

Resettlement Plan

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India: Tripura Industrial Infrastructure Development Project (Dewanpassa Industrial Estate)

Prepared by Tripura Industrial Development Corporation Limited (TIDCL), Government of Tripura, for the Asian Development Bank.

CURRENCY EQUIVALENTS

(As of 20 January 2025)

Currency unit	=	Indian rupee (₹)
₹1.00	=	\$ 0.01154
\$1.00	=	₹86.5895

ABBREVIATIONS

ADB	–	Asian Development Bank
DOIC	–	Department of Industries and Commerce
ECS	–	Electronic Clearing Service
GOI	–	Government of India
GOT	–	Government of Tripura
GRC	–	Grievance Redress Committee
IAY	–	Indira Awaas Yojana
RFCTLARRA	–	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act
NGO	–	Nongovernment organization
PDMC	–	Project Design and Management Consultants
PIU	–	Project implementation Unit
PMU	–	Project Management Unit
PRF	–	Project Readiness Financing
ROW	–	Right of Way
SIA	–	Social Impact Assessment
SPS	–	Safeguard Policy Statement
TIDCL	–	Tripura Industrial Development Corporation Limited
TIIDP	–	Tripura Industrial Infrastructure Development Project

WEIGHTS AND MEASURES

km	–	kilometre
kV	–	kilovolt
m ²	–	square meter
kW	–	kilowatt

NOTE

In this report, "\$" refers to United States dollars.

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EXECUTIVE SUMMARY

Project Background. The Government of Tripura received a loan through Project Readiness Financing (PRF) to develop a project for integrated, inclusive, climate-resilient, and sustainable infrastructure at the industrial estates. The Tripura Industrial Infrastructure Development Project (TIIDP) will support Tripura's industrial infrastructure development. Industrial estates are critical drivers of industrialization. The state government has prioritized the development of nine industrial estates with ADB's support. The project will support the construction of climate-resilient and gender inclusive industrial infrastructure and upgrade Tripura's industrial estates thereby helping to improve industrial infrastructure critical for industrialization, economic growth, and job creation. Policy reforms carried out by the government of Tripura with support through ADB's technical assistance grant and project readiness financing (PRF) loan will support an enabling policy environment to attract private sector investment to Tripura's industrial estates.

Project Description. Dewanpassa Industrial Estate is one of the nine industrial estates finalized for development under the project. The proposed key components are (i) internal road network, (ii) water supply, (iii) stormwater drainage and rainwater harvesting, (iv) industrial safety and security, (v) electrical and power supply, and (vi) social infrastructure and common facilities like industrial sheds.

Resettlement Plan. This resettlement plan is prepared for the proposed project at Dewanpassa Industrial Estate. The resettlement plan assesses the potential involuntary resettlement impacts due to the development works components in Dewanpassa Industrial Estate based on the detailed project design and master plan. Dewanpassa Industrial Estate consists of a total of 55.60 acres, of which 26.15 acres is vacant developable land. All the components are proposed to be developed within the existing industrial estate premises. If any change in scope or new location is considered for any project component, proper due diligence will be conducted, and the resettlement plan will be updated if any new involuntary resettlement impacts are identified.

Scope of Land Acquisition and Resettlement. Dewanpassa Industrial Estate will be developed on 55.60 acres. Out of which, 45.29 acres are government land and in possession of the Department of Industries and Commerce (DOIC), 7.55 acres of open and unused government land (khas land) is in the process of being transferred to DOIC, and 2.76 acres are private (allotee) land belonging to one household (10 family members). The land parcel has been allotted to one household under the Tripura Land Revenue and Land Reforms (Allotment of Land) Act, 1960. Laying the electric supply outside the industrial estate will be done along the available right of way and will not cause any resettlement impacts.

Socio-economic profile of affected persons. Based on the detailed design, a 100% socioeconomic survey of an affected household was conducted in September 2023. As per the socio-economic survey, the average daily income of an affected household is assessed to be ₹350. The affected family did not identify as a family living below the poverty line. The family identified itself as a scheduled caste and hence treated as vulnerable. The head of the household is a male, and the allotted land is in the name of the head of the household. All the family members are literate. The household consists of 10 family members (three males and seven females).

Indigenous peoples. No adverse impacts are envisaged on the indigenous peoples. The proposed project sites do not fall in the scheduled area as per the Tripura Autonomous District Council list.

Legal Framework. The policy framework and entitlements for the entire project, including the Dewanpassa Industrial Estate project, are based on the following laws and policies: The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 and ADB Safeguard Policy Statement (SPS), 2009.

Entitlements, Assistance, and Benefits. Based on the socio-economic survey, it is estimated that the affected persons will suffer permanent loss of land due to construction activities under the project.

Considering the various losses, an entitlement matrix has been prepared to provide all affected persons with compensation and resettlement assistance. The cut-off date for title holders will be the date of issuance of preliminary notification under the RFCTLARR Act 2013.

Consultation and Disclosure. During the initial project planning and impact assessment phase, project information dissemination and participatory discussion were held with the affected households, including their family members, and other stakeholders through focus group discussions, including the women. Five public /individual consultations were conducted during the preparation of this resettlement plan, feasibility study, and assessment period. Consultations were attended by 19 persons, including 11 females (58%) and eight males (42%). Due consideration was given to stakeholder consultations with the affected persons at different levels of preparation for the resettlement plan. A resettlement information leaflet in the form of a public information brochure, both in English and Bangla, containing information on compensation, entitlement, and resettlement management adopted for the project will be developed and distributed among the key stakeholders. The resettlement plan will be disclosed on the ADB and Tripura Industrial Development Corporation (TIDCL) websites.

Grievance Redress Mechanism. A common grievance redress mechanism (GRM) will be put in place to receive, evaluate, and facilitate the resolution of social, environmental, or any other project-related grievances. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the project. The GRM has been developed in consultation with stakeholders. The public awareness campaigns will be conducted regularly to ensure awareness of the project, including GRM. The campaign will ensure that the poor, vulnerable, and others are aware of and are part of the project.

Institutional Arrangement. The Department of Industries and Commerce (DOIC) is the executing agency, and TIDCL is the implementing agency. It will be responsible for the management, coordination, and execution of all activities funded under the project. The project management unit (PMU) will implement the project. It will be supported by the four project implementation units (PIU) and a project management and supervision consultant (PMSC). An environment, social, and gender (ESG) cell will be created within the Project Management Unit (PMU) to ensure effective implementation and monitoring of the safeguard aspects of the project. The head of the ESG cell, with the support of the gender and social safeguards specialist at PMU (outsourced through PMSC), will ensure that social safeguard requirements are implemented, monitored, and reported to ADB.

Resettlement Budget and Financing Plan. The estimated resettlement cost of Dewanpassa Industrial Estate is ₹5.78 million. The budget includes compensation against loss of land, structure, resettlement assistance, additional assistance for vulnerable people, support costs for resettlement plan implementation, and contingency. The State government will be responsible for releasing the funds promptly. For land compensation, DOIC/TIDCL will initiate a transfer of funds to the Land Acquisition Collector, and the Collector shall pay the affected person directly. Upon payment of all compensation, the said land parcel will be transferred to DOIC/TIDCL. PMU/PIU will be responsible for coordinating with the Land Acquisition Collector/Revenue Department and ensuring payment of compensation to the affected person before the civil work starts. All compensation will be disbursed to the identified affected persons (as per the project cut-off date) before the start of the work. The preferred mode of payment will be through electronic clearance service/national electronic fund transfer (ECS/NEFT) transaction from the bank to the respective accounts of the affected person/s.

Monitoring and Reporting. The implementation of the resettlement plan will be closely monitored to provide the TIDCL with an effective basis for assessing resettlement progress and identifying potential difficulties and problems. The monitoring will focus on (i) payment of compensation prior to the start of civil works in the section occupied/in possession of the land owner and two non-titled households, (ii) Unanticipated impacts and grievance redress will be monitored during construction, and corrective actions will be taken in accordance with the agreed entitlement matrix. PMU, with the support of the

PMSC, will prepare monitoring reports and submit them to ADB semi-annually. Additionally, ADB will monitor all projects under TIIDP continuously until a project completion report is issued.

I. INTRODUCTION

A. Project Background

1. Tripura is a landlocked state in northeast India that shares its domestic border with Assam and Mizoram within India and acts as one of the gateways for Bangladesh, sharing an 856-kilometer border, offering good potential for international trade. It is rich in natural resources such as natural gas, rubber, bamboo, tea, and medicinal plants. Despite being resource-rich, Tripura has limited capacity for value addition and resource mobilization to address industrial backwardness. Better connectivity and ongoing cross-border infrastructure projects will alleviate geographical isolation. Still, there is a need to improve the size of the manufacturing sector, increase employment, reduce dependence on agriculture, and create opportunities to develop cross-border synergies.

2. The Government of Tripura (GOT) received a loan through Project Readiness Financing (PRF) to develop a project for integrated, inclusive, climate-resilient, and sustainable infrastructure at the industrial estates. The Tripura Industrial Infrastructure Development Project. (TIIDP) will support Tripura's industrial infrastructure development. Industrial estates are critical drivers of industrialization.¹ The state government has prioritized the development of nine industrial estates with ADB's support. The project will support the construction of climate-resilient and gender-inclusive industrial infrastructure and upgrade Tripura's industrial estates, thereby helping to improve the critical industrial infrastructure for industrialization, economic growth, and job creation². Policy reforms carried out by the government of Tripura, supported by ADB's technical assistance grant and project readiness financing (PRF) loan, will support an enabling policy environment to attract private sector investment to Tripura's industrial estates. The project is aligned with the following impact: boost the manufacturing sector's competitiveness, create new and better job opportunities for women, and foster regional cooperation. This will be achieved through the following outcome: improved industrial infrastructure and business environment. The project will achieve this outcome by supporting the following outputs.

3. **Output 1: Institutional structures and mechanisms for industrial development strengthened, and the business environment enhanced.** This **output** includes the establishment of a project management unit (PMU) and four project implementation units (PIUs) within TIDCL and a dedicated environment, social, and gender (ESG) cell to address ESG-related issues observed during the implementation of infrastructure development within the nine industrial estates under the project. It also includes training programs in gender-responsive industrial estate management, climate change, and safeguards. Output 1 also includes engaging Project Management and Supervision Consultants (PMSC) and individual experts to support TIDCL, strengthen institutional structures and mechanisms, and improve the business environment.

4. **Output 2: Climate-resilient infrastructure and gender-responsive and inclusive industrial environment built.** This output includes the development of (i) 34.46 km of climate-resilient road infrastructure and adjoining utility trenches built in nine industrial estates; (ii) about 66.55 km of stormwater drainage, four minor bridges, 142 box culverts built in nine industrial estates, and 70 rainwater harvesting systems, with 10 retention ponds built at seven industrial estates; and (iii) 13.30 MLD water supply system backed with 35.71 km of water supply distribution pipeline at six industrial estates. It also includes the construction of 1.95 km of geo-cell earth retaining wall for protection and erosion control. The project also includes the development of gender-responsive infrastructure at the industrial estates, including dedicated space for day care centers at all nine industrial estates, with at least three centers operational, and gender desks at six industrial estates to address the concerns of women workers. The Bodhjunnagar industrial estate will be promoted as a gender-responsive estate to serve as a model for other industrial estates. This also includes earmarking at least 300 square meters of land in all industrial estates reserved exclusively for women-led enterprises. This output also includes at least five new women-led enterprises to receive incentives under the Tripura industrial

¹ United Nations Industrial Development Organization (UNIDO). 2019. *International Guidelines for Industrial Parks*.

² UNIDO. 2019. *International Guidelines for Industrial Parks*.

investment promotion incentive scheme, promoting women ITI at Agartala as a state hub for skill training of women in emerging and non-traditional sectors and "SHE Skills" program and develop and adopt a five-year road map for implementation of the Tripura State Policy for Empowerment of Women, 2022, aimed at increasing employment of women in state's industrial estates at TIDCL.

5. **Output 3: Industrial estates developed and upgraded.** This output is the major component of the project and includes activities to upgrade the nine industrial estates. To ensure adequate energy supply at the industrial estates, power distribution networks will be upgraded at all nine industrial estates, while 1000 streetlights and 37 high mast lights will be installed, and solar power facilities will be established in nine industrial estates. This output includes repairing and restoring CETP at one industrial estate with two clear water retention ponds and building common multi-facility buildings at five industrial estates. At least 12 additional industrial pre-engineered sheds will be built at three industrial estates, and a parking area of 5 acres spread over six industrial estates will be developed. The transport systems of industrial estates will be improved by introducing four compressed natural gas buses, 18 electric vehicles, and nine electric vehicle charging stations. To improve safety and security at the industrial estates, (i) one fire station will be upgraded; (ii) seven weigh bridges will be built; (iii) 11 km of boundary walls will be built at eight industrial estates, and another 5.2 km of the existing wall will be upgraded; (iv) 14 watchtowers will be built; (v) 460 cameras with junction board as security and surveillance systems will be installed; and (vi) one integrated command and control center will be built to monitor four industrial estates in West Tripura. At least six industrial estates will have enabled accessible sanitation with ramps and grab rails in all toilets and separate female toilets with menstrual hygiene facilities. All infrastructure will be inclusively managed, with women trained and provided employment opportunities in facility management services to the extent possible.

B. Project Description and Location

6. Dewanpassa Industrial Estate, established in 1998, is spread over an area of more than 45.29 acres in the Purba Haflong Block of North Tripura District. It is situated 2.2 km from NH 208A and 7.5 km from Dharmanagar Railway Station, thus providing excellent accessibility to other regions. Its strategic location near Silchar Town and excellent connectivity to national highways and railway station make it an ideal hub for industrial development. This estate is partly developed and has observed an incremental infrastructure development. The industrial estate lies between 24°35 '56.57" N longitude and 92°11'11.96" E latitude. The topography of the industrial estate varies significantly, and elevation ranges from 43 to 65 meters. Presently, Dewanpassa Industrial Estate has five industrial units covering an area of 9.40 acres; however, only two units are functioning presently. It is equipped with basic infrastructure like roads, power, water, industrial sheds, etc. The site is devoid of any social infrastructure and common facilities. The present facilities are inadequate to cater to the future demand of industries; therefore, It requires an overall infrastructure improvement/upgradation through the development of new infrastructure or retrofitting of old ones. An overview of the Dewanpassa Industrial estate is tabulated in Error! Reference source not found.. The location of the Dewanpassa Industrial Estate is depicted on Google Earth and is placed in **Appendix 1**, and an aerial view with cadastral map is provided in **Figure 1**.

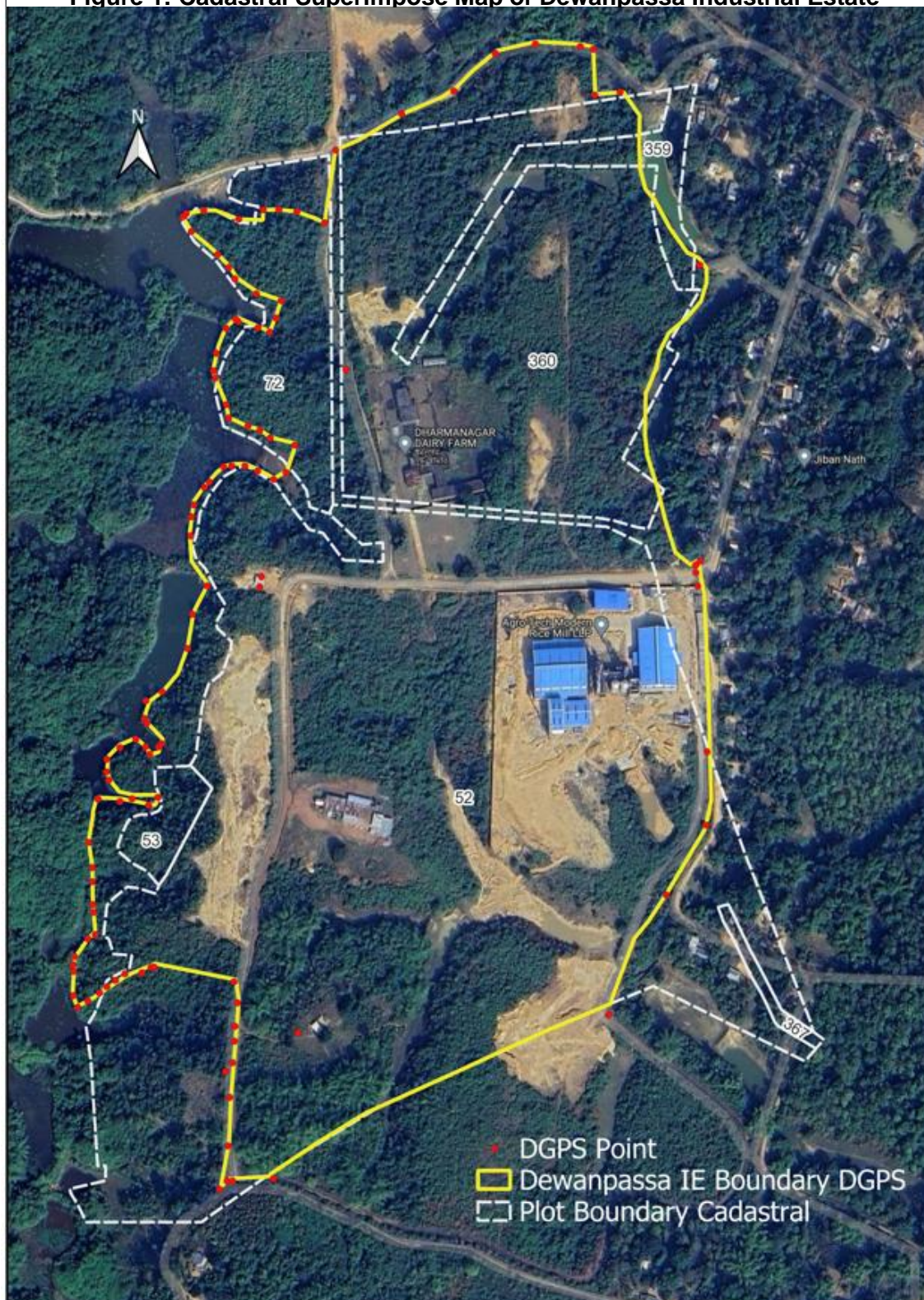
Table 1: Overview of Dewanpassa Industrial Estate

Description	Details
Year of Establishment	2001
Location	Purba Halflong Block, Dharmanagar, North Tripura district
Total Area of Industrial Estate (as per revenue records)	45.29 acres ³
Ownership	Tripura Industrial Development Corporation Limited (TIDCL)
Topography	Undulating Terrain
Connectivity	2.2 km from NH 208A 7.5 km from Dharmanagar Railway Station 127 km from Agartala Integrated Check Post (ICP)
Major Industries	Rice Mill, Plywood

Source: Detailed Project Report (DPR) of Dewanpassa Industrial Estate

³ An area of 45.29 acres is in the name of Department of Industries and Commerce (DOIC) for Dewanpassa Industrial Estate. Further "Khas" land (state government land) of 7.55 acres is in the process of transfer to DOIC. Additionally, TIDCL plans to acquire a land parcel measuring 2.76 acres (allotted land to 1 individual) within the boundary of the industrial estate. Therefore, total land area within the industrial estate sums up to 55.60 acres (45.29+7.55+2.76 = 55.60).

Figure 1: Cadastral Superimpose Map of Dewanpassa Industrial Estate

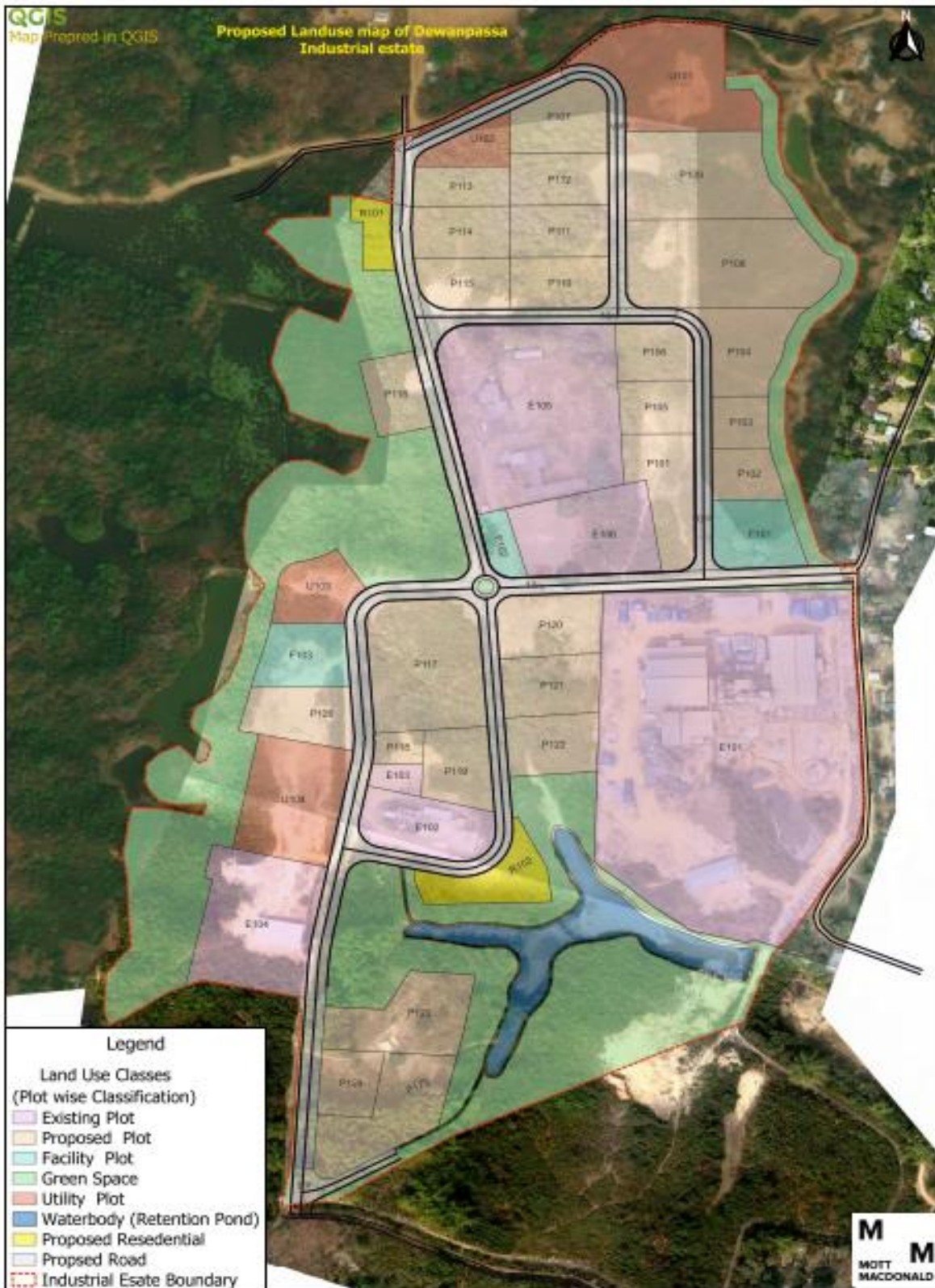


Source: Cadastral map and drone image, DPR of Dewanpassa Industrial Estate, June 2024

7. The following components are proposed at Dewanpassa Industrial Estate: (i) **road network**- construction and rehabilitation of 2.023 km of internal road network; (ii) **water supply**- converting existing deep tube well (DTW) into monitoring/ piezometric well; iron removal plant of capacity 7500 gallons per hour (GPH); clear water rising main of 125mm diameter, ductile iron-DI (K9) for a length of

30m with 9 m staging; distribution pipeline for a length of 2406 m of HDPE pipe diameter varying from 63mm to 110mm. All the water supply components are proposed inside the industrial estate; (iii) **stormwater drainage and rainwater harvesting** - 3.98 km of stormwater drain will be constructed with a minimum clear width of 0.5 m on both and 10 water harvesting structures; (iv) **industrial safety and security** - CCTV camera, laying of optical fiber, fire safety system, and renovation of existing boundary wall 1.544 km and upgradation 991 m with minimum 2.5 m height; (v) **electrical and power supply-** (a) Installation of a 5 MVA PTR with a new 33 kV and 11 kV bay inside Huplong substation (S/s) and laying of new 11 kV UG cable of size 3 Core, 185 sq. mm from new 11 kV Bay of Huplong substation (S/s) to Industrial Estate; (b) new 11 kV feeder with ACSR Covered Weasel conductor, on 11 m MS Tubular pole shall be laid along all the road length of 3.7 km from Haflong substation to Dewanpassa Industrial Estate, (c) a street light network inside the industrial estate, (iv) five high mast lights (two at the entry gate and inside the industrial estate at major road crossings), and (v) two 25 kW solar power plant will be installed; (vi) **Social Infrastructure and Commercial Space** - Common facilities center spread over 18,000 m² plot with 10,000 m² of built-up area, comprising facilities such as offices like administrative office, creche, dispensary, canteen, store room, printer and photocopy centre, training room, multipurpose hall, dining/pantry, control room and surveillance, server/UPS/AHU room, electrical room, public toilets, and automated teller machine (ATM) and residential facilities including staff quarters, working women's hostel, provision for future workers housing. Provision for worker housing over a plot area of 3318 m²; build-up area of 1408 m² has been earmarked for staff quarters and a working women's hostel for 10-12 female employees. Commercial development of total build-up area of 2105 m², 800 m² for minimum nine truck parking, weight bridge with a capacity of 60 tons; 500 m² build-up area for driver restroom, facilities for a public toilet. The proposed land use of Dewanpassa Industrial Estate is provided in **Figure 2**.

Figure 2: Proposed Land Use Map of Dewanpassa Industrial Estate



Source: Final DPR and Master Plan of Dewanpassa Industrial Estate, June 2024

C. Measures to Avoid and Minimize Involuntary Resettlement:

8. To avoid and minimize the involuntary resettlement impacts, the following actions were taken (i) before the preparation of the project design, a detailed survey of the industrial estates was conducted

regarding the land ownership and existing land use with the objective that no proprietary land is utilized for the project and (ii) all the works were planned within the available government land barring 2.76 acres of allotted land. The project will also take the following measures so that the existing industries continue to function without any hindrance within the estate during the construction period: The project will also take the following measures so that the existing industries continue to function without any hindrance within the estate during the construction period: (i) announcement of proposed civil works in advance; (ii) plan construction in way to keep the existing roads motorable for continued and safe access of human and machinery movement; (iii) provision of hard barricading where required; (iv) plan construction/augmentation of all utilities like water supply, power etc so that the existing supply remains unhindered till the new ones are operational; (v) phased construction schedule in consultation with the client and the existing industries, if required; and (vi) signage with project details and contact details for grievance redress. These measures will be implemented with careful monitoring by the concerned project implementation unit (PIU).

D. Objectives of the Resettlement Plan

9. The resettlement plan has been prepared to address the potential involuntary resettlement impacts due to the implementation of proposed project components and is consistent with the entitlement matrix for the project prepared in accordance with the national laws and ADB's Safeguard Policy Statement, (SPS) 2009 and to meet the following objectives:

- (i) to describe the identified scope and extent of land acquisition and involuntary resettlement impacts because of project components and address them through appropriate recommendations and mitigation measures in the resettlement plan;
- (ii) to present the socio-economic profile of the population in the project area, identify social impacts, and the needs and priorities of different sections of the population, including women, poor and vulnerable;
- (iii) to describe the likely economic impacts and identified livelihood risks of the proposed project components;
- (iv) to describe the process undertaken during project design to engage stakeholders and the planned information disclosure measures, and the process for carrying out consultation with affected people and facilitating their participation during project implementation;
- (v) to establish a framework for grievance redress for affected persons that is appropriate to the local context in consultation with stakeholders;
- (vi) to describe the applicable national and local legal framework for the project and define the involuntary resettlement policy principles applicable to the project;
- (vii) to define entitlements of affected persons and assistance and benefits available under the project;
- (viii) to present a budget for resettlement and define institutional arrangements, implementation responsibilities, and implementation schedule for resettlement implementation; and
- (ix) to describe the mechanism that will be used to monitor the resettlement plan implementation.

II. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

A. Scope of Land Acquisition and Involuntary Resettlement

10. Dewanpassa Industrial Estate will be developed on 55.60 acres. Out of which, 45.29 acres are government land (land ownership document provided as **Appendix 2**) and in possession of the Department of Industries and Commerce (DOIC), 7.55 acres of open and unused government land (khas land) is in the process of being transferred to DOIC, and 2.76 acres are private (allottee) land belonging to one household (10 family members). During the joint verification and reconnaissance survey (November 2023), census, and socio-economic survey (September 2023), the impact on 2.76 acres of allotted land was confirmed. The land is divided into two contiguous parcels with Khatian no. (land revenue plot no.) 1811, R/S plot no 52/6288 and 52/6289 measuring 0.20 acres and 2.56 acres

(total of 2.76 acres). Both the land parcels were allotted to Milan Rajbhar (son of late Amrit Lal Rajbhar) in 1992 vide order number 18/SDO/DMN/Allot/97 dated 26-08-1992 under the Tripura Land Revenue and Land Reforms (Allotment of Land) Act, 1960. The land allotment order in favour of one person is attached as **Appendix 3**. Hence, Mr. Milan Rajbhar is an allottee⁴ (son of late Amrit Lal Rajbhar) of the land parcels. The affected person has constructed a structure that he sporadically uses as his original residence/dwelling place is about 300 meters away from the boundary of the Dewanpassa Industrial Estate in the village Pashchim Haflong Bidesh Para. The DOIC will acquire 2.76 acres of land as per the provisions of the RFCTLARR Act 2013. The budget estimates are prepared as per the provisions of the RFCTLARR Act 2013, which includes compensation for the loss of land and structure as per replacement costs without any depreciation. The budget estimates also include compensation for the loss of trees/ saplings planted on the land parcels.

11. Further, 7.55 acres of open, not-in-use government (*Khas*) land has been included in the planning area. Out of 7.55 acres, the Industries and Commerce Department has already initiated the process for the transfer of 1.49 acres of land (0.16 acres from Plot No. 60, 0.08 acres from Plot No. 61, and 1.25 acres from a portion of Plot No. 365) with the Revenue Department (Error! Reference source not found.4). Furthermore, for the remaining 6.06 acres of open not-in-use government land (*Khas*) Land (4.08 acres from plot no. 52/6332; 0.56 acres from plot no. 359/6327, and 1.42 acres from plot no.360/6328) will need to be initiated by DOIC. The land demarcation is yet to be conducted for these three land parcels i.e. plot no. 52/6332, plot no. 359/6327 and plot no.360/6328. The details of the land are provided in **Table 2**, the location of the land to be transferred and acquired is provided in **Figure 3**, and the land revenue details (*khatiyar*), including plot numbers of the remaining 6.06 acres, are appended in Error! Reference source not found.5.

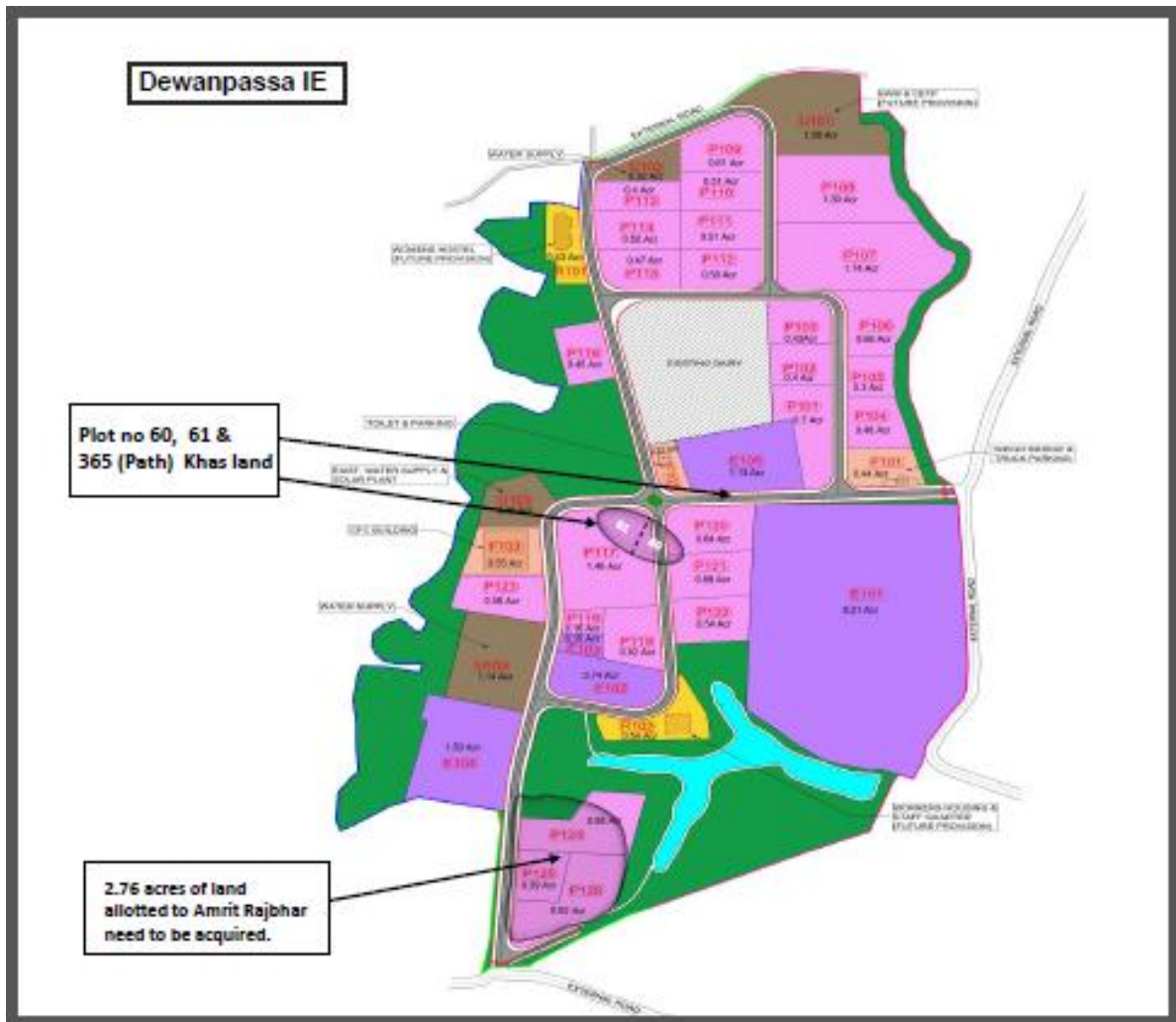
Table 2: Availability of Land as per Revenue Record

S. No.	Description	Area (In acres)	Area in Hectare
1	Site area as per revenue record	45.29	18.33
2	<i>Khas</i> land i.e. state government land (0.16 acres from Plot No. 60, 0.08 acres from Plot No. 61, and 1.25 acres from a portion of Plot No. 365)	1.49	0.60
3	<i>Khas</i> land i.e. state government land (4.08 acres from plot no 52/6332; 0.56 acres from plot no 359/6327 and 1.42 acres from plot no 360/6328)	6.06	2.45
4	Land to be acquired from Allottee Late Amrit Lal Rajbhar's son Milan Rajbhar (52/6288-0.20acre and 52/6289-2.56acre)	2.76	1.12
Total area		55.60	22.50

Source: Project documents and revenue records, June 2024

⁴ Allottee is a person as defined in Tripura Land Revenue and Land Reforms (Allotment of Land) Rules, 1980. (As amended up to 8th Amendment dt. 04.11.2020).

Figure 3: Location of the Land Parcel to be Acquired and the land Land Parcels yet to be Transferred Depicted on Master Plan



Source: Site visits and Master plan, June 2024

12. To ensure power supply to the Dewanpassa Industrial Estate, laying of new 11 kV underground (UG) cable of size 3 Core, 185 sq. mm from the new 11 kV Bay of Huplong substation (S/s) to Dewanpassa Industrial Estate is proposed along the entire 3.7 km road length from Haflong substation to Dewanpassa Industrial Estate. Inside the industrial estate, a low tension (LT) overhead line with ABC 150 sq.mm cable will be laid, composite with the 11 kV feeder along the entire road route length, with LT feeder pillars. The alignment of the power line is provided in **Figure 4**. No land acquisition or permanent or temporary livelihood impacts or impacts on any common property resources are anticipated. A transect walk along the entire proposed corridor of underground cable laying was conducted, and based on such transect walk, it is confirmed that there will be no involuntary resettlement impacts. The electric poles will be laid on the road ROW belonging to the Public Works Department (PWD) and National Highways and Infrastructure Development Corporation Limited (NHIDCL). The findings of the transect walk exercise are provided as **Appendix 6**. Before laying poles/erection of MS poles, a no objection certificate (NOC) from the NHIDCL and PWD departments will be procured by TIDCL. The summary involuntary resettlement impacts of the subproject are presented in **Table 3**, and the photographs of Milan Rajbhar’s structure is presented in **Figure 5**.

Figure 4: Location marking of Huplong Substation and Dewanpassa Industrial Estate on Map

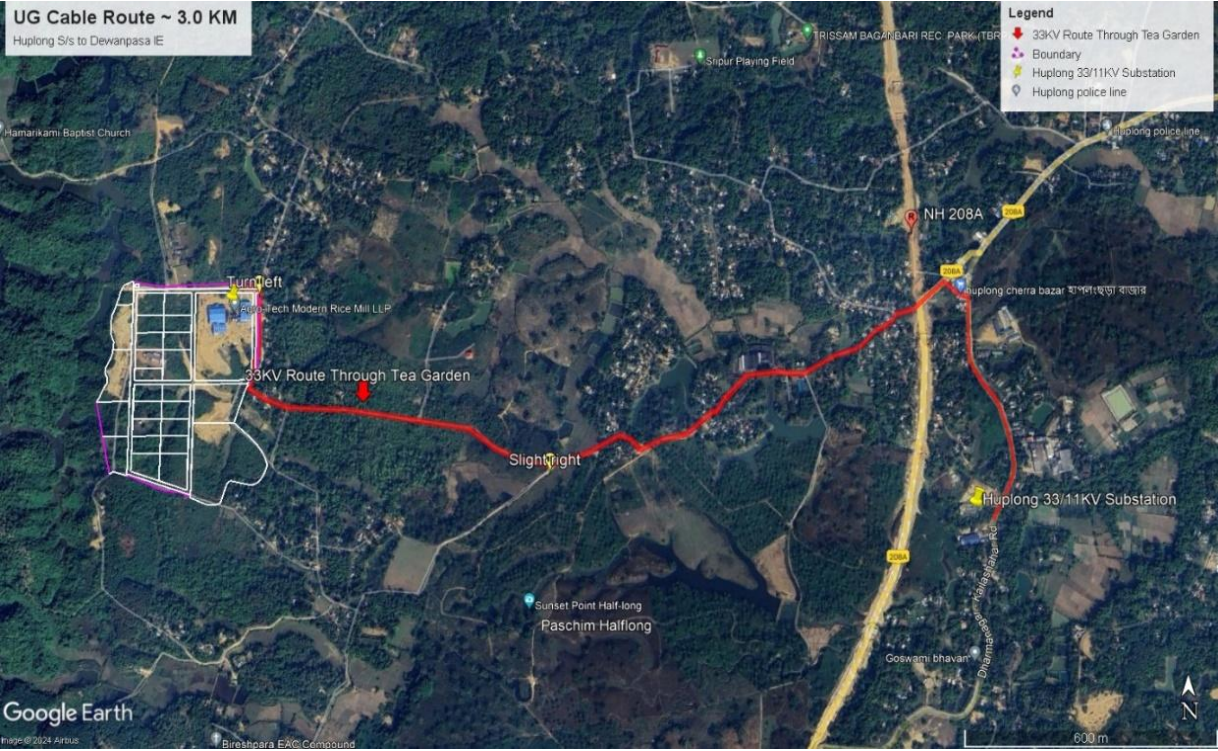


Figure 5: Photographs of the Structure and the Land Parcel of Milan Rajbhor



Source: Multiple Field visits since September 2023-June 2024

Table 3: Project Components and Land Acquisition and Involuntary Resettlement Impacts

S. No.	Main Components and Subcomponents	Major Activities	Permanent Impact on Land Acquisition and Resettlement	Temporary Impact
1. Transportation				
1.1	<p>Internal Roads</p> <ul style="list-style-type: none"> - The total road length proposed as per master plan is 2.023 km. - new roads have been proposed with carriageway width of 3 m, 3.5m; 5 m and 5.5 m . 	<ul style="list-style-type: none"> • Setting up base camps • Crushing, mixing and use of DG sets • Displacement of electric poles and ducts • Installation of safety signages during construction • Excavation of land and cutting and filling land for new roads 	No	No
2. Physical Infrastructure				
2.1	<p>Water Supply</p> <ul style="list-style-type: none"> - Source of water ground water through 3 numbers of DTWs - Iron Removal Plant of capacity 7500 GPH is proposed for treatment. It is proposed to construct a circular pure water sump of capacity of 125 cum with 10 mx10 m x 2 m clear depth having a detention time of 6 hours. All pumping stations are provided with 100% standby pumps. 	<ul style="list-style-type: none"> • Construction of civil units for tanks, IRP, pumphouse, pumping station and pipelines. • Excavation of land, cutting and filling • Laying of pipelines • Installation of IRP, pumps, electrical cables, and wiring • Commission of the water supply and network 	No	No
2.2	Industrial Effluent and waste water management	Not proposed	N/A	N/A
2.3	<p>Storm water drainage</p> <ul style="list-style-type: none"> - Construction of road sides drains are provided both side of road. - Total number of SWD proposed about 3.796 km length and the minimum width of the drain is provided as 0.5m. Total 9 no. of culverts has been proposed and 10 no. of Rainwater harvesting structures are provided in public places. 	<ul style="list-style-type: none"> • Construction of new drains and culverts • Excavation of land, cutting and filling 	No	No
2.4	Solid waste and Hazardous waste management	Not proposed	N/A	N/A
2.5	<p>Power Supply Systems</p> <ul style="list-style-type: none"> - Construction of new 33 kV bay at 33 /11 kV Huplong S/s with complete equipment and accessories as 33 kV VCB Breaker, CT, PT, LA et - Reconstruction of Bamboo Park 33/11kV S/s with 2x 3.15 MVA Power Transformer. - A new 5 MVA, 33 /11 Power Transformer shall be installed at 33 /11 kV Huplong S/s. This PTR 	<ul style="list-style-type: none"> • Upgradation of existing substation • Decommissioning of damaged cables, S/s and electric poles • Laying of power lines • Erection of electric poles and transmission line and tower • Power electrification and evacuation • Material 	No	No

	shall operate in parallel with the existing 5 MVA PTR. Construction of new 11 kV bay at 33 /11 kV Huplong S/s with complete equipment and accessories as 11 kV VCB Breaker, CT, PT, LA etc. This new 11 kV bay shall be connected with existing 11 kV Bus bar. The social impact assessment based on transect walk along the proposed alignment is appended in Appendix 6.	<ul style="list-style-type: none"> • Material loading and unloading. • Movement of heavy vehicles and logistics for transfer of materials 		
3.0 Common Facilities and Social Infrastructure				
3.1	Social Infrastructure and Common facilitation Centre (CFC) - Spread over approx. 18,000 sqm plot area and 10,000 sqm of built-up area- comprising: common facilitation center (administrative office, guest rooms, creche facility, dispensary, canteen), misc. utility centers, residential facilities for staff, workers and hostel for working women, commercial facilities, other common facilities (industrial shed, warehouse, truck parking, weigh bridge, recreational area, public toilet),		Yes Acquisition of 2.76 acres of land with structure belonging to 1 person (1 household with 10 family members)	No
4.0 Safety and Security facilities				
4.1	- CCTV Surveillance proposed - proposed surveillance system components include surveillance IP cameras. - proposed monitoring room of approx. 25-30 sq. - IT systems to be equipped with NVR, storage, switches, LIU, racks, ACs etc and UPS.	<ul style="list-style-type: none"> • Laying of HDPE pipe /conduit • Grouting / foundation for pole / Junction box foundation • Laying of power and Network cables • Installations of poles and junction boxes • Construction of command control room with furniture and accessories • Installation of camera switches servers, computers etc. • Commissioning of all systems. 	No	No

Source: Final DPR and Master Plan of Dewanpassa Industrial Estate, June 2024; site visits and socio-economic survey September 2023

B. Indigenous Peoples

13. Based on the detailed design, field visits, surveys, and consultations conducted, it is confirmed that no impact on the dignity, human rights, livelihood systems, culture, communal assets, and territorial, natural, and cultural resources of indigenous peoples is anticipated. As per the notification of the Government of India, this area is not located in a scheduled area as per the list of Tripura Autonomous District Council. No indigenous peoples impact involving direct or indirect impacts to the dignity, human rights, livelihood systems or territories or natural or cultural resources that are used, owned, occupied, or claimed by indigenous peoples as their ancestral domain or asset is anticipated.

III. SOCIO-ECONOMIC INFORMATION AND PROFILE

14. The following sections present the socio-economic profile of the household likely to be affected by the proposed works. Based on the inventory loss survey, one person will be potentially affected under the subproject. A wide range of data, including social category, type of losses, type of occupation, and sources of income, have been collected. The average daily income of an affected person is ₹10,000 to Rs.12,000 per month. The affected person works as a daily wage labourer and also makes additional income through part-time driving. The affected person belongs to a vulnerable category (scheduled caste).⁵ Details of the affected households are tabulated in **Table 4**, and a summary of involuntary resettlement impacts is in **Source: Socio-economic survey September and November 2023**

15. **5.** The socio-economic profile of the affected person is provided in Error! Reference source not found.**7.**

16. The affected person earns ₹ 350 by working as a daily wage labourer and also makes additional income through part-time driving. There are 10 family members, and he lives in a joint family with 10 people: seven females and three men. Out of the 10 family members, two are children. All the members are literate, and the maximum education is up to the secondary level (class 10 pass). Four of the 10 members are employed in various jobs (total family income was not shared during the survey).

Table 4: Socio-Economic profile of the Household as per Socio-Economic Survey

Name of the Affected Person	Milan Rajbhor
Village Name	Pashchim Haflong Bidesh Para, Dewanpassa
Fathers Name	Late Amrit Lal Rajbhor
Gender	Male
Age	49
Caste	SC
Types of Impact	Permanent loss of allotted land and structure
Daily Income (of the affected person)	₹350
Types of Family	Joint
Number of families members	10
Male members	3
Female members	7
Vulnerable	Schedule caste
Nature of Business/occupation of the affected person	Daily wages labour
Literacy Level (%)	100%
Education Level	Primary School – 4 persons, Secondary- 4, school going – 2 children
Distribution by religion (%)	Hindu (100%)

Source: Socio-economic survey September and November 2023

Table 5: Summary Impacts- Dewanpassa Industrial Estate

Impact	Number of affected persons ⁶ / Quantity
Loss of land	
Permanent land acquisition	2.76 acres (1 household with 10 family members 7 females and 3 males)
Temporary land acquisition	Nil

⁵ Vulnerable households comprise below poverty line (BPL) households, female-headed households (FHH), schedule caste (SC) households, scheduled tribe (ST) households, disabled person-headed household, elderly headed household, landless, and transgender community/people.

⁶ Affected persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.

Loss of structures	
Residential	1
Commercial	0
Loss of livelihood	
Permanent	0
Temporary Impact	0
Loss of trees and saplings	26 ⁷
Loss of crops (in case timely notice not provided)	0
Average daily income	₹ 350/ Day
Impact on CPR	0
Other Socio-economic Details	
Affected Indigenous People	Based on socio-economic survey data, the affected person is not from the scheduled tribe community. The project will not cause any impact on the dignity, human rights, livelihood systems, culture, communal assets, and territorial, natural, and cultural resources of indigenous peoples is anticipated under the Dewanpassa Industrial Estate development project.

Source: Socio-economic Survey, September and November 2023

IV. CONSULTATION, PARTICIPATION AND INFORMATION DISCLOSURE

A. Public Consultation

17. Public participation and community consultation are integral to the project's social and environmental assessment process. The site visits and discussions/meetings were conducted to assess the resettlement impacts due to the project. The project team conducted public consultations to disseminate information about the proposed interventions, as it will help people comprehend the project's possible impacts. Consultations were undertaken with key stakeholders, local community members, and affected people and their families at the project site to identify their concerns, apprehensions, and priorities related to the project. The project area is away from the villages and is confined; it is not used for thoroughfare, and public access is limited. TIDCL, with the support of project management and supervision consultants (PMSC), will organize a public awareness campaign to generate awareness about the project, employment opportunities, training opportunities, grievance redress procedures, etc., outside the industrial estate boundary and within the community living near to the industrial estate.

18. Two consultations were held with various stakeholders. In these consultations, 19 people participated, including eight males (42.11%) and 11 females (57.89%). It was explained to the participants that the purpose of the infrastructure development is to increase the manufacturing activities in the State, which will likely boost the local economy. The participants expressed happiness over the selection of Dewanpassa Industrial Estate for development. They believed that the proposed project would help in enhancing their livelihood. The affected person requested that if alternate land is provided, it should be in the vicinity and far away. The details of consultations held are given in Error! Reference source not found.6, and a summary in **Table 7**. The photographs and attendance sheets of the public consultation /meetings are appended in Error! Reference source not found.8.

Table 6: Details of Public Consultations

S. No.	Date and Venue of Consultation	Public Consultation	Number of Participants		
			Male	Female	Total
1	01 November 2023, Dewanpassa	Public Consultation	5	11	16
2	10 February 2024	Public consultation	3	0	3

⁷ All the trees and saplings could not be identified. Lump-sum amount considered in budget estimates.

	Radio para				
	Total		8 (42.11%)	11 (57.89%)	19

Source: Public Consultation, November 2023 and February 2024

Table 7: Summary of Public Consultation During Socio-Economic Survey and Field Visits

S. No.	Type	Issues Discussed	Outcome
1	Local people	<ul style="list-style-type: none"> Dissemination of project related information; Briefed about the project, ADB safeguards framework and likely proposed project interventions; Present livelihood status; Public expectations from the project; Issues and feedback of the participants. 	<p>During the discussion, the participants expressed their interest about the project. They expressed their eagerness to actively participate during the construction period and thereafter as well.</p> <p>They believed that the project in Dewanpassa will be good for the local economy.</p> <p>The affected person and the family members expressed that they want land elsewhere but in the vicinity of the current land holding. It was appraised that in case such land is not available, the land will be acquired as per the RFCTLARRA. It was explained that the person will get the replacement value of land. He was appraised that all assests including trees and structure will be compensated as per replacement value principals and there will be no depreciation. Further he can have the salvage without any amount getting deducted from his compensation at no extra cost to executing agency .</p> <p>Generally, the public opined and understood that this project would be beneficial for them. They assured that they would cooperate fully with the authorities whenever the project is implemented.</p>

Source: Public Consultation, November 2023 and February 2024

B. Information Disclosure

19. This resettlement plan will be duly uploaded to ADB and project websites and made available at key local/state government offices. Before implementing the project, the resettlement plan may updated if there will be any change in the final design. During the project implementation, construction schedules will be informed to all residents (including affected persons) through signboards before the commencement of civil works. The signboards will be in the local language and will include, at a minimum: (i) the section to be affected, (ii) start and end dates, (iii) information on traffic rerouting, if any, and (iv) contact information for questions/grievances.

20. A resettlement information leaflet in the form of a public information brochure (PIB), both in English and Bangla, containing information on compensation, entitlement, and resettlement management adopted for the project, will be developed and distributed among the key stakeholders. The PIB will include the following information: (i) a brief background of the project (ii) resettlement impacts; (iii) the entitlements due to the affected persons; (v) timing of payments; (vi) the schedule of displacement; (vii) grievance redress mechanism; and (viii) contact persons at concerned PIU and PMU of TIDCL. Information dissemination and consultation will continue throughout the project cycle. TIDCL with the support of PMSC will organise public awareness campaign to generate awareness about the

project, employment opportunities, training opportunities, grievance redress procedures etc. outside the industrial estate boundary and within the community living around the industrial estate.

21. Further, the successful implementation of the resettlement plan is directly related to the degree of continuing involvement of those affected by the project. Consultations with affected persons have been proposed during the implementation of the resettlement plan, and the PIU will be responsible for conducting these consultations. The proposed consultation plan will include the following:

- (i) In case of any change in the shifting of the vending carts, the affected will be consulted regarding the factors that necessitated the change, efforts taken to minimize resettlement impacts, and mitigation measures available in accordance with the principles of the resettlement plan.
- (ii) The PMU will carry out information dissemination sessions in the project area and, solicit the help of the local body (either ULB or Panchayat Body) and encourage the participation of the affected persons in the implementation plan.
- (iii) During the implementation of the resettlement plan, the project implementation unit (PIU) will organize public meetings and appraise the communities about the progress in the implementation of project works.
- (iv) Consultation with vulnerable individuals will be conducted to ensure their full understanding of the process. Their needs will be carefully considered and prioritized throughout the implementation phase.

V. GRIEVANCE REDRESS MECHANISM

22. **Grievance Redress Mechanism.** Tripura Industrial Infrastructure Development Project (TIIDP) will have a common grievance redress mechanism (GRM) to receive, evaluate, and facilitate the resolution of social, environmental, or any other relevant project-related grievances. The GRM will aim to provide a time-bound and transparent mechanism to voice and resolve social and environmental concerns linked to the Project. The GRM has been developed in consultation with stakeholders. The public awareness campaign will generate awareness of the Project and its grievance redress procedures. The campaign will ensure that the poor, vulnerable, and others know about the GRM.

23. The GRM will provide an accessible, inclusive, gender-sensitive, and culturally appropriate platform for receiving and facilitating the resolution of affected persons grievances related to the Project. The multi-channel and multi-tier GRM for the Project is outlined below, with each tier having time-bound schedules and responsible persons identified to facilitate and address grievances at each stage.

24. Affected persons will have the flexibility of conveying grievances and/or suggestions by dropping grievance redress/suggestion forms in complaint/suggestion boxes that will be installed by project implementation units (PIU) or by e-mail, by post, or by writing in complaints register or by sending a WhatsApp message on the dedicated number, e-mail to the PIU or telephonically contacting the project management unit (PMU)/PIU.

25. Besides the project's grievance redress mechanism, the Government of Tripura (GOT) has a centralized public grievance redress monitoring system (CPGRMS) where the public can file grievances through a dedicated web portal (grievance.tripura.gov.in). The General Administrative (Administrative Reforms) department is the nodal agency, and an officer of the rank of Joint Secretary is responsible for its functioning. Each department of the state has nominated officers to receive the grievances. The Department of Industries and Commerce (DOIC) has nominated officers of the rank of Deputy Director as nodal officers, whose names and contact details are provided on its website. The affected persons can also lodge their complaints through this online portal. Moreover, a Grievance Box is in place at DOIC and TIDCL to convey grievances and/or suggestions.

26. **Information to the stakeholders about the GRM:** The stakeholders, including affected persons, beneficiaries and citizens, and workers engaged during construction activities under the loan,

will be informed about the GRM under the project and of the state through public consultations, disclosures, and distribution of public information booklets (PIB). In the case of illiterate persons, the information will be provided verbally during meetings with them.

27. **Who can complain:** A complaint can be registered by stakeholders directly or indirectly affected by the project. A representative can register a complaint on behalf of the affected person or group, provided that the affected person or group identifies the representative and submits evidence of the authority to act on their behalf.

28. **What the Grievance/Complaint should contain:** Any comments, complaints, queries, and suggestions pertaining to safeguard compliance - environment, involuntary resettlement, indigenous people, design/construction-related issues, compensation, service delivery, or any other issues or concerns related to the Project. The complaint must contain the complainant's name, date, address/contact details, location of the problem area, and the problem. A sample grievance registration form is provided in Error! Reference source not found.9.

29. **Where and how to file a Complaint:** The complaint can be filed online and offline. The people can submit their complaints at the contractor's site office or at the PIU/PMU office. In addition, they can also have grievances/suggestions/queries submitted through phone or e-mails or, the state grievance portal, or social media (on a dedicated WhatsApp number). The information about the GRM will also be displayed on the TIDCL website. Contact numbers and names of the concerned staff and contractors will be posted and displayed at all construction sites.

30. **Grievance redress /Problem solving through participatory Process:** The PMU and PIUs will make efforts to resolve the problems and conflicts amicably through a participatory process with the community. In case of immediate and urgent grievances in the complainant's perception, the contractor and supervision personnel from the PIU will provide the most easily accessible or first level of contact to resolve grievances quickly.

31. **Grievance Redress Committee:** The GOT will establish the Grievance Redress Committees (GRC) at the site, PIUs, and PMU levels to provide a mechanism to resolve conflict and disputes concerning compensation payments, environmental safeguards-related issues and cut down on lengthy litigation. The General Manager of the District Industries Centre under DOIC will head the GRC at the PIU level⁸. Similarly, the Director of DOIC will head the GRC at the PMU level. The following will be the composition of the GRCs. The composition of the GRCs at all three levels is provided in Error! Reference source not found.8.

Table 8: Composition of Grievance Redress Committees

Site Level GRC (Level 1)	District level GRC (Level 2)	PMU level GRC (Level 3)
1. Assistant Engineer of concerned Industrial Estate (IE)-TIDCL	1. General Manager (GM), District Industries Centre (DIC)	1. Director, DOIC, GoT
2. Junior Engineer, TIDCL	2. Social Safeguards Expert, TIDCL/ I&C	2. Joint Secretary, Revenue Department, GoT
3. Field Engineer of PMSC	3. Environmental Safeguard Expert, TIDCL/ PMSC	3. Addl. Director (Projects), I&C, GoT
4. Social safeguards support staff, PMSC	4. Executive Engineer-TIDCL	4. OSD/ GM, TIDCL
5. Environmental Safeguard Expert, PMSC/PIU level	5. Assistant Engineer-TIDCL.	5. Superintending Engineer, TIDCL
6. Two entrepreneur members from the concerned Industrial Estate, with at least one of them a woman (if any) or and a representative from the affected community (as and when required)	6. Team Leader, PMSC	6. Executive Engineer TIDCL
	7. Social and/or Environment Safeguards Specialist, PMSC	7. Social Safeguards Expert, TIDCL/ I&C
	8. Two entrepreneur members from industrial Estate, with at least one of them a woman (if any) or/ and a representative from the	8. Environmental (Safeguard cum Climate Change) Specialist, TIDCL/ PMSC

⁸ DOIC, Government of Tripura (GOT) is the executing agency under the loan.

7. Executive Engineer of the concerned PIU ⁹ .	affected community (as and when required)	9. Nominated representatives from the line departments (ULB, PWD, or any other department, as required) 10. Two entrepreneur members from industrial Estate, with at least one of them a woman (if any)
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Source: Project documents

32. **Site level GRC (First Level):** In case of grievances that are immediate and urgent in the perception of the complainant, the Assistant Engineer of the PIU, in coordination with the Junior Engineer of PIU and field engineer of PMSC and the Contractor's on-site personnel (concerned engineer and EHS cum social supervisor) will provide the most easily accessible or first level of contact for quick resolution of grievances. If the grievance is not under the contractor's scope, but under the project, the Executive Engineer of the concerned PIU will resolve this issue. All the grievances should be resolved within seven days of receipt of the complaint/grievance. Contact phone numbers and names of the concerned officers/ representatives will be posted at all construction sites at visible locations. The designated persons will be responsible for seeing through the process of redressal of each grievance. The contractor's site engineer and EHS cum social supervisor will jointly support in meetings, consultations, and site-level grievance resolution. The effort will be made to resolve issues on-site, in consultation with each other, and within 7 days of receipt of a complaint/grievance.

33. **District level GRC (Second Level):** All grievances that cannot be redressed within 7 days at the first field level will be brought to the notice of the GRC headed by the General Manager (GM)- District Industries Centre (DIC). The Grievance Officer, i.e. GM DIC, may consult/seek the assistance of the District Level GRC consisting of the Environmental Safeguard Expert ,TIDCL/ PMSC, Social Safeguards Expert), PMU TIDCL, Executive Engineer-TIDCL, Asst. Engineer-TIDCL, Team Leader-PMSC. Social and/or Environment Safeguards Consultant, PMSC, two entrepreneur members from industrial Estate, with at least one of them a woman (if any) or/and a representative from the affected community (as and when required). The GRC will review the grievance and act appropriately to resolve it within 10 days of receipt at this level. The committee may co-opt any other member to resolve grievances.

34. **PMU Level GRC (Third Level):** In case the grievances are not addressed at the district level within 10 days of receipt, the same shall be brought to the notice of the PMU-level GRC. The PMU-level GRC will comprise the Director, DOIC, GoT, who will be the chairperson, and the Joint Secretary of the Revenue Department, Addl. Director (Projects)- DOIC, OSD/GM- TIDCL, Superintending Engineer-TIDCL, Executive Engineer TIDCL, Environmental (Safeguard cum Climate Change) Expert, TIDCL/ PMSC, social safeguards expert, PMU, TIDCL. A representative from the line department (ULB, PWD) and two members from the industrial estate, with at least one of them a woman. GRC will resolve grievances within 15 days. The committee may co-opt any other member to resolve grievances.

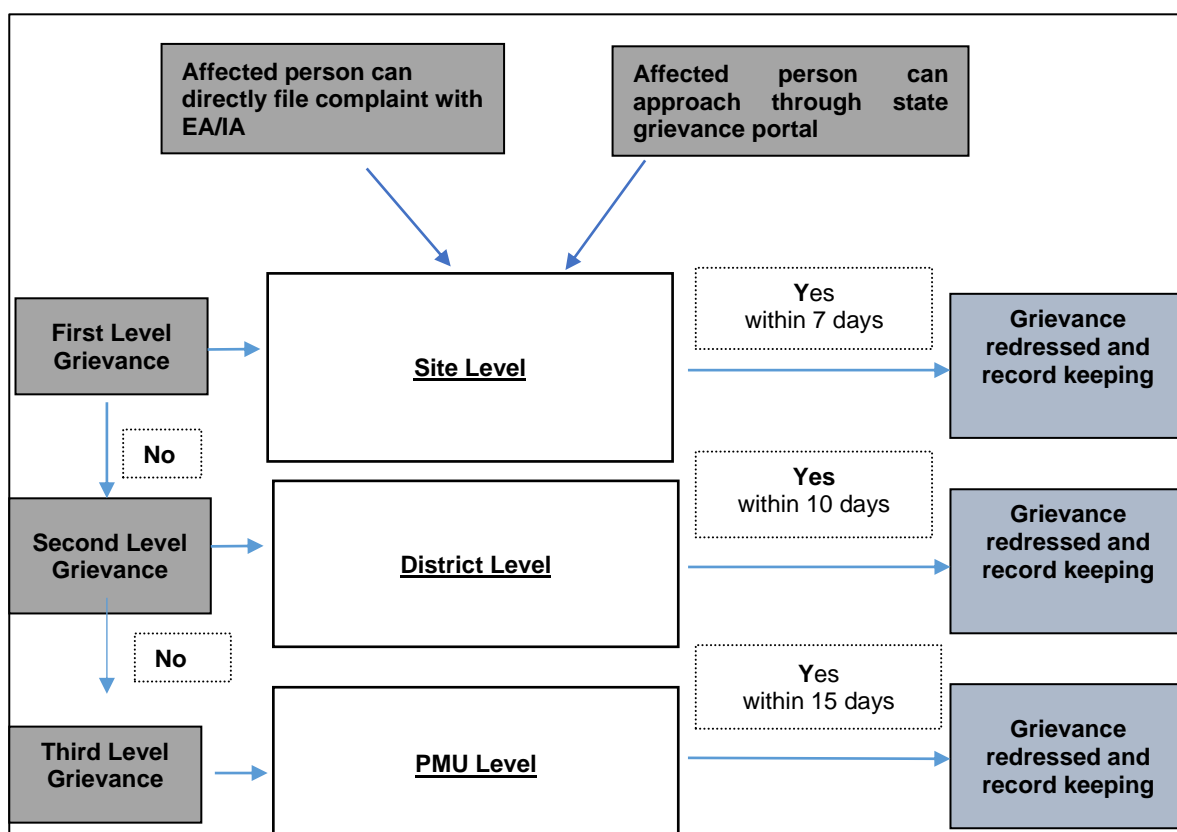
35. The project GRM, notwithstanding, an aggrieved person shall have access to the country's legal system at any stage, and accessing the country's legal system can run parallel to accessing the GRM and is not dependent on the negative/positive outcome of the GRM. In case of grievance related to land acquisition, the affected persons will have to approach a legal body/court specially proposed under the RFCTLARRA, 2013.¹⁰ GRM will continue to be in place throughout the duration of the project. The grievance redress process is shown in

36. **6.**

⁹ The Executive Engineer will be involved in case of grievances are not related to the contractor's scope/ work activities, but under the project within the industrial estate.

¹⁰ The authority admits grievance only with reference to the land acquisition, resettlement and rehabilitation issues under the RFCTLARRA, 2013.

Figure 6: Grievance Redress Mechanism



Source: Project documents

37. **ADB Accountability Mechanism:** The Accountability Mechanism provides an independent forum and process whereby people adversely affected by ADB-assisted projects can voice, and seek a resolution of their problems, as well as report alleged violations of ADB’s operational policies and procedures. In the event that the established GRM is not in a position to resolve the issue, the affected person also can use the ADB Accountability Mechanism through directly contacting (in writing) the Complaint Receiving Officer (CRO) at ADB headquarters. Before submitting a complaint to the Accountability Mechanism, affected people should make an effort in good faith to solve their problems by working with the concerned ADB operations department (ADB India Resident Mission - INRM in this case). The complaint can be submitted in any of the official languages of ADB’s developing member countries. The ADB Accountability Mechanism information¹¹ will be included in the project-relevant information to be distributed to the affected communities as part of the project GRM.

38. **Documentation:** PMU, with the support of PIUs, will be responsible for the timely registration of grievances, related disclosure, and communication with the aggrieved party. PMU will also ensure that all the details from submission to resolution are well recorded and documented. The environmental and social safeguard specialists of PMU will be responsible for maintaining the records and coordinating with the affected persons regarding complaints related to their respective domain areas. The chair of each GRC will be responsible for informing the complainant in writing about the resolution of their complaint or the decision of the GRC.

39. **Record- keeping:** PIUs, will keep records of grievances received, including contact details of the complainant, the date the complaint was received, the nature of the grievance, agreed corrective actions, the date these were affected, and the final outcome. The number of grievances recorded and resolved and the outcomes will be displayed/disclosed in the PMU and PIU offices, and reported in monitoring reports submitted to ADB on a semi-annual basis.

¹¹ <http://www.adb.org/Accountability-Mechanism/default.asp>

40. **Periodic review and documentation of lessons learned:** An environmental, social and gender (ESG) cell headed by the rank of executive engineer level officer will be established within the PMU. The Head ESG cell, PMU, will periodically review the functioning of the GRM in each site and record information on the effectiveness of the mechanism, especially on the project's ability to prevent and address grievances.

41. **Cost:** All costs related to the resolution of grievances (meetings, consultations, communication, and reporting/ information dissemination, as well as costs incurred by affected persons to attend GRC meetings, if any) will be borne by PMU.

VI. POLICY AND LEGAL FRAMEWORK

A. Policy and Legal Framework

42. The legal framework and principles adopted for addressing resettlement issues in this project have been guided by the existing legislation and policies of the Government of India, the Government of Tripura, ADB's SPS 2009. A brief review of applicable acts and policies is presented in the following paragraphs.

43. The resettlement principles adopted in this resettlement plan reflect the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act 2013 as was effective from 1 January 2014, the entitlement benefits as listed in the RFCTLARR Act, 2013 and SPS 2009. Based on these, the core involuntary resettlement principles applicable are: (i) land acquisition, and other involuntary resettlement impacts will be avoided or minimized exploring all viable alternative project designs; (ii) where unavoidable, timebound resettlement plans will be prepared and affected persons will be assisted in improving or at least regaining their pre-project standard of living; (iii) consultation with displaced persons on compensation, disclosure of resettlement information to displaced persons, and participation of displaced persons in planning and implementing projects will be ensured; (iv) vulnerable groups will be provided special assistance;(v) payment of compensation to displaced persons including non-titled persons (e.g., informal dwellers/squatters, rubber tappers on government land, residential structures on government land etc) for acquired assets at replacement rates; (vi) payment of compensation and resettlement assistance prior to the contractor taking physical acquisition of the land and prior to the commencement of any construction activities; (vii) provision of income restoration and rehabilitation; and (viii) establishment of appropriate grievance redress mechanisms.

44. The key involuntary resettlement principles of the ADB Safeguards Policy Statement (2009) which will be applicable for this project are:

- (i) Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- (ii) Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and

- sensitive, compensation and resettlement decisions should be preceded by a social preparation phase
- (iii) Improve, or at least restore, the livelihoods of all displaced persons through (I) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
 - (iv) Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
 - (v) Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
 - (vi) Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
 - (vii) Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
 - (viii) Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
 - (ix) Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
 - (x) Conceive and execute involuntary resettlement as part of a development project program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
 - (xi) Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
 - (xii) Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

B. Comparison of National Laws and ADB's Safeguards Policy Statement 2009

45. A detailed policy comparison between ADB's SPS 2009, RFCTLARR 2013, and Tripura RFCTLARR Rules 2015 identified gaps and gap-filling measures are given in **Table 9**.

Table 9 : Comparison Between RFCTLARR Act 2013, ADB SPS 2009, and Tripura State RFCT-LARR Rules

S. No	Involuntary Resettlement Policy Principle	ADB Safeguard Policy Statement 2009	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013	Tripura RFCTLARR Rules 2015	Measures to bridge gaps
1.	Screen project	Screen the project to identify past, present and future involuntary resettlement impacts and risks. Conduct survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement.	Section 4 (l) it is obligatory for the appropriate Government that intend to acquire land for a public purpose to carry out a Social Impact Assessment study in consultation with the concerned Panchayat, Municipality or Municipal Corporation, as the case maybe, at village level or ward level in the affected area. The Social Impact Assessment study report shall Be made available to the public in the manner prescribed under section 6.	Lays down rules for the conduct of SIA, roles and responsibilities assigned, the requirement of consultation with potentially affected persons and local bodies, public hearing and disclosure of SIA report and Social Impact Management Plan	The Project will undertake screening of all projects using the ADB SPS Involuntary Resettlement Checklist and will cover both titled and non-titled households envisaged being impacted.
2.	Consult stakeholders and establish a grievance redress mechanism (GRM)	Carryout consultations with displaced persons, host communities and concerned NGOs. Inform all displaced persons of their entitlements and resettlement options.	Whenever a Social Impact Assessment is required to be prepared under section 4, the appropriate Government shall ensure that a public hearing is held in the affected area, after giving adequate publicity about the date, time, and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the social impact assessment report. The Land Acquisition Rehabilitation and Resettlement Authority shall be established in each state by the concerned state government to hear disputes arising out of projects where land acquisition	Elaborates (under section 12 of rules) on the conduct of public hearing for feedback about the proposed project, its impact, and concerns if any, documentation and recording of proceedings. The venue and time of the public hearing to be informed to people in advance and conducted in the local language.	The consultations with the stakeholders will be conducted throughout the project cycle, and a grievance redress mechanism will be established.

			has been initiated by the state government or its agencies.		
3.	Improve or at least restore, the livelihoods of all displaced, and payment at replacement cost.	Improve or restore the livelihoods of all Displaced persons through: (i) land-based resettlement strategies;(ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.	The Deputy Commissioner having determined the market value of the land to be acquired shall calculate the total amount of compensation to be paid to the landowner (whose land has been acquired) by including all assets attached to the land.	No specific rules mentioned.	Assets are to be compensated at replacement cost without depreciation. The compensation will be to title as well as non-titled households for temporary or permanent impacts.
4.	Assistance for displaced persons	Provide physically and economically displaced persons with needed assistance	Schedule I, provides market value of the land and value of the assets attached to land. Schedule II provides resettlement and rehabilitation package for landowners and for livelihood losers including landless and special provisions for Scheduled Tribes.	No specific rules mentioned.	An entitlement matrix is prepared, which outlines compensation and assistance for affected persons, including non-titled households.
5.	Improve standard of living of displaced vulnerable groups	Improve the standards of living of the displaced poor and other vulnerable groups, especially those below the poverty line, the landless, the elderly, women, children, indigenous peoples, and those without title to land, to at least national minimum standards.	Special provisions are provided for vulnerable groups.	State laws protect scheduled tribes and scheduled castes from land alienation.	The entitlement matrix outlines assistance for vulnerable groups, as defined by ADB SPS.
6.	Negotiated settlement	Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through	Section 46 of RFCTLARR Act, 2013 permits the direct purchase	No specific rules mentioned.	To ensure a fair and transparent process, an independent external party to document the negotiation and

		negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihoods status	of land and undertaking direct negotiation with the landowner.		settlement process will be hired to certify whether the process of a negotiated settlement was undertaken without coercion in a transparent, consistent, and equitable manner. The independent external party is not associated with the project – past and present, in any capacity.
7.	Compensation for non-titleholders	Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets. In the rural area, provide them with access to resources. In the urban area, provide them with access to housing.	Schedule II provides benefits to families whose livelihood is primarily dependent on land acquired	As per RFCTLARR Rules 2015, under Section 10 and 11, provision has been made for a survey and census of the affected families for preparation of a development plan for their rehabilitation and resettlement.	An entitlement matrix has been prepared and provides compensation and assistance to non-titled households.
8.	Prepare Resettlement Plan	Prepare a resettlement plan/indigenous peoples plan on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.	Preparation of Rehabilitation and Resettlement Scheme, including timeline for implementation. Section: 16. (1) and (2). Separate development plans to be prepared. Section 41.	Provided under Section 9,10 and 11 of the Rules	A resettlement plan will be prepared for the project with involuntary resettlement impacts.
9.	Disclose Resettlement Plan	Disclose a draft Resettlement plan, including documentation of the consultation processing a timely manner, before project appraisal, in an accessible place and a form and	Under clause 18, the Commissioner shall cause the approved Rehabilitation and Resettlement Scheme to be made available in the local language to the Panchayat, Municipality or	Provided under section 12	The resettlement plan will be disclosed on the project website and translated into the local language.

		language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders	Municipal Corporation. As the case maybe, and the offices of the district collector the Sub- Divisional Magistrate and the Taluka, and shall be published in the affected areas, in such manner as may be prescribed and uploaded on the website of the appropriate government.		
10.	Cost of resettlement	Include the full costs of measures proposed in the resettlement plan and indigenous peoples plan as part of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.	Section 16. (l) Upon the publication of the preliminary Notification under sub- section (/) of section II by the Collector, the Administrator for Rehabilitation and Resettlement shall conduct a survey and undertake a census of the affected families, in such manner and within such time as may be prescribed which shall include:(a) particulars of lands and immovable properties being acquired of each affected family;(b) livelihoods lost in respect of land losers and landless whose livelihoods are primarily dependent on the lands being acquired;(c) a list of public utilities and government buildings which are affected or likely to be affected, where resettlement of affected families is involved;(d) details of the amenities and infrastructural facilities which are affected or likely to be affected, where resettlement of affected families is involved; and(e) details of any common property	Not specified	The overall project cost includes the resettlement cost. The executive agency will cover the cost of resettlement.

11.	Taking over possession before payment of compensation	Pay compensation and provide other resettlement entitlements before physical or economic displacement Implement the resettlement plan under close supervision throughout project implementation.	38 (I) The Collector shall take possession of land after ensuring that full payment of compensation as well as rehabilitation and resettlement entitlements are paid or tendered to the entitled persons within a period of three months for the compensation and a period of six months for the monetary part of rehabilitation and resettlement entitlements listed in the Second Schedule commencing from the date of the award made Under section 30.	Not specified	The compensation will be provided prior to the start of civil works.
12.	Monitoring	Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.	48 (I) The Central Government may, whenever necessary for national or inter-state projects, constitute a national monitoring committee for reviewing and monitoring the implementation of Rehabilitation and resettlement schemes or plans under this Act.	Provisions of monitoring as per RFCTLARR include the constitution of the Rehabilitation and Resettlement and state monitoring committees.	The project will prepare semiannual social safeguards monitoring reports as per ADB SPS 2009.

ADB = Asian Development Bank, GRM = grievance redress mechanism, NGO = nongovernment organization, RFCTLARRA = Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, SPS = Safeguard Policy Statement.

VII. ENTITLEMENTS, ASSISTANCES AND BENEFITS

A. Types of Losses and Affected Persons

46. According to ADB SPS, 2009, affected persons in a project area could be of three types: (i) persons with formal legal rights to land lost in its entirety or in part; (ii) persons who lost the land they occupy in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognized or recognizable under national laws; and (iii) persons who lost the land they occupy in its entirety or in part who have neither formal legal rights nor recognized or recognizable claims to such land. The absence of formal legal title to land does not bar the affected person from receipt compensation and resettlement assistance from the project. Vulnerable affected persons are eligible for additional compensation and assistance and are to be accorded priority in employment in project-related construction activities.

47. The anticipated types of losses due to the proposed project components under Dewanpassa Industrial Estate comprise (i) loss of allotted land measuring 2.76 acres, semi-permanent structure, and trees/saplings belonging to one vulnerable household from the scheduled caste community. Affected household will be entitled to compensation for the affected assets and rehabilitation measures (as outlined in the entitlement matrix below) to improve or at least restore their pre-project living standards. Vulnerable affected household is eligible for additional compensation and assistance and are to be accorded priority in employment in project-related construction activities. The entitlement matrix for the project is based on the above policies and is provided in **Table 10**.

B. Entitlements

48. The entitlement matrix (**Table 10**) summarizes the types of potential losses and corresponding entitlements in accordance with ADB and government policies based on the principle of replacement cost. In addition to the identified impacts, the entitlement matrix safeguards unforeseen impacts.

49. In accordance with the entitlement matrix for the project, all affected households and persons will be entitled to a combination of compensation packages and resettlement assistance, the scope of the impacts, including socio-economic vulnerability. The affected household is eligible for compensation for permanent loss of land and structures and trees/saplings and resettlement assistance.

C. Permanent Impact on Allotted Land

50. The project will result in the permanent loss of allotted land and structures constructed over such land, along with the loss of some trees/saplings. The affected person will be provided with (i) replacement cost of land, (ii) replacement cost of the structure, (iii) replacement cost of trees, (iv) one-time financial assistance ₹ 500,000, (v) subsistence allowance of ₹3,000 per month for a period of one year (vi) One transport assistance of ₹50,000 (vii) One-time resettlement allowance of ₹50,000 (viii) the affected households (from scheduled caste community) will be considered for additional compensation as vulnerable households.¹² The affected person will be considered for employment opportunities during construction-related activities based on his skill set/employability, which may be extended during the operation and maintenance phase. All compensation will be paid prior to displacement and before the start of civil works in the section where his land and structure are located. The project i.e. PMU and PIU TIDCL will ensure that the person with 2.76 acres of land and structure has access to his property until all compensations are paid and land is transferred in the name of DOIC/TIDCL.

51. The project will result in permanent loss of private land measuring 2.76 acres. The land is vacant and not used for any productive purpose by the owner, nor is it rented or leased out. The affected

¹² Vulnerable households comprise below poverty line (BPL) households, female-headed households (FHH), schedule caste (SC) households, scheduled tribe (ST) households, disabled person-headed household, elderly headed household, landless, and transgender community/people.

person will be provided with (i) cost of land, (ii) one-time financial assistance ₹ 500,000, (iii) subsistence allowance of ₹3,000 per month for a period of one year, (iv) One-time shifting assistance of ₹50,000 (v) One-time resettlement allowance of ₹50,000. The affected person will be considered for employment opportunities during construction related activities based on his skill set/employability. All compensation will be paid prior to the acquisition and possession of land and before the start of civil works in the section where the land is located. TIDCL will ensure the affected person can access his property until all compensations are paid.

D. Cut-off-Date

52. Compensation eligibility is limited by a cut-off date, which is the date of issuance of preliminary notification under the RFCTLARR Act, 2013. The affected household will be notified and informed about the cut-off date by TIDCL (PMU/PIU).

Table 10 : Entitlement Matrix

S. No.	Type of Loss	Application	Definition of Affected Person	Compensation Policy	Implementation Issues	Responsible Agency
1. Loss of Land						
A.	Loss of land	Agricultural land, homestead land, residential land or vacant plot	Legal land title-holders including allottee ¹³	<ul style="list-style-type: none"> Land for land will be provided to the affected person(s) if the land of equal productive / replacement value is available. Fees, taxes, stamp duty, and other charges related to replacement land (applicable to all parcels of replacement land, which totals the equivalent area of land acquired if parcels of non-contiguous land are bought due to the unavailability of one contiguous parcel), including improvements to land will be borne by the project or Compensation will be paid as per the applicable provisions of the RFCTLARR Act 2013. 	The alternate land may not be available within the vicinity of the project area.	PMU will ensure provision of notice.
2. Loss of Structure						
A.	Loss of structure	Residential structure and other assets	Non-titled affected person (s)	<ul style="list-style-type: none"> Two months' notice to demolish the structure. Replacement value¹⁴ of the structure and other assets based on the basic 	Vulnerable households will be identified during the census and socio-economic survey.	PIU with support of PMSC will verify the extent of impacts

¹³ Allottee is a person as defined in Tripura Land Revenue and Land Reforms (Allotment of Land) Rules, 1980. (As amended upto 8th Amendment dt. 04.11.2020)

¹⁴ The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any.

				<p>schedule of rates without depreciation.</p> <ul style="list-style-type: none"> • Right to salvage materials from structure and other assets with no deductions from replacement value. • One-time Resettlement Allowance of ₹ 50,000.00 per affected family. • One time shifting assistance of ₹50,000 towards transport costs etc. • Subsistence allowance of ₹3,000 per month for one year (total ₹36,000) from the date of award. • Additional compensation to vulnerable households. 		<p>through a 100% survey of affected households and prepare inventory of assets, determine assistance, verify and identify vulnerable households. PMU will provide supervisory guidance.</p>
3. Loss of Trees						
A.	Impact to trees			<p>Compensation for trees based on timber value at market price to be determined by the Forest Department for timber trees and by the Horticulture / Agriculture Department for other trees (perennial trees), with 100% solatium.</p>	<p>PMU/PIU will be responsible for required coordination with concerned departments for valuation of trees.</p>	<p>PMU and PIU</p>
4. Impact on Vulnerable Affected Persons						
A.	Impacts on vulnerable affected persons ¹⁵	All Impacts	All vulnerable affected persons both titleholders and non-title holders	<ul style="list-style-type: none"> • Vulnerable affected persons will be given priority in employment in project construction work, in addition to compensation for income loss. 	<p>Vulnerable households will be identified during the census and socio-economic survey.</p>	<p>PMU/PIUs, with the support of PMSC, will verify the extent of impacts on</p>

¹⁵ Vulnerable households comprise below poverty line (BPL) households, female-headed households (FHH), scheduled caste (SC) households, scheduled tribe (ST) households, disabled person-headed household, elderly headed household, landless, and transgender community/people.

				<ul style="list-style-type: none"> The affected vulnerable persons will be given one-time vulnerability assistance of ₹ 10,000. 		vulnerable households.
5. Unanticipated impacts						
A.	Damages caused during construction	Damage caused to any type of property or asset during construction.	Titleholder(s) non-titleholder(s) Tenant(s) Leaseholder(s) Common property resources	In case of unanticipated damage to privately owned, community, or government property as a result of construction works, the project contractor will be responsible for restoration to at least their original condition	<p>The Contractor will ensure that adequate measures are put in place to avoid damage to properties or any other assets during construction. Compensation for the losses will be borne by the contractor.</p> <p>PIU with PMSC support to ensure the project contractor performs restoration of the damaged asset to the pre-project condition.</p>	<p>PMU/PIUs to ensure that the requisite clause is included in the bidding as well as the contract documents. PMSC to ensure and monitor the restoration of the affected structures. PIU, assisted by PMSC, will ascertain the nature and extent of such loss. PIU in discussion with PMU will finalize the entitlements in line with ADB's SPS,2009 and obtain the concurrence of ADB.</p>
B.	Any other loss not identified		Titleholder(s) non-titleholder(s) Tenant(s) Leaseholder(s) Common	Any unanticipated impacts of the project will be documented and mitigated based on the spirit of the principles provided in the ADB 's SPS, 2009 and the RFCTLARR Act, 2013.		PMU and PIU will be assisted by PMSC will ascertain the nature and extent of such loss. PIU in

			property resources			discussion with PMU, will finalize the entitlements in line with ADB's SPS,2009, and obtain the concurrence of ADB.
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VIII. RESETTLEMENT BUDGET AND FINANCING PLAN

53. The resettlement budget for compensation related to permanent loss of private (allottee) land and structures and trees/saplings land and vulnerability assistance as outlined in the entitlement matrix. The compensation for the loss of private(allottee) land is calculated as per the applicable provisions of the RFCTLARR Act 2013. It includes (i) cost of land, (ii) cost of structure, (iii) cost of trees, (iv) one-time financial assistance of ₹ 500,000 (annuity), (v) subsistence allowance of ₹3,000 per month for a period of one year, (vi) One time shifting assistance of ₹50,000 (vii) One-time resettlement allowance of ₹50,000 and (viii) vulnerable assistance of ₹10,000. Compensation has been determined as per Tripura Gazette for - Revision of rates for damage of trees, crops, rubber, timber and other forest produces etc. owing to acquisition of land for various development purpose in Tripura i.e. government notification NO.F.30(05)-REV/ACQ/2019 dated 28th August 2019. The notification is appended in

54. **10.** Contingency provision amounting to 10% of the total cost is also part of the budget.

55. For land compensation, DOIC/TIDCL will initiate the transfer of funds to the Land Acquisition Collector. Upon verification of land, the Collector will calculate and place a requisition with DOIC for payment of funds. DOIC will transfer the funds directly to the Collector, Land Acquisition, and the Collector shall pay the affected person directly. Upon payment of all compensation, the said land parcel (2.76 acres bearing Khatian No.[land revenue number] 1811, R/S plot No. 52/6288 and 52/6289) allotted in the name of the affected person. However, PMU/PIU will be responsible for coordinating with the Land Acquisition Collector/Revenue Department and ensuring payment of compensation to the affected person before the start of civil works in the section requiring the acquisition.

56. TIDCL will be responsible for mobilizing the funds in advance in their budget and ensuring payment of all compensation to the non-titled affected person(s) before the impact. The preferred mode of payment will be through electronic clearance service/national electronic fund transfer (ECS/NEFT) transaction from the bank to the respective accounts of the affected persons. The PIU, with PMSC's Social Safeguards Specialist and support staff at the PIU level, will facilitate the disbursement process and open bank accounts for the affected persons who do not have bank accounts. PMSC will support the PIU in monitoring, documenting, and maintaining evidence of payment in TIDCL records. The total resettlement cost for developing the Dewanpassa Industrial Estate is ₹ **5.78. million**. The indicative cost estimates are presented in **Table 11**.

Table 11: Budget Estimate – Dewanpassa

Item No.	Particulars of item /entitlement	Unit	Quantity.	Unit Rate ¹⁶	Amount (in INR)
A.	Loss of Land				
1.	Compensation for Land ¹⁷	Acre	2.76	3,82,844.47 ¹⁸	4,226,602.95
	Subtotal (A)				4,226,602.95
B.	Loss of Structure				
1.	Replacement cost for semi-permanent structure (Earthen House) ¹⁹	No.	1	L/S	150,000.00
	Subtotal (B)				150,000.00
C.	Resettlement and Rehabilitation (R and R) Assistance				
1.	One-time payment of ₹500,000 per family	No.	L/S	5,00,000.00	500,000.00
2.	One time subsistence allowance	No.	1	36,000.00	36,000.00
3.	One time transport assistance of ₹50,000	No.	1	50,000.00	50,000.00
4.	One time resettlement allowance	No.	1	50,000.00	50,000.00

¹⁶ All entitlements and compensation to affected persons will be adjusted for inflation and compensation payment determined accordingly.

¹⁷ The multiplication factor for cost of land under first shedule for rural areas plus 100% solatium of compensation amount (u/s 30 (1) has been considered while arriving at the compensation. In addition 12% interest as u/s 30(3) will be calculated by the Collector at the time of amount disbursement.

¹⁸ Unit cost arrived from the source document: Under Replication of e-Governance project, North Tripura District as approved by the Revenue Department, Government of Tripura vide No. F.S (103)-DSLRL/NLRMP/2015/7110-20 dated 25/06/2015.

¹⁹ Provisioned as per the Prime Minister Awas Yojana(earlier Indra Awas Yojana)

5.	Additional one-time assistance as the household belongs to Schedule caste (vulnerable category) ²⁰	No.	1	10,000.00	10,000.00
	Subtotal (C)				646,000.00
D.	Loss of Trees²¹				
1.	Compensation of Jackfruit (fruit bearing)	No.	1	8,379.00	8,379.00
2.	Compensation amount of tree and fruit bearing sapling (betel/areca nut)	No.	25	804.00	20,100.00
3.	Non identified trees	L/S	L/S	L/S	5,000.00
	Subtotal (D)				33,479.00
E.	Administrative Cost				
1.	Consultation and disclosure	L/S	-	-	100,000.00
2.	Grievance redress	L/S	-	-	100,000.00
	Subtotal (E)				200,000.00
	Total amount (A+B+C+D+E)				5,256,081.95
F.	Contingency @10%				525,608.19
	Grand Total (A+B+C+D+E+F)				5,781,690.14
	Total amount in INR Million				5.78

L/S= lumpsum

IX. INSTITUTIONAL ARRANGEMENT

A. Project Institutional Arrangement

57. A Steering Committee (SC) will be formed to provide policy direction to facilitate project implementation and high-level troubleshooting. The SC will be headed by the Chief Secretary of Government of Tripura and will ensure inter-departmental coordination with all key stakeholders and departments in the Project. In addition, an Executing Committee and a Technical Committee have been notified vide reference Number V-1(34)/PROJ/DI/2019/Part-1 dated 3 February 2019 and modified vide reference number V-1(34)/PROJ/DI/2019/Part-1/7277-7301 dated 22 May 2021 Government of Tripura, Department of Industries & Commerce. The Executive Committee chaired by the Secretary, Industry and Commerce, GOT, will provide overall policy and strategic guidance to the project. The Technical Committee will provide specialized technical approval for all project-related matters. Department of Industries and Commerce (DOIC) will be the executing agency, and TIDCL, a fully owned corporate entity of the GOT, will be the implementing agency for the project.

58. **Project Management Unit.** The project management unit (PMU) will be established within TIDCL and responsible for overall project planning, management, implementation, monitoring, and reporting for the project. PMU will also manage the Project Management and Supervision Consultants (PMSC). The PMU will directly report to the Board of Directors of TIDCL. An environmental, social and gender (ESG) cell headed by the rank of executive engineer level officer will be established within the PMU. The ESG cell will be responsible for ensuring compliance with ADB's Safeguards Policy Statement (SPS), 2009, during the project implementation, including monitoring and reporting. The Social Safeguards Expert will be recruited from the open market and will have a relevant background (educational and professional) for the period of one year. After the expiry of one year, a social safeguard expert under the contract of the project management and supervision consultant (PMSC) will be hired to assist the PMU in implementing the resettlement plans, conducting consultations, creating public

²⁰ Vulnerability benefits are incremental, i.e., in addition to other entitlements and benefits.

²¹ Compensation has been determined as per Tripura Gazette for - Revision of rates for damage of trees, crops, rubber, timber and other forest produces etc. owing to acquisition of land for various development purpose in Tripura. NO.F.30(05)-REV/ACQ/2019 dated 28th August 2019. However, the final valuation will be determined by competent authority (Forest Department, Horticulture / Agriculture Department) with 100% solatium.

participation in the project, and conducting surveys where necessary. The following will be the social safeguards-related responsibilities of ESG cell of PMU:

- (i) Conduct screening of the project components for past, present, and future involuntary resettlement impacts and risks;
- (ii) Review and finalize the involuntary resettlement and indigenous people category in accordance with the SPS, 2009;
- (iii) Liaise with district administration to obtain the land documents, ensure land availability and transfer of land, and the issuance of no objection certificates (as and when required) for all the projects;
- (iv) Ensure compliance with all government rules and regulations regarding land acquisition, land transfer, and issuance of no-objection certificates;
- (v) Provide support to design the project to avoid or minimize involuntary resettlement impacts;
- (vi) Undertake the review of resettlement plans, RIPP, and DDRs prepared by the PMSC and confirm compliance with ADB's requirements;
- (vii) Ensure that resettlement plans and DDRs are included in the bidding documents and civil works contracts;
- (viii) Ensure implementation of agreed safeguards documents;
- (ix) Provide support to the project Implementation units (PIU) and PMSC in preparation of the micro plans and distribution of the compensation as per the agreed entitlement matrix;
- (x) Supervise and guide the PIUs to carry out the proper implementation and ensure compliance with ADB's social safeguard requirements and recommend corrective actions if required;
- (xi) Ensure the contractors comply with the agreed resettlement plans and DDRs;
- (xii) Ensure timely disclosure of resettlement plans and DDRs at locations and form accessible to all the stakeholders, including the affected persons;
- (xiii) Consolidate social safeguard monitoring information from PIUs, prepare and ensure submission of the semi-annual social safeguard monitoring reports to ADB regularly up to the issuance of project completion report;
- (xiv) Conduct and record regular public consultation and awareness throughout the project cycle;
- (xv) Take proactive measures to address grievances promptly brought in through the grievance redress mechanism;
- (xvi) Ensure overall implementation of Gender assessment and action plan, its monitoring and reporting progress in prescribed formats;
- (xvii) Organize/conduct periodic orientation programs to train project staff, consultants, and contractors, social safeguard and gender requirements related to mitigation measures; and
- (xviii) Undertake immediate actions to resolve the unexpected adverse impacts identified during the execution of the project.

59. **Project Implementation Units.** The project will establish four project implementation units to implement the projects in nine industrial estates. The industrial estates have been grouped under the PIUs based on the value of contracts to be implemented by the industrial estates and the geographic proximity²². Each PIU will be headed by a project manager (executive engineer) and supported by assistant project managers (assistant/junior engineers). The assistant project manager will act as a focal person for safeguards-related aspects and will be responsible for day-to-day monitoring and compliance of social safeguards issues with the support of the social safeguard expert at PMU. The proposed PIUs and the allocation of industrial estates under each of them are shown in **Table 12**.

²² PIU 1 for (West Tripura) Bodhjungnagar IE, PIU 2 (West Tripura) for RK Nagar, Nagicherra and Dukli IEs, PIU 3 (North Tripura) for Kumarghat, Dewanpassa and Dharmanagar IEs and PIU 4(South Tripura) for Dhajanagar and Sarasima IEs.

Table 12: Project Implementation Units

Name of PIU	Name of Industrial Estate
PIU 1 (West Tripura)	Bodhjungnagar
PIU 2 (West Tripura)	RK Nagar, Nagicherra and Dukli
PIU 3 (North Tripura)	Kumarghat, Dewanpassa and Dharmanagar
PIU 4(South Tripura)	Dhajanagar and Sarasima

Source: Project documents

60. The following will be PIU's social safeguard-related responsibilities.
- (i) conduct detailed measurement and verification surveys of affected persons, prepare a list of affected persons, and provide all data required to prepare/update resettlement plans and DDRs with support from the social safeguards expert of PMU and safeguards specialist of PMSC;
 - (ii) issue advance notices to all the stakeholders, including affected persons, informing them about the tentative schedule of works along with entitlement matrix and compensation packages and cut-off date;
 - (iii) Coordinate the valuation of assets, such as land, trees, crops, and other assets, with PMSC's support;
 - (iv) Based on proper due diligence and assessment, prepare compensation packages; ensure distribution of the compensation of the affected person for their losses with support from the PMSC;
 - (v) Organize the consultations with affected persons, with the assistance of PMSC, and ensure updated project information is disseminated among all the stakeholders, including affected persons;
 - (vi) Liaison with the district administration to obtain land records, no objection certificates, and right-of-way as and when required;
 - (vii) Oversee day to day implementation of gender assessment and action and report progress timely;
 - (viii) Oversee the day-to-day implementation to ensure that impacts are avoidance and mitigation measures proposed in resettlement plans, DDRs, and EMP are adhered to by the contractors; and
 - (ix) Ensure the functioning of the grievance redress mechanism at the field level and the resolution of the grievances received in a timely manner.

61. **Project Management and Supervision Consultants** The project will hire the services of PMSC to support TIDCL in the implementation and ensuring compliance with the social safeguard's requirements. PMSC will mobilize a social safeguards specialist (on an intermittent basis) and a safeguards support staff (on an intermittent basis). In addition, a social safeguard expert will be outsourced through the PMSC and placed at PMU. The social safeguards specialist will assist the head of the ESG cell in ensuring compliance with the social safeguards requirements of the project in tune with ADB SPS 2009 and applicable government policies. The detailed social safeguards-related responsibilities of PMSC will include, but are not limited to, the following:

- (i) Ensure that resettlement plans, RIPP, and DDRs are prepared and updated promptly;
- (ii) Provide support to PMU in liaising with district/local administration to obtain the land documents, issuance of no objection certificates, and transfer of land (as and when required);
- (iii) Develop systems to monitor social safeguards and gender outcomes of the project, including the functioning of the GRM, and prepare indicators for monitoring safeguards and gender parameters;
- (iv) Support the PMU in ensuring that the social safeguard and activities are carried out in accordance with government policy, agreed plans and in compliance with the SPS 2009;
- (v) Support the PMU in conducting the detailed measurement and verification surveys of affected persons, prepare a list of affected persons, and provide all data required to prepare/update resettlement plans and DDRs;

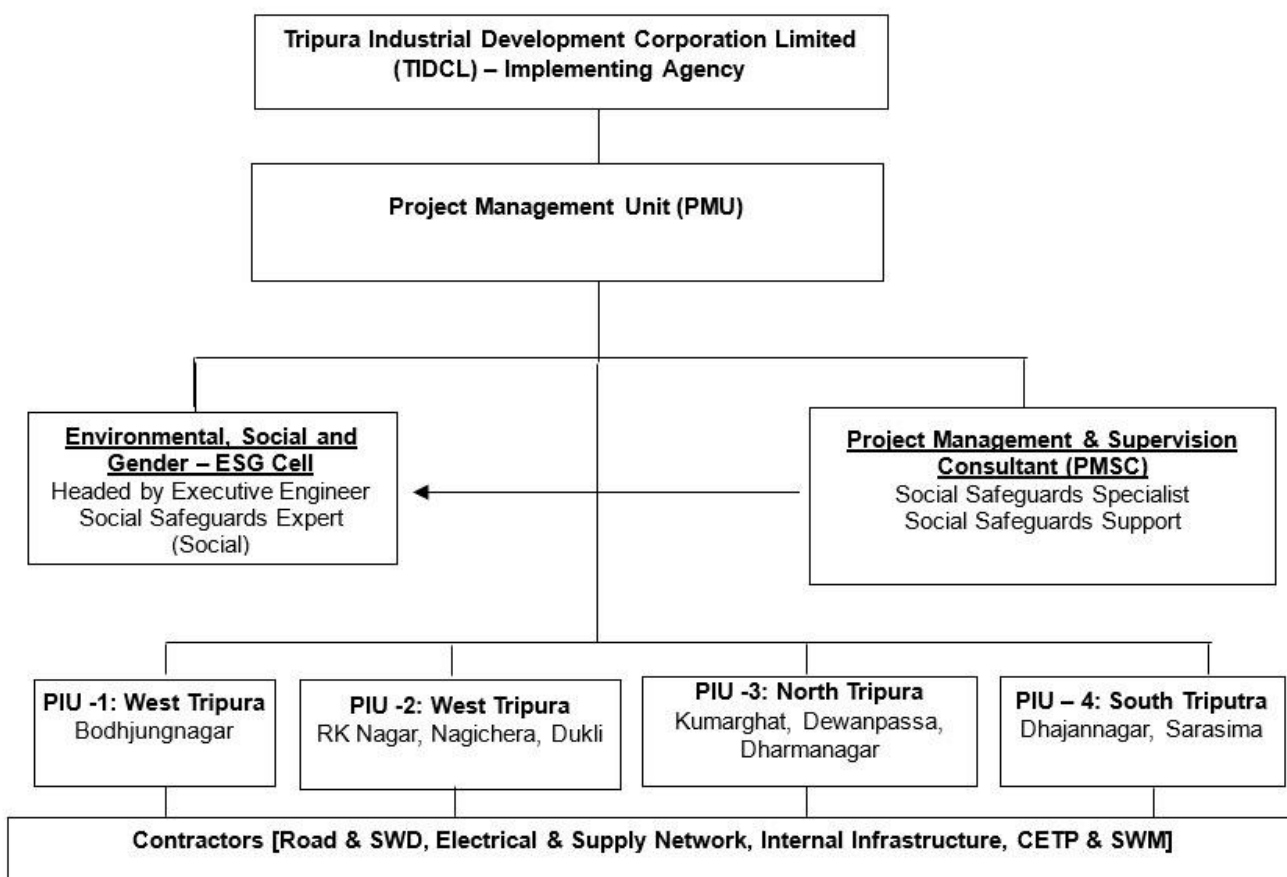
- (vi) Prepare the micro plans and ensure timely distribution of the compensation as per the agreed entitlement matrix;
- (vii) Provide the support to address grievances promptly brought in through the grievance redress mechanism;
- (viii) Ensure that the relevant measures related to social safeguards specified in the resettlement plans and DDRs are incorporated in bidding documents and monitor their compliance on behalf of PMU/PIUs;
- (ix) Ensure monitoring of social safeguards plans and identify and address unanticipated impacts, if any;
- (x) Conduct regular consultations with all the stakeholders, including the affected persons;
- (xi) Support the PMU in ensuring temporarily displaced persons are provided space to continue their business activities during construction and ensure these affected establishments return to their original location after construction;
- (xii) Prepare semi-annual social safeguards monitoring reports (SSMR) and submit them to ADB through PMU; and
- (xiii) Conduct regular orientation programs to train project staff, consultants, and contractors, as well as social safeguard and gender requirements related to mitigation measures.

62. **Contractor.** The contractor will hire a dedicated environment health and safety (EHS) cum social supervisor within one month of the mobilization who will ensure the following tasks.

- (i) Work in close coordination with the social safeguards officials of the PMU and PMSC to finalize the detailed design, keeping in view the safeguard principles adopted for the Project;
- (ii) Make efforts to avoid or mitigate the resettlement impacts through the design considerations in discussion with safeguards officials of PMU and PMSC;
- (iii) Ensure that no civil works are initiated in the stretch where there are affected persons without payment of compensation;
- (iv) Assist with grievance redress and ensure recording, reporting, and follow-up for resolution of all grievances received;
- (v) Understand the regulatory compliance requirements related to labor welfare, environmental and social safeguards, and occupational health and safety; and
- (vi) Assist PMU in disclosing relevant information on safeguards (eligibility, entitlements, compensation, cut-off date, processes, timelines, and grievance redress mechanism) to all the stakeholders, including affected persons.

63. The proposed project organization structure for implementing social safeguards requirements is in Error! Reference source not found.7.

Figure 7: Social Safeguards Implementation Arrangements



Source: Project documents

B. Safeguards Capacity Development

65. The social safeguards expert at PMU and the social safeguards specialist at PMSC will be responsible for conducting periodic capacity building and training workshops on ADB's safeguards requirements for staff of TIDCL and contractors. During the implementation of the project, the safeguards-related training needs assessment would be conducted by the PMSC, who will be responsible for (i) conducting a safeguards-related training needs assessment, (ii) developing the training schedule, and (iii) organizing the regular training programs. The safeguards-related training modules include GRM and problem-solving techniques. The capacity building and training workshops will cover the following aspects but will not be limited to the following:

- (i) Orientation on ADB's policies and guidelines related to involuntary resettlement and indigenous peoples safeguards (ADB's Safeguard Requirement 2 and 3), including meaningful consultation, grievance redress mechanism, and accountability mechanism;
- (ii) introduction to the assessment of involuntary resettlement and indigenous peoples impacts and mitigation measures, including best practices, in the design, construction, operation, and maintenance of tourism facilities;
- (iii) preparation and review of resettlement plans/DDR's based on the preliminary design and updating of the documents based on the final design;
- (iv) preparation of the micro plans; and
- (vii) disbursement of compensation, public consultation, and monitoring and reporting requirements.

66. The indicative training needs assessment is provided in **Table 13**.

Table 13: Indicative Training Needs Assessment

Description	Target Participants and Venue	Source of Funds
1. Introduction and Sensitization to Social/Resettlement Issues (1 day) <ul style="list-style-type: none"> - ADB Safeguards Policy Statement - Government of India and Tripura applicable social safeguard acts - Incorporation of social/resettlement components under EMP into the project design and contracts - Monitoring, reporting, and corrective action planning 	All staff and consultants involved in the project. Venue to be decided, preferably Agartala, PMU	Part of the capacity building module prepared for the project.
2. Resettlement plan implementation (2 days; 2 times during implementation with intervals of one year in between) <ul style="list-style-type: none"> - Roles and responsibilities - resettlement plan components and stages in implementation - Construction schedules and timelines - Public relations - Consultations - Grievance redress - Monitoring and corrective action planning - Reporting and disclosure - Timely documentation 	All staff and consultants involved in the project. All contractors prior to the award of the contract At each PIU/ PIUs clubbed together This training is to be provided by the social safeguards specialist of PMSC.	PMU cost
3. Experiences and best practices sharing (1 day) <ul style="list-style-type: none"> - Experiences on resettlement plan implementation - Issues and challenges - Best practices followed 	All staff and consultants involved in the project All contractors At PMU Jaipur	PMU Cost

ADB = Asian Development Bank, EMP = environmental management plan, PIU = project implementation unit, PMSC= project management and supervision consultant, PMU = project management unit.

X. IMPLEMENTATION SCHEDULE

67. The project will be implemented over a period of 5 years. The implementation schedule for the resettlement plan will vary from project to project under the TIIDP ject. The implementation of the resettlement plan will include: (i) identification of cut-off date and notification, (ii) verification of losses and extent of impacts, (iii) finalization of entitlements and distribution of identity cards, (iv) consultations with affected persons on their needs and priorities, and (v) resettlement, provision of compensation and assistance, and restoration for affected persons and (vi) land acquisition and transfer in the name of DOIC. The PMU and PIU will ensure that no economic displacement of affected persons will occur until: (i) compensation at full replacement cost has been paid to each displaced person for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan are provided to the affected persons. Compensation distribution to impacted individuals will only proceed once ADB has approved the resettlement plan. PMU must provide ADB with written confirmation verifying that compensation has been disbursed to all affected individuals. Public consultation and monitoring will be undertaken regularly throughout the project. The implementation schedule for the subproject is given in **Table 14**.

Table 14: Implementation Schedule

Activity	Year-1				Year-2				Year-3				Year-4				Year-5			
	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4	Q 1	Q 2	Q 3	Q 4
Establishment of PMU and PIUs	♦																			
Appointment of PMSC		♦																		
Structured GRM and GRC at all levels in place and capacity building of project stakeholders on GRM			♦																	
Project information dissemination, awareness generation for community including affected persons regarding project components and benefits, seeking public coordination and cooperation. Continued consultation and engagement with community and major stakeholders			♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Conduct detailed measurement surveys, conduct revalidation surveys, census surveys (if required) and issuance of ID cards		♦	♦	♦	♦	♦	♦													
Training/capacity building of PMU and PIU safeguards officers, engineers and other staff, PMSC supervision staff and contractor's staff on involuntary resettlement impacts and social safeguards in totality			♦	♦																
Issue notice to affected persons				♦	♦	♦	♦	♦												
Compensation and resettlement assistance					♦	♦	♦	♦												
Confirmation of government land to be used and transfer from other departments					♦	♦	♦	♦												
Update resettlement plan (if required) and Approval (PMU and ADB)					♦	♦	♦													
Resettlement plan review and approval (PMU and ADB)					♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Skills training of affected persons as required					♦	♦	♦													
Internal monitoring			♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦
Handover land to contractors			♦	♦	♦	♦														
Start of civil works			♦																	
Rehabilitation of temporarily occupied lands within the industrial estate				♦																
Repair/reconstruction of affected facilities, structures, utilities, if any					Immediately upon such incident, if any															

ADB = Asian Development Bank, GRC = Grievance Redress Committee, PIU = Project Implementation Unit, PMSC = Project Management and Supervision Consultant, PMU = Project Management Unit,

Notes: (i) The start date of census survey will be the cut-off date for non-titled affected persons. For titled affected persons, the cut-off date will be the date of issuance of preliminary notification under the RFCTLARR Act 2013. (ii) The resettlement plan will be updated based on final detailed design and affected person census and surveys. (iii) Endorsement and disclosure of finalized resettlement plans consistent with the resettlement framework to be undertaken.

XI. MONITORING AND REPORTING

68. The implementation of the resettlement plan will be closely monitored to provide the PMU with an effective basis for assessing resettlement progress and identifying potential difficulties and problems. The PMU/PIU will monitor the implementation of the resettlement plan. Monitoring will involve (i) administrative monitoring to ensure that implementation is on schedule and problems are dealt with on a timely basis; (ii) socio-economic monitoring during and after any resettlement impact utilizing baseline information established through the socio-economic survey of affected persons undertaken during project sub-preparation; and (iii) overall monitoring to assess affected person status. The PMU/PIU shall ensure the implementation of safeguard requirements as provided in the legal agreements and submit semi-annual safeguard monitoring reports on their implementation performance. **Table 15** tentatively lists the impact indicators to be studied to evaluate impacts after completing the project.

69. The social safeguard expert at PMU will assist the head of the ESG cell in ensuring compliance with social safeguards requirements and preparing social safeguards monitoring reports of the project in tune with ADB SPS 2009 and applicable government policies. The social safeguard specialist at PMSC will also provide support and guidance to the ESG cell. The day-to-day internal monitoring will be undertaken by the PIU with the support of the social safeguards expert (support) and other staff of PMSC. Monthly progress reports will be prepared and submitted to the PMU by the respective PIUs. PMU will consolidate the same and submit semi-annual monitoring reports to the ADB for review, approval, and disclosure. Additionally, ADB will monitor all projects under TIIDP continuously until a Project Completion Report (PCR) is issued. The sample monitoring template is appended in Error! Reference source not found.11.

Table 15 : Monitoring Indicators

Monitoring Issues	Monitoring Indicators
Budget and timeframe	<ul style="list-style-type: none"> • Has all resettlement concerned officer/staff been appointed and mobilized for field and office work on schedule? • Has capacity building and training activities been completed on schedule? • Are resettlement implementation activities being achieved against the agreed implementation plan? • Are funds for resettlement being allocated to resettlement agencies on time? • Have resettlement offices received the scheduled funds? • Has the land been made encumbrance free and handed over to the contractor in time for project implementation?
Delivery of DP Entitlements	<ul style="list-style-type: none"> • Have all displaced persons received entitlements according to the numbers and categories of loss set out in the entitlement matrix? • Have affected person(s) facing livelihood loss received compensation as per entitlements? • Have the vulnerable displaced due to the project, been compensated as per the entitlement matrix? • Have the non-titleholders displaced due to the project, been compensated as per the entitlement matrix? • Have all processes been documented?
Consultations, Grievances and Special Issues	<ul style="list-style-type: none"> • Have public information brochures (PIB) containing information about the project, resettlement impacts, entitlements and grievance redress mechanism been prepared and distributed? • Have consultations taken place as scheduled including meetings, groups and community activities? • Were solutions related to CPR access disruptions (if any) agreed upon and were the agreed actions followed during construction? • Have any displaced persons used the grievance redress procedures? • What are grievances were raised? • What were the outcomes? • Have conflicts been resolved? • Have grievances and resolutions been documented?

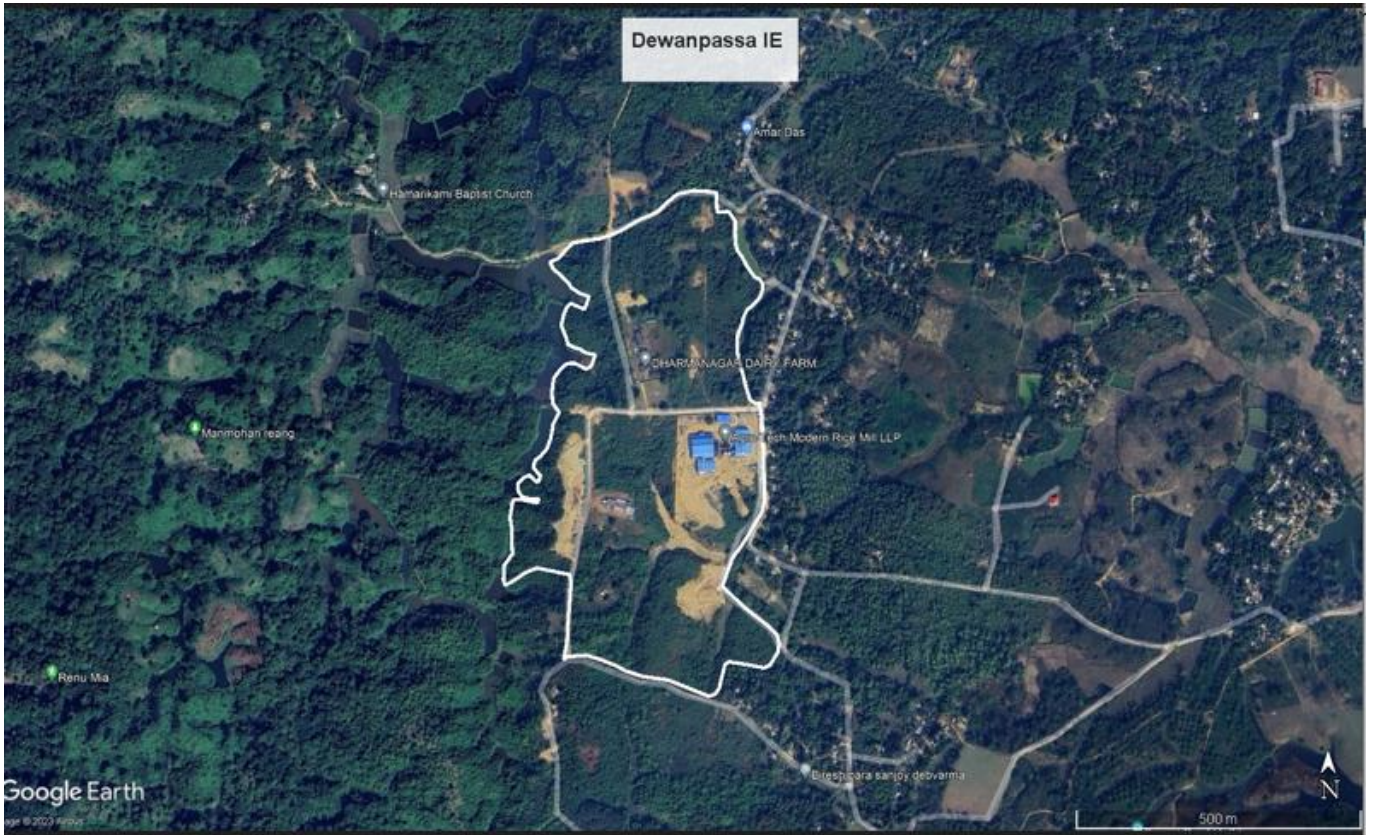
	<ul style="list-style-type: none"> • Have any cases been taken to court?
Benefit Monitoring	<ul style="list-style-type: none"> • What changes have occurred in patterns of occupation compared to before? • What changes have occurred in income and expenditure patterns compared to the pre-project situation? • Have DPs income kept pace with these changes? What changes have occurred for vulnerable groups?

XII. NEXT STEPS

70. Following points/issues were identified that will be updated and reported to ADB through updated resettlement plan / semi-annual social monitoring report/s.

- i. Copies of land transfer documents in favour DOIC/TIDCL for the “Khas” land (government land) of 7.55 acres to be procured before award of contract.
- ii. TIDCL will ensure that the person having 2.76 acres of land and structure has access to his property untill all compensations are paid
- iii. Complete acquisition of land and transfer in the name of DOIC/TIDCL. Documents substantiating compensation payment in favour of the land allottee will be provided in the updated resettlement plan/ social safeguards monitoring report/s. No civil work should be undertaken before payment of compensation.
- iv. NOC from PWD and NHIDCL will be needed during crossing of 11 kV UG Cable from Huplong Substation to Dewanpassa Industrial Estate.
- v. Organize project information dissemination, awareness generation for community including affected persons regarding project components and benefits, built-in safeguards principals of the project.
- vi. For any change in scope or additional land requirements, or additional components included, the resettlement plan will be updated and submitted to ADB for review and approval.
- vii. Capacity building training of TIDCL PMU/PIU staff on ADB’s Policies and guidelines on social and indigenous people safeguards (ADB’s Safeguard Requirement 2 and 3: Involuntary Resettlement and Indigenous Peoples) including meaningful consultation, GRM and accountability mechanism.
- viii. Public consultations and engagement with stakeholders and affected persons will be carried out throughout the entire project planning and implementation phase.
- ix. Monitoring activities will be reported to ADB through semi-annual social safeguards monitoring reports.

Appendix 1: Dewanpassa Industrial Estate marked on Google Earth



Appendix 2: Land Ownership Documents for Dewanpassa Industrial Estate

ত্রিপুরা সরকার ত্রিপুরা ভূমি রাজস্ব ফর্ম - ৭ (বিধি নিয়ম ৫৩(১) ধারা দ্রষ্টব্য)

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মৌজা : দেওয়ানপাশা
তহশীল : হাফলং

খতিয়ান নং : ৩৪০৪
রেভিনিউ সার্কেল : ধর্মনগর

মহকুমা : ধর্মনগর
তৌজি নং :

উপরিস্থ স্বত্ত্বের বিবরণ

খতিয়ান নং	বিবরণ ও দখলকার (বিস্তারিত)	পরস্পর অংশ	রাজস্ব	যে তারিখ হইতে ধার্য খাজনা আমলে আসিবে
(১)	(২)	(৩)	(৪)	(৫)

Reference No.: ALT-২০১৯০৯৭৫৩

অত্র স্বত্ত্ব

	স্বত্ত্বের বিবরণ ও দখলকার (বিস্তারিত)	অংশ	স্বত্ত্বের শ্রেণী ও বিবরণ	স্বত্ত্বের বিশেষ নিয়ম ও অনুসঙ্গ	অধীনস্থ স্বত্ত্ব, অধীনস্থ স্বত্ত্বের পৃথক খতিয়ানের নম্বর
	(৬)	(৭)	(৮)	(৯)	(১০)
	এলটি		এলটি		
১	ত্রিপুরা সরকারের পক্ষে শিল্প ও বানিজ্য বিভাগ কতৃক রক্ষিত	১০০০০০			

১০০০০০

অত্র স্বত্ত্বের আপন দখলীয় জমি

দাগ নম্বর		উত্তর সীমানা		জমির শ্রেণী	মন্তব্য	অত্র স্বত্ত্বের বসদীয় পরিমাণ			
সাবেক	হাল	দাগ নম্বর	দখলকার			একর	শতক	হেক্টর	আর
(১১)	(১২)	(১৩)	(১৪)	(১৫)	(১৬)	(১৭)		(১৮)	
২৮৩৮অং	৩৫৯	৩৫৪	নিজ	বিল (লুঙ্গা)	১/৪৪ নং খতিয়ান হইতে আগত	০	৯০	০	৩৬৪
PB/৫২৩, ২৮৩৮অং	৩৬০	৩৫৯	নিজ	টিলা ()	১/৪৪ নং খতিয়ান হইতে আগত	১২	৮৯	৫	২১৬
২৮৩৮অং	৩৬৭	৫২	নিজ	বিল (লুঙ্গা)	১/৪৫ নং খতিয়ান হইতে আগত	০	২৩	০	০৯৩
APB/ ৪৮৮, ৫২৫, ১/২৮৩৮অং	*৫২	৫৩	বীরেশ	গোচর (টিলা)	১/২৩ নং খতিয়ান হইতে আগত Transfer held in ১ deed(s)	১৭	২০	৬	৯৬১
২৮৩৮অং	৫২/৬৩৩০	-	-	গোচর (টিলা)	১/২৩ নং খতিয়ান হইতে আগত	২	০০	০	৮০৯
২৮৩৮অং	৫২/৬৩৩১	-	-	গোচর (টিলা)	১/২৩ নং খতিয়ান হইতে আগত	৭	৭৭	৩	১৪৪
২৮৩৮অং	৭২	১৩৬৫	কুসুম	গোচর (টিলা)	১/১৯ নং খতিয়ান হইতে আগত	৪	৩০	১	৭৪০
মোট দাগ: ৭				আপন দখলীয় জমির মোট		৪৫	২৯	১৮	৩২৭
				জের		০	০০	০	০০০
				অধীনস্থ স্বত্ত্বের মোট					
				সর্বমোট		৪৫	২৯	১৮	৩২৭

Printed On: 16/12/2022

Compared By
NARENDRA NATH

Authenticated By
Dibyendu Das(DCM)

Transcript

Government of Tripura

Tripura Revenue Department

Mouja/ Revenue Dewanpassa Khatiyon No./ Land Revenue Record No.: 3404

Village:

Tehsil/Sub-district: Huplong

Land Revenue Circle:

Dharmanagar

Ownership Details

In Possession of/ Owner	Share	Type of Ownership/Possession
For Government of Tripura Maintained by Department of Industries and Commerce (DOIC)	100%	Possessor/ Owner

Documents for Land = 45.29

Appendix 3: Land Allotment Document

Government of Tripura

Tripura Land Revenue Form-7

(see Rule 53(1))

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Mouja :Dewanpassa
Tehsil :Halflong

Khatian No :1811
Revenue Circle :Dharmanagar

Sub-division :Dharmanagar
touzi No : 1786

of Superior Interests.

khatian No.	Description Of Interest name Of Possessors	share of Each	Revenue	Determination Under Section date From Which Revenue Will Come Into Force.
(1)	(2)	(3)	(4)	(5)
1	Tripura Sarkar	100000	14.4	1 La Baisakha 1404 Bangh

reference No.: allotment Order No18/sdo/dmn/allot 97. Dt-26-8-92

this Interest

	Name Etc. of The land Holder (in Details)	share	class To Which Land holder Belongs With Particulars.	special Condition And Incidents Of The Tenancy Or Holding	sub-ordinate Interests. list Of Seperate Khatians of Subordinate Interests.
	(6)	(7)	(8)	(9)	(10)
	Alottee		It	rajsb Bruddhir Yogya [kalektarer Anoomodan Byatit Hastantar Ayogy |	
1	Amrit Rajbhar Father: Rambrij Rajbhar	50000			
2	shreemati Rajbhar Swami: Anrit Rajbhar Sung O Po:-nij	50000			
		100000			

land In Direct Possession Of This Interest

plot Number		northern Boundary		class Of Land	remarks	proportionate Area Of This Interest Within The Plot.			
old	present	plot No	occupier			acre	dec.	hectare	acre
(11)	(12)	(13)	(14)	(15)	(16)	(17)		(18)	
apb/488 ,, 1/2838 Aung	52/6288	52/6289	nij	vastu		0	20	0	081
apb/488 ,, 1/2838 Aung	52/6289	52	tripura Sarkar	tila		2	56	1	036
total Plot...2				total Area Of Land Owned		2	76	1	117
				any Other Existing Land		0	00	0	000
				total Area Of Subordinate Interest					
				grand Total		2	76	1	117

printed On: 03/06/2024

compared By
jishu Ranjan Deb

verified By

authenticated
By
barun
Debbarma(dcm)

Appendix 4: Letter from Department of Industries and Commerce to the Revenue Department for Transfer of Government (Khas) Land

Government of Tripura
Directorate of Industries & Commerce
Agartala; Tripura (W).

No.F.5(169)/PROJ/DI/2023/PAD /1,452-55

Dated 01/02/24

To
The District Magistrate & Collector
North Tripura District, Dharmanagar

Sub:-Allotment of khas land in favour of Industries & Commerce Department at Dewanpasa Revenue village under Dharmanagar Sub-Division.

Sir,

With reference the above noted subject I am to inform you that the Industry & Commerce Department has taken up an Industrial Infrastructure Development Programme at Dewanpasa Industrial Estate area under ADB funded project. One of the prime condition of the ADB is that Right & Title of the land pertaining to proposed project should be recorded/ allotted in favour of I & C Deptt.

In case of project proposal at Dewanpasa Industrial Estate, it appears that following khas plots are occupied by the I & C Deptt. but till the date these khas plots are not allotted/ recorded in favour of the I & C Department.

Location	Plot no	Area in acres	Class of land	Khatian no	Recorded land owner	Remarks
Revenue village- Dewanpasa TK Halfong Dharmanagar Sub Division	60	0.16	Lunga	1/30	Tripura Sarkar	1. Relevent khas khatian & map showing all the proposed plots are enclosed herewith.
	61	0.08	Lunga			
	365	1.25	Path	1/45		
	Total	1.49				

In view of the above, I would, therefore, request you to kindly allot the aforesaid khas land in favour of I & C Deptt. considering public utility purpose under section 14 of the TLR & LR act 1960 and Rule made there-under at an earliest with a view to sustainability of the project and Industrial Growth of the State.

Encl:-As stated

Yours faithfully

Amal Bhatta
Director
Industries & Commerce

Copy to :-

- 1.The Addl. Secretary Revenue Department, for kind information and necessary action please.
- 2.The Managing Director, TIDC Ltd. for information and necessary action.
- 3.The Sub Divisional Magistrate, Dharmanagar, for information and necessary action .

Director
Industries & Commerce

olc

Appendix 5: Government (Khas) Land to be Transferred from Revenue Department to Department of Industries and Commerce

Government Of Tripura

Tripura Land Revenue Form-7
(see Rule 53(1))

ONLY FOR DISPLAY

Mouja :Dewampassa
Tehsil :Halflong

Khatiam No :1/23
Revenue Circle :Dharmamagar

Sub-division :Dharmamagar
touzi No :

of Superior Interests.

khatiam No.	description Of Interest name Of Possessors	share of Each	revenue	determination Under Section, date From Which Revenue Will Come Into Force.
(1)	(2)	(3)	(4)	(5)

reference No.: alt-20150003,alt-20150004,alt-201909753

this Interest

	Name Etc. Of The land Holder (in Details)	share	class To Which Land holder Belongs With Particulars.	special Condition And Incidents Of The Tenancy Or Holding	sub-ordinate Interests. list Of Seperate Khatiams of Subordinate Interests.
	(6)	(7)	(8)	(9)	(10)
1	Tripura Sarkar	100000 100000			

land In Direct Possession Of This Interest

plot Number		northern Boundary		class Of Land	remarks	proportionate Area Of This Interest Within The Plot.			
old	present	plot No	occupier			acre	dec.	hectare	acre
(11)	(12)	(13)	(14)	(15)	(16)	(17)		(18)	
lan	1/5521	1	nij	tila	sarkari Kajer Janya Rakshit	2	30	0	931
apb/28, 122, , 2838an	134	135	jatindra	tila	sarkari Kajer Janya Rakshit	10	34	4	184
2838an	134/5424	-	patha	layek Patit(tila)		0	02	0	008
748 Aung, 752 Aung, 2768 Aung	2594/5656	-	-	patha		0	06	0	024
1731	4396	4397	pushpmami	patha	sadharaner Byabaharyya	0	18	0	073
1822,1820,1835	4841	4844	kala	patha	sadharaner Byabaharyya	0	26	0	105
apb/44, 1/2838an	52/6332	53	buresh	gochar(tila)	sadharaner Byabaharyya	4	08	1	651
pb-1446,1791, 2844an	8	7	babuchand	tila	sarkari Kajer Janya Rakshit, 3066 No Khatiane Gat, 3100 No Khatiane Gat	5	98	2	420
total Plot.:8					total Area Of Land Owned	23	22	9	396
					any Other Existing Land	0	00	0	000
					total Area Of Subordinate Interest				
					grand Total				

printed On: 03/06/2024

compared By
jislni Ranjan Deb

verified By

authenticated
By
barun
Debbarna(dcm)

Government Of Tripura
Tripura Land Revenue Form-7
 (see Rule 53(1))

ONLY FOR DISPLAY

Mouja :Dewanpassa
 Tehsil :Halflong

Khatian No :1/44
 Revenue Circle :Dharmanagar

Sub-division :Dharmanagar
 touzi No :

of Superior Interests.

khatian No.	description Of Interest name Of Possessors	share of Each	revenue	determination Under Section.date From Which Revenue Will Come Into Force.
(1)	(2)	(3)	(4)	(5)

reference No.: alt-201909753

this Interest

	name Etc. Of The land Holder (in Details)	share	class To Which Land holder Belongs With Particulars.	special Condition And Incidents Of The Tenancy Or Holding	sub-ordinate Interests. list Of Seperate Khatians of Subordinate Interests.
	(6)	(7)	(8)	(9)	(10)
1	Tripura Sarkar	100000 100000			

land In Direct Possession Of This Interest

plot Number		northern Boundary		class Of Land	remarks	proportionate Area Of This Interest Within The Plot.			
old	present	plot No	occupier			acre	dec.	hectare	acre
(11)	(12)	(13)	(14)	(15)	(16)	(17)		(18)	
2838an	351	-	-	patha	sadharaner Byabaharyya	0	15	0	061
2838an	354	353	sunil	tila		0	34	0	138
2838an	356	355	lakshan	vastu(tila)	ghara-1	0	16	0	065
2838an	357	356	manoranjan	bhiti(tila)		0	20	0	081
2838an	358/5409	357	nij	tila		0	06	0	024
pb/522,, 2838an	359/6327	354	nij	bill(lungga)		0	56	0	227
2838an	360/6328	360	nij	tila		1	42	0	575
2838an	364	363	fani	vastu(tila)	ghara-1	0	21	0	085
total Plot...8					total Area Of Land Owned	3	10	1	256
					any Other Existing Land	0	00	0	000
					total Area Of Subordinate Interest				
					grand Total				

printed On: 03/06/2024

compared By
 jishu Ranjan Deb

verified By

authenticated
 By
 barun
 Debbarma(dcm)

Transcript

Government of Tripura
Tripura Revenue Department

Mouja/ Revenue Village: Dewanpassa Khatyan No./ Land Revenue Record No.: 1/23 and 1/44
Tehsil/Sub-district: Huplong Land Revenue Circle: Dharmanagar



Ownership Details




In Possession of/ Owner	Remarks	Acre	Decimal
Government of Tripura			
Present Plot No.52/6332	Sadharaner Byabaharyya = Land for public use	4	08
Present Plot No.359/6327	-		56
Present Plot No.360/6328	-	1	42
Total land		6	06




Documents for Land = 6.06 acres




Appendix 6: Social Impact Assessment at proposed UG 11kV transmission line from substation to Dewanpassa Industrial Estate




Name of the project	Tripura Industrial Infrastructure Development Project (TIIDP)
Name of the Subproject	TIDCL official- Mr. R Ghosh (JE); TECL official - Mr.Saurav (Manager); PDMC officials - Mr. A. Goswami (SSE); Mr. S Dutta (Electrical Engineer); Mr. S Mazumdar(Data Procession and Reprographic operator)
Date of Survey	18 November 2023




S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
1	TW- 500mm; TD-1100 mm; ROW- 750mm	0 to 500 meters	Left Side	.....	.....	.....	.....	.....		<p>The Huplong substation is considered as the 0 (zero) chainage for the proposed underground transmission line.</p> <p>Subsequently, during the laying of the transmission line, it will align with the left side edge of the existing PWD road.</p>




S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
									 <p>Latitude: 04 151776 Longitude: 82 289963 Elevation: 88.91668 m Accuracy: 1.6 m Time: 18-11-2023 13:02 Note: dew 500m</p>	
2		500 meters to 1 km	Left Side	.....	.....	.....	.....	.....	<p>Latitude: 04 150707 Longitude: 82 150129 Elevation: 42.8191 m Accuracy: 17.6 m Time: 18-11-2023 13:12 Note: dew 500, 1km</p>  <p>Latitude: 04 150722 Longitude: 82 150592 Elevation: 26.71425 m Accuracy: 6.8 m Time: 18-11-2023 13:17 Note: dew 500m</p>	The underground cable will connect with double pole structure at chainage 500m. The transmission line will laying align with the left side edge of the existing PWD road up to 1 km.




S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
3		1 km to 1.5 km	Left Side	....	.....	.....	....	....		The transmission line will laying align with the left side edge of the existing PWD road from 1km up to 1.5 km.



S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
4		1.5 km to 2 km	Left Side	Right Side	....	....	....	....		During transmission line, it will need to be cross NHIDCL through jack pushing method within 1.7km -1.8km chainage; hence NOC from respective departments will be required. At 1.8 km, proposed transmission will need to cross from right to left side of PWD road, NOC from PWD will be duly taken prior to start of power
			Right Side	....	....	....	....
			Right Side	....	....	....	....




S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
			Right Side	.....	.....	.....	.....		cable laying work.
			Left Side	.....	.....	.....	.....
			Left Side	.....	.....	.....	.....	.....		The transmission line will laying align with the left side edge of the existing PWD road

S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
5		2 km to 2.5 km	Left Side	.....	.....	.....	.....	.....
										
										

S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
6		2.5 km to 3 km	.....	Right Side	.....	.....	.....	.....		Proposed transmission will need to cross from left to right side of PWD road. Between 2.7 km and 2.8 km one culvert need to be crossed and between 2.8 km to 2.9 km, proposed UG cable will cross from right to left and also cross another culvert.
			Right Side	.....	.....	.....	.....
			Right Side	.....	.....	.....	.....

S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
			Left Side	....	....	....	...	...
			Left Side	.....	.....	.....	.....	.....
7		3 km to 3.5 km	Left Side	.....	.....	.....	.....	.....		Proposed transmission cable will cross from left to right side of PWD road within 3.1-3.2 km and again at 3.4 km the

S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
			Right Side	.....	.....	.....	.....		transmission cable will need to cross from right to left side of PWD road. NOC from PWD will be obtained prior to start of work.
			Right Side	.....	.....	.....	.....
			Right Side	.....	.....	.....	.....

S. No.	Trench width (TW) and Trench depth (TD); ROW	Chainage details	From Substation to Dewanpassa Industrial Estate		Land acquisition		Types of Impact		Photographs	Remarks
			Left Side	Right Side	Yes	No	Permanent	Temporary		
			Left Side	.....	....	.....	.....	.....	<p>Latitude: 24.322512 Longitude: 82.113083 Elevation: 65.71100 m Accuracy: 16.1 m Time: 19/11/2023 10:24 Note: Dewanpassa, Kerala</p>	
8		3.5 km to 4 km	Left Side	.....	.....	.....	.....	.....	<p>Latitude: 24.327773 Longitude: 82.119966 Elevation: 61.61100 m Accuracy: 16.2 m Time: 19/11/2023 10:00 Note: Dewanpassa, Kerala</p>	The transmission line will be laid along the left side edge of the existing PWD road up to industrial gate i.e 3.7 km.
									 <p>Latitude: 24.325216 Longitude: 82.113333 Elevation: 61.81100 m Accuracy: 16.2 m Time: 19/11/2023 10:01 Note: Dewanpassa, Kerala</p>	

Appendix 7 : Socio-Economic Profile of the Affected Household

S.No.	Village	Name of the person	Father's Name	Gender	Age	Caste	Type of Impact	Daily Income in Rs.	Monthly Income	Type of family (N/J)	No. Of family members	Male Members	Female Members	Vulnerable*	Nature of Business	Loss of Land (in acre)	Los of Tree (Furniture/timber)		Fruit Bearing(no.)		Residence (Liveable)		
																	Matured	Immature	Matured	Immature	Paccc	Kaccha	% of loss
1	Dewanpassa	Milan Rajbhor	Lr Amrit Lal Rajbhor	Male	49	SC	Building+ Agriculture land	350		Joint	10	3	7	SC	Daily Labour		-	-	1	25	-	Y	100

Pacca = made of reinforced cement concrete, *Kaccha* = made of earthen soil/bamboo and other materials, make shift structure;
 SC= scheduled caste

** Vulnerable= Vulnerable households comprise below poverty line (BPL) households, female-headed households (FHH), schedule caste (SC) households, scheduled tribe (ST) households, disabled person-headed household, elderly headed household, landless, and transgender community/people.

Appendix 8 : Photographs of Consultations involving Local Public, Existing Workers and TIDCL and Consultants at various stages





Meeting Attendance Sheet

Place : DEWAPARSA

Date: 01.11.2023

Project : DEWAPARSA INDUSTRIAL ESTATE

Purpose of the Meeting To record views, issues, concerns & suggestions of public around Dewaparsa GE on Dewaparsa GE development.

S.No.	Name of the Participant	Gender	Address	Mobile No.	Signature
1.	Begit Malakar	male	Sipur	8837216823	Begit
2.	Santoshi Devnath	female	"	6909469963	Santosh
3.	Archana Ghosh	"	"	9402336912	Archana Ghosh
4.	Sita Devnath	"	"		Sita Devnath
5.	Kalpana Ray	"	"	9414964995	Kalpana ROX
6.	Namita Das	"	"	7005919799	Namita Das
7.	Gouri Ghosh	"	"		Gouri Ghosh
8.	Shinu Das	"	"	9362028348	Shinu Das
9.	Tinku Pal	"	"	6009661252	Tinku Pal
10.	Babashi Ghosh	"	"	8974332630	Babashi Ghosh
11.	Sati Dutta	"	"		Sati Dutta
12.	Pramila Ghosh	"	"		Pramila Ghosh
13.	Jiten DevBrama	male	"		Jiten DIB
14.	Bijay Bhumiak	"	"		Bijay Bhumiak
15.	Sajal Das	"	"	7005919799	Sajal Das
16.	Dr. A. Sanjay	M	Apertel	9502603311	Dr. A. Sanjay
17.	Aro Goswami	M	"	9707020469	Aro Goswami
18.	Saurabh Kumar	M	"	8838155282	Saurabh Kumar
19.	Asif Nain	M	"	9205016110	Asif
20.	Sourav Majumdar	M	"	9089252552	Sourav Majumdar
21.	Ripon Ghosh	M	Dewaparsa	9436575794	Ripon Ghosh

Transcript of attendance sheet

Venue- Dewanpassa; Date-01/11/2023 Project: Dewanpassa Industrial Estate Purpose of the meeting: To record impact and concerns of the local people					
Sl No	Name of the Participants	Gender	Address	Mobile No.	Signature
1	Bejit Malakar	M	Dewanpassa	8837216823	
2	Santushi Debnath	F	-Do-	6909469963	
3	Archanna Ghosh	F	-Do-	9402336112	
4	Sita Debanth	F	-Do-		
5	Kalpana Ray	F	-Do-	8414964995	
6	Namita Das	F	-Do-	7005919799	
7	Gori Ghosh	F	-Do-		
8	Shimu Das	F	-Do-	9362028348	
9	Tinku Pal	F	-Do-	6009661252	
10	Batashi Ghosh	F	-Do-	8974332630	
11	Sati Dutta	F	-Do-		
12	Pramila Ghosh	F	-Do-		
13	Jiten Dev Barma	M	-Do-		
14	Bijay Bhumish	M	-Do-		
15	Sajal das	M	-Do-	7005919799	
16	Ripan Ghosh	M	J.E TIDCL	9436525194	

Appendix 9: Draft Grievance Registration Format

(to be translated in local language)

The _____ Project welcomes complaints, suggestions, queries and comments regarding project implementation.

Aggravated persons may provide grievance with their name and contact information to enable us to get in touch for clarification and feedback.

In case, someone chooses not to include personal details and wants that the information provided to remain confidential, please indicate by writing/typing *(CONFIDENTIAL)* above Grievance Format.

Thank you.

Date		Place of registration			
Contact Information/Personal Details					
Name		Gender	* Male *Female	Age	
Home Address					
Place					
Phone no.					
E-mail					
Complaint/Suggestion/Comment/Question: Please provide the details (who, what, where, and how) of your grievance below: If included as an attachment/note/letter, please tick here:					
How do you want us to reach you for feedback or an update on your comment/grievance?					

FOR OFFICIAL USE ONLY

Registered by: (Name of Official registering grievance)	
Mode of communication: Note/Letter E-mail Verbal/Telephonic Web	
Reviewed by: (Names/Positions of Official(s) reviewing grievance)	
Action Taken:	
Whether Action Taken Disclosed:	Yes No
Means of Disclosure:	

No.1868

Registered No. N. E. 930.

TRIPURA  **GAZETTE**

Published by Authority

EXTRAORDINARY ISSUE

Agartala, Thursday, August 29, 2019 A. D., Bhadra 7, 1941 S. E.

PART-I- Orders and Notifications by the Government of Tripura,
The High Court, Government Treasury etc.

GOVERNMENT OF TRIPURA
REVENUE DEPARTMENT

NO.F.30(05)-REV/ACQ/2019

Dated, August 28th 2019.

NOTIFICATION

Subject :- **Revision of rates for damage of trees, crops, rubber, timber & other forest produces etc. owing to acquisition of land for various development purpose in Tripura.**

The undersigned is directed to convey approval of the Government in Revenue Department towards revision of rates as damage cost for standing trees, crops, rubber, timber & other forest produces etc. to be paid to the land owners / awardees owing to the acquisition of land under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013).

The approved rates are annexed herewith.

The revised rates will take effect from the date of issue of this Notification.

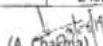
Encl:- **As stated above.**


(A. Chakma)
Joint Secretary to the
Government of Tripura

**CATEGORY WISE STATEMENT OF EXISTING RATES AND PROPOSED RATES PER PLANT OF FRUIT & NUTS UNDER HORTICULTURE
DEPTT. AS POTENTIAL DAMAGE COST CAUSED BY LAND ACQUISITION IN TRIPURA**

Sl. No.	Name of trees	Existing Rate (as per Revenue Department's Notification of 2013)		Proposed Rate (as proposed by Dir. Horti. on 04.01.2019)	
		Whether Non-fruit bearing / fruit bearing	Rate (in Rs.)	Whether Non-fruit bearing / fruit bearing	Rate (in Rs.)
1	Mango (grafted)	Non-fruit bearing	50	Non-fruit bearing	455
2	Guava (grafted)	-do-	60	-do-	610
3	Musambi (grafted)	-do-	--	-do-	479
4	Lime / Lemon	-do-	45	-do-	499
5	Orange (grafted)	-do-	50	-do-	499
6	Litchi	-do-	100	-do-	650
7	Jackfruit	-do-	150	-do-	909
8	Bel (improved)	-do-	30	-do-	553
9	Arecanut (Betelnut)	-do-	150	-do-	804
10	Coconut	-do-	300	-do-	1503


Sl. No.	Name of trees	Existing Rate (as per Revenue Department's Notification of 2013)		Proposed Rate (as proposed by Dir. Horti. on 04.01.2019)	
		Whether fruit bearing / fruit bearing	Rate (in Rs.)	Whether fruit bearing / fruit bearing	Rate (in Rs.)
1	Mango (grafted)	Fruit bearing	1125	Fruit bearing	4380
2	Banana	-do-	60	-do-	235
3	Guava (grafted)	-do-	120	-do-	1670
4	Papaya	-do-	90	-do-	712
5	Musambi (grated)	-do-	--	-do-	4099
6	Lime / Lemon	-do-	200	-do-	2759
7	Orange (grafted)	-do-	500	-do-	4219
8	Litchi	-do-	450	-do-	8833
9	Pineapple	-do-	03	-do-	25
10	Jackfruit	-do-	1125	-do-	8379
11	Arecanut (Betelnut)	-do-	150	-do-	6774
12	Coconut	-do-	1200	-do-	16983
13	Cashewnut (grafted)	-do-	800	-do-	2452


 (A. Chakria)
 Joint Secretary to the
 Government of Tripura

Tripura Gazette, Extraordinary Issue, August 29, 2019 A. D.

**CATEGORY WISE STATEMENT OF EXISTING RATES AND PROPOSED RATES OF CROPS PER HECTARE WITH PRODUCTION UNIT
UNDER AGRICULTURE DEPTT. AS POTENTIAL DAMAGE COST CAUSED BY ACQUISITION OF LAND IN TRIPURA**

Sl. No.	Name of indicating variety	Standard unit of production i.e. kg. per hect.	Existing rate / value of crops products per hect. (against the item shown in Col.2 in Rs.)	Proposed rate / value of crops products per hect. (against the item shown in Col.2 in Rs. on 11.01.2019)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
1	Aush Paddy Transplanted (HYV)	4200	--	73900.00	
2	Aman Paddy Transplanted (HYV)	5000	--	88500.00	
3	Boro Paddy Transplanted (HYV)	5500	--	105600.00	
4	Hybrid Paddy Kharif Aman	6000	--	106200.00	
5	Hybrid Paddy Boro	7000	--	119500.00	
6	Wheat	2500	--	50000.00	
7	Maize	3000	--	6000.00	
8	Jute	3000	--	116700.00	
9	Mesta	3000	--	97800.00	
10	Sugarcane	60000	--	390000.00	
11	Groundnut	2000	--	102000.00	
12	Rapeseed / Mustard (Irrigated)	1000	--	51000.00	
13	Lentil	1200	--	108000.00	
14	Moong	1200	--	72000.00	
15	Pea	1500	--	97500.00	
16	B/Gram	1501	--	88500.00	
17	Potato (K/J/C etc.)	21000	--	231000.00	
18	Potato (TPS)	22000	--	198000.00	
19	Potato (TPS tuberlet)	22001	--	22000.00	
20	Cauliflower	18000	--	180000.00	
21	Cauliflower Hybrid	40000	--	800000.00	


 (A. Chakma)
 Joint Secretary to the
 Government of Tripura

Tripura Gazette, Extraordinary Issue, August 29, 2019 A. D.

Sl. No.	Name of indicating variety	Standard unit of production i.e. kg. per hect.	Existing rate / value of crops products per hect. (against the item shown in Col.2 in Rs.)	Proposed rate / value of crops products per hect. (against the item shown in Col.2in Rs. on 11.01.2019)	Remarks
(1)	(2)	(3)	(4)	(5)	(6)
22	Cabbage (certified) Nos. seedling	25000	--	250000.00	
23	Cabbage(Hybrid)	60000	--	600000.00	
24	Tomato(Hybrid)	50000	--	750000.00	
25	Brinjal (Hybrid)	40000	--	800000.00	
26	Brinjal (Improved)	20000	--	200000.00	
27	Bhindi (Hybrid)	20001	--	300000.00	
28	Bhindi (Improved)	10000	--	150000.00	
29	Radish	23000	--	345000.00	
30	Pointed Gourd	16000	--	240000.00	
31	Spine Gourd	20000	--	400000.00	
32	Chili	8000	--	200000.00	
33	Water melon	50000	--	400000.00	
34	Clocasia	16000	--	160000.00	
35	Marigold	13500	--	297000.00	
36	Tube Rose (Double type)	18500	--	1156250.00	
37	Gladiolus	225000	--	1170000.00	
38	Ginger	8000	--	360000.00	
39	Turmeric	8000	--	160000.00	
40	Gourd (S/R/Ash etc.)	25000	--	375000.00	
41	Tomato	40000	--	100000.00	
42	Onion (Hybrid)	15000	--	300000.00	


 (A. Chakraborty)
 Joint Secretary to the
 Government of Tripura


CATEGORY & GIRTH WISE STATEMENT OF EXISTING RATES AND PROPOSED RATES PER TREES / TIMBER OF FOREST DEPTT. IN CONNECTION WITH ACQUISITION OF LAND IN TRIPURA AS ON 17.06.2019

Sl. No.	Category / Species	Girth measurement	Existing Rate in Rupees (as per Revenue Department's Notification of 2013)	Proposed Rate (as proposed by Joint Secretary, Forest Deptt. vide Notification dated 17.06.2019)	
				Sale price of round timber per cum (in Rs.)	Sale price of Sawn timber per cum (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
1)	Teak	Plant (small chara)	80/-	--	--
		30 cm to less than 45 cm	22.50/- to 112.50/-	3900/-	21450/-
		45 cm to less than 60 cm		5500/-	
		60 cm to less than 90 cm (up to 3 feet)		8800/-	
		90 cm to less than 120 cm	12000/-	11700/-	
		120 cm to less than 150 cm		14600/-	
		150 cm to less than 180 cm		17500/-	
180 cm and above	19500/-				
2)	Mahogany	Plant (small chara)	150/-	--	--
		30 cm to less than 45 cm	--	3900/-	21450/-
		45 cm to less than 60 cm	2000/-	5500/-	
		60 cm to less than 90 cm (up to 3 feet)	6000/-	8800/-	
		90 cm to less than 120 cm		11700/-	
		120 cm to less than 150 cm		14600/-	
		150 cm to less than 180 cm		17500/-	
180 cm and above	19500/-				
3)	Gamai	Plant (small chara)	50/-	--	--
		31 cm to less than 60 cm	22.50/- to 112.50/-	4300/-	17550/-
		60 cm to less than 100 cm		6250/-	
		100 cm to less than 150 cm	900/-	7600/-	
		150 cm and above		9750/-	

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 (A. Chakma)
 Joint Secretary to the
 Government of Tripura


Sl. No.	Category / Species	Girth measurement	Existing Rate in Rupees (as per Revenue Department's Notification of 2013)	Proposed Rate (as proposed by Joint Secretary, Forest Deptt. vide Notification dated 17.06.2019)	
				Sale price of round timber per cum (in Rs.)	Sale price of Sawn timber per cum (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
4)	Sundi	30 cm to less than 45 cm	100/- to 2000/-	13110/-	30600/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)			
		90 cm to less than 120 cm	2100/- to 3000/-	17100/-	
		120 cm to less than 150 cm		22200/-	
150 cm and above					
5)	Champa	30 cm to less than 45 cm	100/-	13110/-	30600/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)			
		90 cm to less than 120 cm	500/- to 1000/-	17100/-	
		120 cm to less than 150 cm		22200/-	
150 cm and above					
6)	Kurai	Plant (small chara)	60/-	--	--
		30 cm to less than 90 cm	22.50/- to 180/-	--	--
		90 cm to less than 120 cm	750/-	4300/-	15600/-
		120 cm to less than 150 cm		7200/-	
		150 cm and above		8800/-	
7)	Garjan	30 cm to less than 45 cm	150/- to 1500/-	7140/-	11700/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)			
		90 cm to less than 120 cm	1600/- to 5000/-	9200/-	
		120 cm and above			


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Sl. No.	Category / Species	Girth measurement	Existing Rate in Rupees (as per Revenue Department's Notification of 2013)	Proposed Rate (as proposed by Joint Secretary, Forest Deptt. vide Notification dated 17.06.2019)	
				Sale price of round timber per cum (in Rs.)	Sale price of Sawn timber per cum (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
8)	Chamal	30 cm to less than 45 cm	100/- to 2000/-	7140/-	15300/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)			
		90 cm to less than 120 cm	2100/- to 3000/-		
		120 cm to less than 150 cm			
150 cm and above					
9)	Jarul	30 cm to less than 45 cm	100/-	7140/-	15300/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)			
		90 cm to less than 120 cm	500/- to 1000/-		
		120 cm to less than 150 cm			
150 cm and above					
10)	Simul	30 cm to less than 45 cm	37.50/-	7140/-	11700/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)	900/-		
		90 cm to less than 120 cm			
		120 cm and above			


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Sl. No.	Category / Species	Girth measurement	Existing Rate in Rupees (as per Revenue Department's Notification of 2013)	Proposed Rate (as proposed by Joint Secretary, Forest Deptt. vide Notification dated 17.06.2019)	
				Sale price of round timber per cum (in Rs.)	Sale price of Sawn timber per cum (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
11)	Jam	30 cm to less than 45 cm	90/- to 270/-	5460/-	10920/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)	810/-		
		90 cm to less than 120 cm			
		120 cm and above				6630/-
12)	Rangi	30 cm to less than 45 cm	112.50/-	5460/-	10920/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)	450/-		
		90 cm to less than 120 cm			
		120 cm and above				6630/-
13)	Awal	30 cm to less than 45 cm	200/-	5460/-	10920/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)	500/-		
		90 cm to less than 120 cm			
		120 cm and above			


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Sl. No.	Category / Species	Girth measurement	Existing Rate in Rupees (as per Revenue Department's Notification of 2013)	Proposed Rate (as proposed by Joint Secretary, Forest Dept. vide Notification dated 17.06.2019)	
				Sale price of round timber per cum (in Rs.)	Sale price of Sawn timber per cum (in Rs.)
(1)	(2)	(3)	(4)	(5)	(6)
14)	Jackfruit	30 cm to less than 45 cm	150/- to 675/-	5460/-	10920/-
		45 cm to less than 60 cm			
		60 cm to less than 90 cm (up to 3 feet)	1125/-		
		90 cm to less than 120 cm			
		120 cm and above				6630/-
15)	Kanjikara, Sidha, Chikrassi, Morol, Kallody, Sonal, Kanak, Rata etc. and other misc. timber logs	Below 120 cm girth	-	5460/-	10920/-
		120 cm and above	-	6630/-	
16)	Sal / Nageswar	Length less than 14 feet with mid girth of 4 feet (1.21 mtr.) and above	-	15300/-	-
		Length 14 feet to 17 feet with mid girth of 4 feet and above	-	17212/-	-
		Length more than 17 feet (6.7 mtr.) with mid girth of 4 feet and above	-	19125/-	-
		Length 22 feet with mid girth of 4 feet (1.21 mtr.) and above.	-	20400/-	-


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RATE FOR COMPENSATION OF RUBBER PLANTS/TREES OF DIFFERENT AGES IN CONNECTION WITH LAND ACQUISITION AS PROPOSED BY THE RUBBER BOARD, CHANDMARI, AGARTALA DURING THE YEAR 2016


SL. No.	Value	Age of different categories of rubber plants/trees	Existing rates of 2011 (In Rs.)	Proposed rates of 2016 (In Rs.)
(1)	(2)	(3)	(4)	(5)
01	Potential of income from each tree/value of each tree	Rubber tree of 6 th year	280	Rs.5347.00
02		Rubber tree of 7 th year	325	Rs.5133.00
03		Rubber tree of 8 th year	400	Rs.4919.00
04		Rubber tree of 9 th year	800	Rs.4704.00
05		Rubber tree of 10 th year		Rs.4490.00
06		Rubber tree of 11 th year		Rs.4276.00
07		Rubber tree of 12 th year	840	Rs.4061.00
08		Rubber tree of 13 th year		Rs.3847.00
09		Rubber tree of 14 th year		Rs.3633.00
10		Rubber tree of 15 th year		Rs.3419.00
11		Rubber tree of 16 th year	900	Rs.3204.00
12		Rubber tree of 17 th year		Rs.2990.00
13		Rubber tree of 18 th year		Rs.2776.00
14		Rubber tree of 19 th year		Rs.2561.00
15		Rubber tree of 20 th year		Rs.2347.00
16		Rubber tree of 21 st year		Rs.2133.00
17		Rubber tree of 22 nd year		Rs.1919.00
18		Rubber tree of 23 rd year		Rs.1704.00
19		Rubber tree of 24 th year		Rs.1490.00
20		Rubber tree of 25 th year		Rs.1276.00
21		Rubber tree of 26 th year	Rs.1061.00	

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SL. No.	Value	Age of different categories of rubber plants/trees	Existing rates of 2011 (In Rs.)	Proposed rates of 2016 (In Rs.)
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03		Rubber tree of 8 th year	400	Rs.4919.00
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07		Rubber tree of 12 th year	840	Rs.4061.00
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13		Rubber tree of 18 th year		Rs.2776.00
14		Rubber tree of 19 th year		Rs.2561.00
15		Rubber tree of 20 th year		Rs.2347.00
16		Rubber tree of 21 st year		Rs.2133.00
17		Rubber tree of 22 nd year		Rs.1919.00
18		Rubber tree of 23 rd year		Rs.1704.00
19		Rubber tree of 24 th year		Rs.1490.00
20		Rubber tree of 25 th year	Rs.1276.00	
21		Rubber tree of 26 th year	Rs.1061.00	


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Appendix 11: Outline of Social Safeguards Monitoring Report

1. Under the ADB Safeguard Policy Statement (2009) and the *Operations Manual* section on safeguard policy (OM F1), borrowers/clients are required to establish and maintain procedures to monitor the status of implementation of safeguard plans and ensure progress is made toward the desired outcomes. For projects categorized as A or B in involuntary resettlement and/or indigenous people, the borrowers/clients are required to submit semi-annual monitoring reports for ADB review. The level of detail and comprehensiveness of a monitoring report is commensurate with the complexity and significance of social safeguards impacts (involuntary resettlement and indigenous people) and with the current status of the project implementation phase.

2. This outline can be used for periodic monitoring report (semi-annual) and resettlement plan/indigenous peoples plan (IPP)/combined resettlement and indigenous peoples plan (RIPP) completion report to start the civil works in the impacted areas. A safeguard monitoring report may include the following elements:

A. Executive Summary

3. This section provides a concise statement of project scope and impacts, key findings and recommended actions.

B. Background of the Report and Project Description

4. This section provides a general description of the project, including:

- (i) Background and context of the monitoring report, which includes the information on the project, project components, safeguards categorizations and general scope of the social safeguards impacts;
- (ii) Information on the implementation progress of the project activities, scope of the monitoring report and requirements, reporting period, including frequency of submission, and changes in project scope and adjusted safeguard measures, if applicable; and
- (iii) Summary table of identified impacts and the mitigation actions.

C. Scope of Impacts

5. This section outlines the detail of

- a) Scale and scopes of the project's safeguards impacts;
- b) Vulnerability status of the affected people and/or communities; and
- c) Entitlements matrix and other rehabilitation measures, as applicable, as described in the approved final resettlement plans and RIPPs.

D. Compensation and Rehabilitation

6. This section describes the process and progress of the implementation of the safeguards plan and other required activities as determined in the plan, including: ²³

- i. Payment of compensation for the affected assets, allowances and/or loss of incomes to the entitled persons; and
- ii. Provisions of other types of entitlement as described in the matrix and implementation

²³ Depending on the status of the final detail design during the submission of the report, this activity might not yet have started. Provide instead the information on the expected date the activity will be conducted.

- of livelihood rehabilitation activities as determined in the plan.
- iii. Specific provisions or beneficial and mitigation measures identified for indigenous peoples.

7. Quantitative as well as qualitative results of the monitoring parameters, as agreed in the plan, should be provided.

E. Public Participation and Consultation

8. This section describes public participation and consultations activities during the project implementation as agreed in the plan. This includes final consultations with affected people/indigenous peoples during resettlement plan/RIPP finalization after the completion of the detail design, the numbers of activities conducted, issues raised during consultations, and responses provided by the project team, implementing non-government organizations, project supervision consultants, and/or contractors.

F. Grievance Redress Mechanism

9. This section described the implementation of the project's grievance redress mechanism (GRM) as designed in the approved resettlement plan/IPP. This includes evaluations of its effectiveness, procedures, complaints received, timeliness to resolve issues and complaints, and resources provided to solve the complaints. Special attention should be given if there are complaints received from the affected people or communities.

G. Institutional Arrangement

10. This section describes the actual implementation or any adjustment made to the institutional arrangement for managing the social safeguards issues in the projects. This includes the establishment of safeguards unit or team and appointment of staff in the executing agency and/or implementing agency, implementation of the GRM and its committee, supervision and coordination between institutions involved in the management and monitoring of safeguards issues, and the roles of non-government organizations including indigenous peoples organizations and women's groups in the monitoring and implementation of the plan, if any.

H. Monitoring Results – Findings

11. This section provides a summary and describes the key findings of the monitoring activities. The results are compared against previously established benchmarks and compliance status (e.g., adequacy of involuntary resettlement compensation rates and timeliness of payments, adequacy and timeliness of involuntary resettlement rehabilitation measures including livelihood support measures, and training; budget for implementing EMP, resettlement plan, or IPP or RIPP, timeliness and adequacy of capacity building.). The section also compares the findings against the objectives of safeguards or desired outcomes documented (e.g., involuntary resettlement impacts avoided or minimized; livelihood restored or enhanced; indigenous peoples' identity, human rights, livelihood systems, and cultural uniqueness fully respected; indigenous people not suffering adverse impacts, environmental impacts avoided or minimized.). If noncompliance or any major gaps are identified, include the recommendation of corrective action plan.

I. Compliance Status

12. This section will summarize the compliance status of the project activities with the loan covenants, ADB SPS (2009) on SR 2 and SR-3 and the approved final resettlement plan(s) /IPPs/RIPPs.

J. Follow up Actions, Recommendations, and Disclosure

13. This section describes recommendations and further actions or items to focus on for the remaining

monitoring period. It also includes lesson learned for improvement for future safeguards monitoring activities. Disclosure dates of the monitoring report to the affected communities should also be included. A time-bound summary table for required actions should be included, with the following:

- (i) List of affected persons and entitlements;
- (ii) Summary of resettlement plan/RIPP with entitlement matrix
- (iii) Copies of affected people's certification of payment (signed by the affected peoples);
- (iv) Summary of minutes of meetings during public consultations; and
- (v) Summary of complaints received and solution status.