

# Land Acquisition and Resettlement Due Diligence Report

---

Document stage: Draft for consultation  
Project number: 42266  
April 2016

## IND: Kolkata Environmental Improvement Investment Program (TR2 WS24)

Prepared by Kolkata Municipal Corporation (KMC) for the Asian Development Bank.

This due diligence report is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

## **CURRENCY EQUIVALENTS**

(as of 22 April 2016)

Currency unit	=	Rupee (INR)
INR 1.00	=	USD 0.01504
USD 1.00	=	INR 66.4893

## **ABBREVIATIONS**

ADB	-	Asian Development Bank
ESR	-	elevated service reservoir
KEIP	-	Kolkata Environmental Improvement Investment Program
KMC	-	Kolkata Municipal Corporation
ROW	-	right of way
UGR	-	underground reservoir

## CONTENTS

	<b>Page</b>
I. INTRODUCTION	1
A. Background	1
B. Scope of this Report	1
II. SUBPROJECT DESCRIPTION	2
III. FIELDWORK AND PUBLIC CONSULTATION	2
A. Outline of Field Work	2
B. Public Consultation	2
IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS	4
A. Laying of Transmission Main	4
V. CONCLUSIONS	6
A. Summary and Conclusions	6
B. Next Steps	6



## I. INTRODUCTION

### A. Background

1. On 26 September 2013, the Asian Development Bank (ADB) approved the provision of loans under a multitranche financing facility for the Kolkata Environmental Improvement Investment Program (KEIIP or the Investment Program) for an aggregate amount not to exceed \$400 million. The impact of the Investment Program will be improved access to water supply and sanitation in Kolkata Municipal Corporation (KMC). The outcome will be improved water supply, sewerage and drainage service quality and operational sustainability in selected areas of KMC. KEIIP has three outputs: (i) inefficient water supply assets rehabilitated; (ii) sewerage extension to peripheral areas continued;<sup>1</sup> and (iii) financial and project management capacity further developed. KMC is KEIIP's executing agency. A project management unit (PMU) created under KMC is implementing KEIIP.

2. The proposed Project 2, supported by the tranche 2 of KEIIP, will include physical and non-physical investments in water supply and sanitation improvement in KMC. Project 2 is aligned with improved access to water supply and sanitation in KMC as defined by the Investment Program. A total of eight contract packages for sewerage and drainage work are proposed under Project 2. For water supply, a total of six contract packages are proposed. Kolkata Municipal Corporation (KMC) is in the process of preparing project proposals for all proposed subprojects under Project 2 to ensure high project readiness..

3. Water supply packages identified for implementation under tranche 2 include: (i) Construction of 2 underground reservoirs (UGR) and pumping stations at Prantik Ph III and Company Pukur; 6 elevated service reservoirs (ESRs) at Prantik Phase III, North-East of South Suburban East (SSE) sewage treatment plant, North-West of SSE sewage treatment plant, Company Pukur, West Bengal State Electricity Transmission Corporation, 22 Bigha, under package TR-2 WS15; (ii) laying of transmission main from existing Daspara pumping station to UGRs at Prantik Ph III and Company Pukur; and transmission main from UGRs to 8 elevated service reservoirs (ESRs - 6 proposed and 2 existing), under package TR-2 WS 16; (iii) Laying of distribution system and house connection within the command area of 8 ESRs (6 proposed and 2 existing), under package TR-2 WS 17; (iv) construction of ESR at Ramkantapur, Malpara, Charaktala; laying of transmission main from UGR at Company Pukur to 3 ESRs; and laying of distribution system and house connection within the command area of 3 ESRs, under package TR-2 WS 18; (v) dedicated water supply transmission main from the junction of James Long Sarani to Daspara near existing pumping station along James Long Sarani; and (vi) water loss management under Jay Hind WTP Area (Eastern Kolkata).

### B. Scope of this Report

4. This land acquisition and resettlement due diligence report is prepared for the proposed water supply contract package TR-2 WS24 for dedicated water supply transmission main (1400 mm dia) from the junction of James Long Sarani to Daspara near existing pumping station along James Long Sarani. A due diligence process was conducted to examine land acquisition and resettlement issues in detail, in line with ADB SPS 2009. This report describes the findings and provides copies of relevant documents, resolutions, minutes of meetings and photographs. This

---

<sup>1</sup> The 1899 Calcutta Municipal Act defined the administrative domain of the municipal authority as covering 25 wards and having an areal extent of 48.5 square kilometers. Many boundary changes followed, the latest one in January 1984 when Boroughs XI, XII, XIII, XIV and XV were annexed to KMC. These boroughs in the peripheral areas, are popularly known as "added areas".

land acquisition and resettlement due diligence report needs to be read along with the Resettlement Framework prepared for KEIIP.

5. Upon project implementation, the Social Safeguard Officer at PMU will be required to undertake a review of this due diligence, prepare a confirmation letter or report documenting any modifications for the subproject and submit to ADB; and receive a 'no objection' confirmation from ADB prior to start of construction related to the subproject.

## **II. SUBPROJECT DESCRIPTION**

6. The areas added to the city of Kolkata after 1984 ('added areas') have major gaps in supply of potable water. The subproject location is at the southern part of KMC area. Surface water from River Hooghly is presently supplied by Public Health Engineering Department in this area. The water presently being supplied by State Public Health Engineering Department is inadequate to meet the demand of the subproject area. Need for an improved water supply system is identified for successful service delivery of potable water. The overall objective of the water supply subproject in Project 2 is to enhance the service levels using a phased approach, to arrive at the target service levels.

7. Under project 2 water supply package TR-2 WS24, a dedicated water supply transmission main from the junction of James Long Sarani to Daspara, near the existing pumping station along James Long Sarani, is proposed to be laid.

## **III. FIELDWORK AND PUBLIC CONSULTATION**

### **A. Outline of Field Work**

8. In November and December 2015, field visits and stakeholder consultations were carried out at the proposed subproject alignment locations.

### **B. Public Consultation**

9. Stakeholder consultations for this package (TR-2 WS24) were undertaken along with consultations for package TR-2 SD12, as pipelines under both packages are proposed along the same road, James Long Sarani, using trenchless technology. Stakeholder meetings and consultations helped identify the felt needs/concerns and apprehensions of the communities related to the project, and priorities of concerned stakeholders. Discussions were held with 72 people residing at/near and/or having businesses at/near the proposed subproject locations, of which 51% were women. A summary of discussions held is given in Table 1.

10. The form of consultation used was stakeholder meetings. Consultations reveal that people (residents and businessmen) are aware of the inadequacies of the existing water supply system, and are therefore willing to cooperate for execution of the proposed project. It was explained that the proposed pipe alignment will be within the RoW of the eastern flank of James Long Sarani, under the black-topped road, and is therefore not anticipated to impact shops or road side vendors. It was also explained that while some disturbances to traffic may be possible during execution, the road would not need to be closed, and access to all properties/structures along the road would be maintained. People expressed concern about affordability of water tariffs and connection charges.

11. The field visits and interactions helped ascertain that no permanent relocation or loss of land or structures or temporary or permanent economic impacts are anticipated as a result of

the proposed subproject. Hence, further survey and inventories are not required. The following Table 1 provides a summary of consultations and discussions held with shop-owners, residents of wards 123 and 124, and ward councilors.

**Table 1: Summary of Consultations with Stakeholders**

<b>Date</b>	<b>Location</b>	<b>No. of Participants</b>	<b>% of female participants</b>	<b>Participants</b>	<b>Topics Discussed</b>	<b>Issues Raised</b>
6 <sup>th</sup> Nov. 2015	Ward Office of KMC Ward No. 123.	Total: 42 Female: 24 Male: 18	57%	Councilor Ward 123, residents, shop owners, business-men & women	<ol style="list-style-type: none"> <li>1. Relevant information on the proposed water supply subproject; component proposed in James Long Sarani.</li> <li>2. Benefits of the project.</li> <li>3. Hassle-free work procedure without disrupting daily activities and transportation system.</li> <li>4. No chance of structure or income loss.</li> <li>5. Grievance redressal procedures.</li> <li>6. Public participation and awareness.</li> </ol>	<ol style="list-style-type: none"> <li>1. Date of commencement of project work and duration.</li> <li>2. Which areas would benefit from improved water supply? (This was explained by the project team to the participants).</li> <li>3. Presently, inadequate water received. People are therefore dependent on an alternate source – ground water, which is not of good quality. Some proposed areas do not have distribution systems and are greatly in need of an improved water supply system.</li> <li>3. People were concerned whether connection costs and tariffs would be affordable.</li> </ol>
7 <sup>th</sup> Nov. 2015	Ward Office of KMC Ward No. 124. Daspara	Total: 30 Female: 13 Male: 17	43%	Councilor, Ward 124, employees in government or private enterprises, shop- owners, local business- men and women, residents, health workers	<ol style="list-style-type: none"> <li>1. Relevant information on the proposed project.</li> <li>2. Benefits of the project.</li> <li>3. Envisaged work procedure without disrupting daily activities and transportation system.</li> <li>4. No chance of structure or income loss.</li> <li>5. Grievance redressal procedures.</li> <li>6. Public participation and awareness.</li> </ol>	<ol style="list-style-type: none"> <li>1. Commencement date of project work and duration; phasing of works.</li> <li>2. How the adjoining areas of James Long Sarani would be benefited under the water supply project.</li> <li>3. Grievance redress procedures.</li> </ol>

#### IV. LAND AVAILABILITY AND RESETTLEMENT IMPACTS

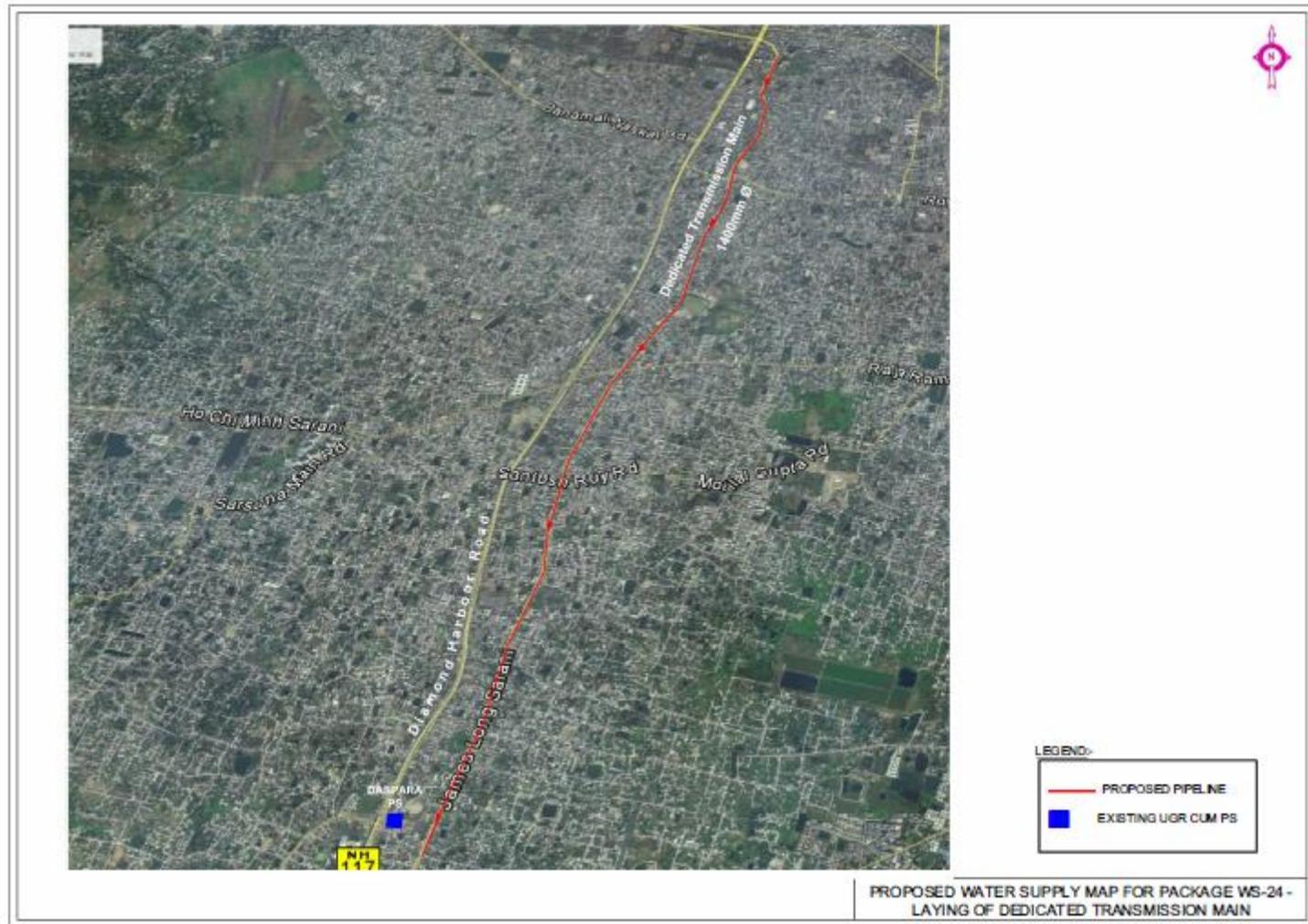
##### A. Laying of Transmission Main

12. No land acquisition or resettlement impacts are anticipated for the proposed laying of water supply transmission main using trenchless technology along James Long Sarani for the contract package Tr-2/WS 24 under Project 2. Use of trenchless technology is proposed to minimize impacts to road users and traffic, and save costs involved in road repair. The civil works for trenchless pipelaying will involve construction of 20 pits of 5.5 m x 3.5 m dimension within the available ROW on the eastern flank of James Long Sarani. The eastern flank of the road will face some traffic disruptions during implementation, while the western flank will remain open. The road will not require full closure, and access to all properties/structures along the road will be ensured and monitored by the Safeguard Monitoring Unit of KEIIP PMU. Phasing of proposed sewerage works under TR-2 SD12 and water supply works under TR-2 WS24 along James Long Sarani will be carefully undertaken, to minimize disruptions.

13. All civil works proposed under the subproject are within the ROW of the road owned by the Public Works Department (PWD) Alipore Division, Government of West Bengal. The PMU will be required to obtain the no objection certificate from PWD before start of civil work under the package. No additional land will be required for the proposed subproject and no structure will be affected due to the civil work undertaken for the laying of the pipeline as micro tunneling under the black-topped road section is proposed.

14. Prior notice will be given to the community before start of civil work. No incidents of tree cutting and minimal utility shifting is anticipated as a result of proposed subproject components.  
20. The following Google earth map depicts the proposed water supply transmission main alignment along James Long Sarani.

Figure 1: Google Earth Map Depicting Proposed Subproject Components under TR-2/WS24



## V. CONCLUSIONS

### A. Summary and Conclusions

15. No significant involuntary resettlement impacts are assessed at identified sites for the proposed sub-project component under package TR-2 WS24, as the entire alignment is proposed within government road ROW. Some disruption of traffic due to construction of pits within the available road ROW is possible, however, this will be mitigated with proper traffic management planning by the contractor, in discussion with local authorities and the community.

16. A budgetary provision is made for costs likely to be incurred by the PMU for updating this due diligence report (INR 50000), consultation, communication and grievance redress (INR 50000), contingencies (15%, i.e., INR 15000), adding up to INR 115000.

### B. Next Steps

17. The DDR needs to be updated with the following information:

- (i) 'No Objection Certificate' obtained from PWD for execution of subproject activity to be appended to the due diligence report, before start of civil work.
- (ii) Photographs of pit locations, before start of civil work and during execution.
- (iii) Detailed measurement survey (DMS), marking of excavation for pipe alignment and pits for micro-tunneling, and documentation of DMS<sup>2</sup>.
- (iv) Continued consultations with the community and record of their concerns and issues, if any.
- (v) In case of any unforeseen IR impacts are identified upon the completion of final detail design or design / alignment changes, the DDR needs to be re-assessed and the required RP will be prepared and submitted to ADB for review and endorsement.

18. ADB approval on the updated DDR based on the final assessment at detailed measurement survey stage needs to be obtained by the PMU prior to start of construction.

---

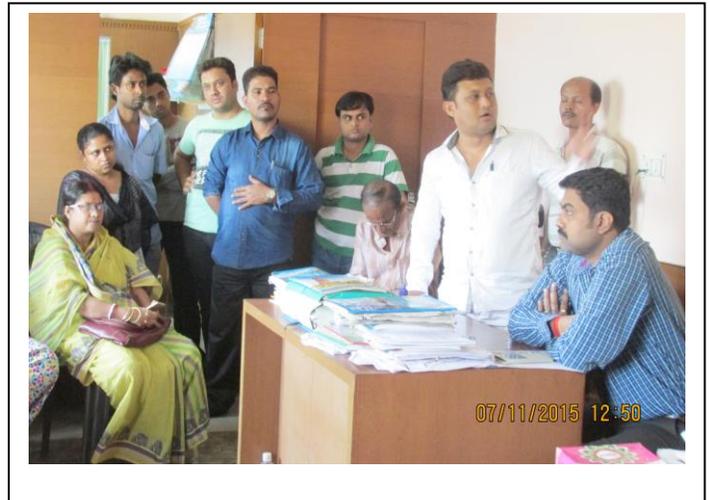
<sup>2</sup> The documentation will include the pictures and condition where the micro-tunneling pits will be located. If any IR impacts are identified the necessary mitigation efforts should be prepared and the RP preparation will be required.

### PHOTOGRAPHS

*Community Consultation at Ward No. 123 in the presence of Ward Councilor*



*Community Consultation at Ward No. 124 in the presence of Ward Councilor*



*Photographs of James Long Sarani*

