alignment
 1. Chose a new alignment, 80 meter east from the present alignment where residence is not affected in Moddadi village.
 2. Avoid the curve in the alignment and make the road straight to the existing road so that extra land acquisition can be reduced.
 3. The worst affected family which would be isolated between river and the bridge requested that there should be an under passage for her to reach the outer world.
 4. As far as possible the approach road both the sides should be elevated on concrete pillars. It will help avoiding water logging in Thurayur side and the affected families of Moddadi side can get reduced the loss of front passage
- Some lose part of their sole property and living conditions, so better compensation
- Value calculation on par with market value

- There should not be insistence of minimum distance from the road for the new buildings in the remaining available land.
- Two of the affected feel that the alignment is not fair and correct and hence they have approached the court.

SUMMARY& CONCLUSION

The Akalapuzha Bridge cum Approach Road project will be a milestone in the path towards a permanent solution for difficulties faced by the people of Thurayr and Moddadi villages and much more for transport. The proposed project involves acquisition of 0.97.35 hectares of land from 45 landholders with 45 landholdings. 31 out 45 landholders expressed willingness to handover their property. The acquisition affects properties all the 45 landholding partially. There are 200 people (103 male and 97 female) population directly affected. The project is aimed at public utility and there is no more suitable alternate alignment. All the affected have expressed their willingness to give land for acquisition expecting a fair compensation. This study report helps the affected people to receive fare compensation as per RFCTLARR Act 2013.

When we explore the positive impacts along with the long term goal of the Akalapuzhakadave Bridge cum approach road, it is necessary to realize it. To execute this project, many people need to sacrifice and give away their property. Some people of them lose land, frontage of house/ building etc. According to the Right to Fair Compensation, Transparency in Land Acquisition, Rehabilitation, Resettlement Act 2013, the people of this area need to get fair compensation. For this, the team has studied the social impact on the area and proposed methods to reduce the negative impact.

Provisions of compensation for the land acquisition under the RFCTLARR Act 2013 are enough to mitigate the impact of the loss of land/property and livelihood.

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