

**THE DEMOCRATIC SOCIALIST REPUBLIC  
OF SRI LANKA**

**Ministry Of Megapolis and Western Development  
(M/MWD)**

**Resettlement Action Plan to Relocate 60 Families  
From 318 Watte, Madampitiya Road – Colombo 14**

**for the**

**Asian Infrastructure Investment Bank (AIIB)**

**Prepared by**

**Urban Development Authority**

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## ABBREVIATIONS

AIIB	-	Asian Infrastructure Investment Bank
AP	-	Affected Person
CMC	-	Condominium Management Committee
DP&CS	-	Department of Probation & Child Care Service
DS	-	Divisional Secretary
GCE	-	General Certificate of Education
GOSL	-	Government of Sri Lanka
GRC	-	Grievance Redress Committee
GRM	-	Grievance Redress Mechanism
HH	-	Household
HHH	-	Household Head
IRP	-	Income Restoration Programme
LARS	-	Land Acquisition & Resettlement Survey (Inventory of Assets Survey)
LFPR	-	Labor Force Participation Rate
MCUDP	-	Metro Colombo Urban Development Project
MMWD	-	Ministry of Megapolis & Urban Development
MOH	-	Medical Officer of Health
NCPA	-	National Child Protection Authority
NIRP	-	National Involuntary Resettlement Plan
PAP	-	Project Affected Person
PD	-	Project Director
PIC	-	Project Implementation Cell
PMU	-	Project Management Unit
RAP	-	Resettlement Action Plan
RFP	-	Resettlement Policy Frame Work
SES	-	Socio Economic Survey
SSD	-	Social Services Department
UDA	-	Urban Development Authority
UN	-	United Nations
URP	-	Urban Regeneration Project
US\$	-	US Dollar
WDC	-	Women Development Committee



## **EXECUTIVE SUMMARY**

### **Introduction**

The Western Province is the most important region of the country, economically, politically, socially and strategically. Colombo is the main city and is cosmopolitan in nature. Over 50 percent of the population lives in underserved settlements mostly as squatters on state land. The government under its urban regeneration project had sought financial assistance from the Asian Infrastructure Investment Bank (AIIB) to resettle 5,500 families in high-rise buildings. The land vacated by the families after relocation will be used for development of infrastructure. The cost of the project is US\$ 280 million of which the Government of Sri Lanka proposes to obtain US\$ 200 million from the Asian Infrastructure Development Bank (AIIB). There are 60 families living at 318 Watte, Madampitiya, Colombo 14 who will have to move from the site so that it can be used for the construction of some of the high-rise apartment blocks that will be constructed under the AIIB financed Urban Regeneration Programme. The resettlement of these families will not be financed from the AIIB loan.

### **Location**

Madampitiya is part of the Colombo North electorate and is densely populated. Most of the residents are low and middle income people employed as skilled and nonskilled labour. The area is cosmopolitan with multiethnic, multireligious characteristics.

### **Requirement of a RAP**

According to AIIB safeguard guidelines, a comprehensive RAP is required if more than 200 people are affected by relocation, and under the National Involuntary Resettlement Policy (NIRP) a comprehensive RAP is required if more than 20 families are to be displaced.

### **Objectives**

The RAP is a planning document. The main objective of the Resettlement Plan is to address the issues confronting the affected people in order to better their lives after resettlement or at the very least to achieve the same standards of living and income levels they enjoyed prior to the project.

## **Methodology Adopted**

An awareness meeting was conducted for the affected people by the Resettlement Specialist supported by relevant project staff to explain the project to the affected people. Socio economic and demographic data were collected by the social staff of the PMU under the direction of the Resettlement Specialist using a pre-prepared questionnaire.

## **Socio - Economic Profile**

The total population of the 60 families is 272, comprising 133 men and 139 women. The number of male heads of household (HHH) is 23 and female HHH is 37. The ethnic composition is: 178 Sinhalese, 42 Tamils, 49 Muslims and 3 of other ethnicities. The distribution of the population according to religion is 163 Buddhists, 49 people belonging to the Islamic faith, 32 Hindus and 28 Christians. There are 24 children below 5 years of age. Senior citizens (>60 years) represent 8 percent of the population. The number of married people is 132 and unmarried is 59. The educational standard of the population is reasonably high: only 13 adults people have not attended school (5 percent), which is above the national percentage of 3.8 percent and the Colombo District percentage of 2.4 respectively. In terms of income, 29 males and 6 females are in receipt of between Rs. 25,001-50,000, a mean income of Rs. 37,500.

There are 8 vulnerable households. Judging from the response of the people that took part in the public meetings, most people are in favour of the project.

## **Potential Impacts of the Project**

The number of houses to be removed is 58 and house-cum-shops is 2. The total floor area affected is 29,256 sq.ft. Of the 60 dwellings 51 are permanent and 9 semi-permanent. 24 houses have less than 500 sq.ft of floor area, 19 are between 501-1000 sq.ft. and 3 are over 1001.

## **Legal Framework and Policy**

Land acquisition is governed by the Land Acquisition Act (LAA) of 1950, the possession of state property is under the provisions of the Recovery of Possession of State Property Act No.7 of 1979. The National Involuntary Resettlement Policy (NIRP)

was adopted in 2001 to address the issues of people whose land had been acquired by the government for development purposes. NIRP recognizes the rights of non title-holders.

## **Entitlements**

Affected families are entitled to an apartment unit of 550 sq.ft of floor area, a transport allowance of LKR. 5,000, and loss of income payments. Assistance for vulnerable families and measures to integrate with the host community will be provided by the PMU.

## **Entitlement Matrix**

The EM covers all compensation, the affected people are entitled, due to the recovery of possession of their properties by the state.

## **Public Participation and Consultation**

Prior to conducting the awareness meetings, discussions were held with some households on their perception of living in a vertical structure which will be a new experience for many of them. The project rationale and the advantages that would accrue to them were explained to them at awareness meetings.

## **Cut-off Date**

Those who were in occupation of houses at 318 Watte, Madampitiya Road, prior to the census survey conducted by UDA, commencing from 10<sup>th</sup> October 2018.

## **Grievance Redress Mechanism**

In keeping with best practice, the Project will establish an independent grievance redress mechanism (GRM) in accordance with the guidelines outlined in the RPF. The grievance redress procedures will provide an instrument for affected persons to settle their complaints and grievances amicably to avoid lengthy administrative and legal procedures.

## **Relocation**

In total 60 families will be relocated. They are non-titleholders living on state land. Each family will be given an apartment unit of 550 sq.ft. subject to (i) making an initial upfront payment to the condominium maintenance fund as determined by the UDA (currently Rs.50,000), which can be paid in 4 instalments; (ii) payment of a monthly service charge for providing common services such as lift operation, lighting of public areas and janitorial services, which will vary in line with the prevailing cost of the services; and, (iii) a lease payment of Rs.3,000 per month for 400 months. They will be provided with pre and post resettlement assistance. The monthly payments for water, electricity and telephone bills will be the responsibility of the occupants. None of the families formally expressed a willingness to come back to 318 Watte at Madampitiya Road once construction of condominiums has been completed.

## **Income Restoration Strategy**

Two small businesses are affected. They are located in two of the houses. The businesses will be compensated with a cash allowance of Rs.18,000 and assistance under the income restoration programme. Vulnerable families will continue to receive benefit payments from government in addition to the assistance extended under the programme.

## **Institutional Framework for Resettlement**

The overall responsibility for the project rests with the Ministry of Megapolis and Western Development. The Additional Project Director (Planning) is charged with the task of implementing the RAP with the assistance of his supportive staff. The consultants unit of the URP/UDA will undertake the post relocation assistance to improve the socio economic status of the relocated people.

## **Resettlement Budget and Financing**

In preparing the resettlement budget, the cost of apartments has not been taken into consideration as this is considered as an investment, since the land released will be used or developed by URP/UDA. The total resettlement budget is Rs. 20,299,200, equivalent to US\$ 112,773.

## **Implementation Schedule**

Resettlement activities commenced in August 2018 and are expected to be completed in May-June 2019. The possession of land will be taken before the end of December 2018. (Refer implementation schedule Table 10.1 for details).

## **Monitoring and Evaluation**

The PMU will be responsible for internal monitoring, while the external monitoring will be carried out by an independent Consultant or organization. Monitoring will review the progress against the implementation schedule, in order to keep the project on course and allow for remedial measures to correct any shortcomings that may affect the outcome of the Project. The monitoring indicators are given in Chapter 12. The independent evaluation will focus on assessing the impact and sustainability of the resettlement program, and will provide lessons for future resettlement planning.

# CHAPTER ONE

## INTRODUCTION

The Government of Sri Lanka (GOSL) plans to resettle 50,000 families lower and middle income families living in underserved settlements in the city of Colombo to apartments in high-rise buildings that have or are being built in various locations in Colombo and the surrounding suburbs to provide them with better housing facilities and utilize the released lands for mixed development, urban infrastructure projects and to improve the quality of life in the city. Almost all the families to be relocated are non title-holders (“squatters”) living on state lands.

The second phase of the Colombo Urban Regeneration Project (URP), which is implemented by the Urban Development Authority, is coordinated by the Ministry of Megapolis and Western Development (MMWD). The total cost of the project is estimated at US\$ 280 million of which US\$ 200 million has been requested as a loan from the Asian Infrastructure Investment Bank (AIIB) and the balance US\$ 80 million by the Government of Sri Lanka (GOSL).

The project presented to AIIB comprises three components.

**Component 1:** US\$ 220 million will finance the construction of housing for approximately 5,500 families. The relocation of the families from 318 Watte in Madampitiya is required in order to vacate one of the areas that will be used for the high-rise apartments to be constructed under Component 1 of the project.

**Component 2:** US\$ 50 million will support the redevelopment of areas vacated, including the provision of public amenities in the areas released by the relocation of the present occupants.

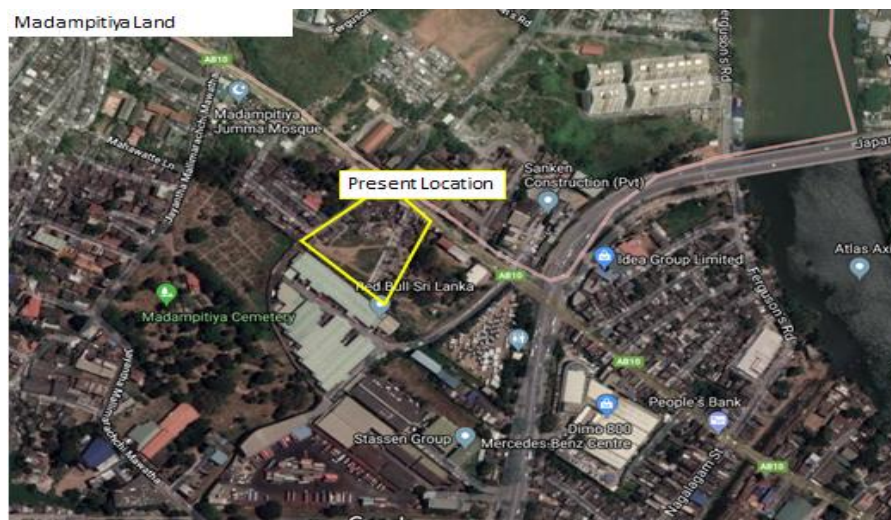
**Component 3:** US\$ 10 million will finance capacity building of UDA to improve the sustainability and quality of apartment building maintenance, manage environmental issues and support the review and improvement of current policies pertaining to low and middle income housing.

In total 60 families will be relocated from the 318 Watte settlement at Madampitiya. They will be resettled in the Methsanda Sevana housing scheme, Henemulla. The relocation site is less than 3kms from their original site.

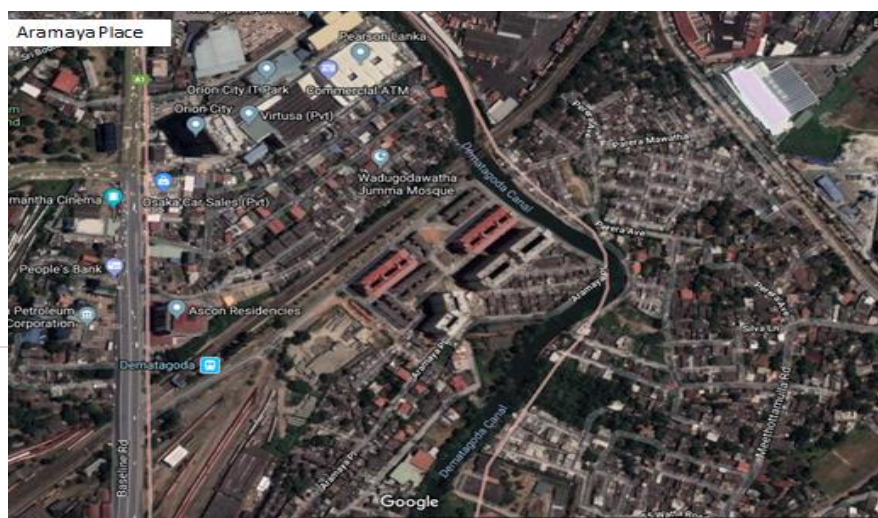
## 1.1 Location

The present location, 318 Watte Madampitiya, is within the city of Colombo. It is part of the Colombo North electorate and is a densely populated area. Most of the residents are low and middle income people employed as skilled and non-skilled workers. Some are self-employed and a small percentage is employed in the state sector. The area is cosmopolitan with multiethnic, multireligious characteristics. Many of the older people have migrated to the area from other regions of the country in search of employment during the last few decades and occupied state lands. Of the heads of household, 21 were born outside Madampitiya.

**Figure 1: Location Map of 318 Watte, Madampitiya**



**Figure 2 : Proposed Location (Methsanda Sevana) for 60 families to be resettled from 318 Watte, Madampitiya**



## **1.2 Requirement for a Resettlement Action Plan (RAP)**

According to the NIRP, if over 20 families are affected, a comprehensive RAP is required and if there are less than 20 families to be relocated then an abbreviated RAP can be prepared. The AIIB social safeguard policies requires a full RAP if over 200 people are affected by resettlement or over 10 percent of any holding has to be acquired. If less than 10 percent of the holdings is taken and physical relocation is not needed, then an abbreviated RAP is sufficient. In the case of relocation of the 20 families from 318 Watte, Madampitiya, the extent of the impacts requires the preparation of a comprehensive RAP. The RAP is the instrument that will guide implementation of the resettlement process.

## **1.3 Objectives**

The main objectives of the Resettlement Plan is to address the issues confronting the affected and displaced people in order to better their lives after resettlement or at the very least to ensure they can achieve the same quality of life they enjoyed prior to the project. This is the minimum requirement. However the project's objective is to improve the lives of the affected households.

In order to achieve this, the following measures must be implemented effectively and on schedule:

- All possible avenues should be explored to avoid involuntary resettlement. If this is not possible, measures must be taken to minimize resettlement. In this project the houses have to be removed to make way for the construction of the planned high-rise buildings that will accommodate families living in underserved settlements. Since some degree of discomfort and impact will be faced by the affected people, adequate funds will be provided to compensate for the losses and temporary disruptions.
- Dissemination of information on compensation and entitlements.
- Maintain a continuous dialogue with the affected households to ensure they are consulted during preparation and implementation of the RAP.
- Identify the different types of impacts, physical, economic and social to be incorporated in RAP.
- To develop a mechanism for the redress of grievances.



- Develop a comprehensive budget to meet the expenses involved in the resettlement plan.
- Disclose the entitlement matrix to the affected and other stakeholders.
- Monitor the implementation plan to ensure it is on the correct course.
- Identify severely affected and vulnerable people and prepare a programme to assist them.
- Consider the project as a development opportunity for the affected people.

#### **1.4 Methodology Adopted**

The consultants conducted a visit to the area for an initial screening with members of the social division of the PMU on 10<sup>th</sup> October 2018 to gather information on geography, demography, socio-economic and environmental situation of the project area prior to the commencement of the stakeholder meetings and the enumeration. A training class was conducted at the PMU of the Urban Regeneration Program (URP) for selected social staff from the PMU to explain the questionnaires, interview techniques, dissemination of information etc.

A consultation meeting was held on 11<sup>th</sup> October 2018 at 10am in 318 Watte, Madampitya to explain the rationale of the project, the assistance that will be made available to them prior to and after relocation, the proposed relocation site etc. Though the PMU indicated the site to which the affected are to be moved, they were told that they would also have the option of returning to the original location after completion of the condominium buildings, and that they would be given a rent allowance to find temporary accommodation until the housing units were ready for occupation. However, none of the affected families present at the meeting declared an interest in returning to the original site, although they promised to contact the PMU if they changed their minds and decided to return to Madampitiya. The awareness meeting was followed by an interactive session inviting the participants to air their views and clarify any issues that concerned them.

Prior to application of the questionnaire, the enumerators conducted a one to one consultation with the affected households where they explained that the purpose of obtaining the socio-economic data is to ascertain the physical impacts, identify vulnerable people, identify gender issues, income losses, family details etc. and to prepare an action plan to address these concerns.

To prepare the RAP, the PMU collected details of the structures (residences) to be removed, information on land ownership, affected structures, and assets owned, details of the businesses, income and expenditure, demography, educational standards and social networks, access to health facilities, participation of women in community activities, and availability of state support for vulnerable groups.

After the collection of data by the enumerators, all the completed questionnaires were vetted by the Consultants and any clarifications sought from the Coordinator of the survey team. The data was entered into Excel Sheets by a data entry operator and analyzed to extract the data needed to compile the RAP.

**Figure 3: One of the affected people being interviewed by an officer from PMU on 16<sup>th</sup> October at Madampitiya**



## CHAPTER TWO

### SOCIAL IMPACTS

**Table 2. 1: Impact on Residential and Commercial Structures**

Impact on Residential and Commercial Structures		
Type of Structure	Total	Area Affected (Sq.ft)
House Only	58	28196
Combined House and shop	2	1060
Total	60	29256

Source: LARS &SES conducted by PMU

In total 58 houses have to be vacated plus two houses-cum-shops. The total floor area of the 58 houses is 29,256 sq.ft. an average of 486 sq.ft. per house. The affected floor area of the two houses-cum-shops is 1,060 sq.ft. averaging 530 sq.ft per structure. None of the occupants of the 60 houses in 318 Watte at Madampitiya Road have legal ownership rights, since the area is state land.

**Table 2. 2: Distribution of Houses According to Floor Area**

Affected Houses/Structures Classified According to Floor Area		
S/N	Range of the Floor Area (sq,ft)	No.
1	Less than 500	24
2	501-1000	19
3	1001-1500	3
5	1501-2000	0
6	Above 2000	0
	No response	14
	<b>Total</b>	<b>60</b>
Source: LARS &SES conducted by PMU		

Of the 60 houses to be removed, the floor area of 24 houses is less than 550 sq.ft. Only in three houses the floor area is above 1000 sq.ft. The floor area of 14 houses is not available as the house owners were not willing to allow the enumerators to measure their houses.

**Table 2. 3 : Nature of the Affected Houses**

Nature of the house		
Type	No	Percentage
Permanent	51	85
Semi-permanent	9	15
Total	60	100

Source: LARS &SES conducted by PMU

Of the 60 houses, 51 are permanent structures and the others are semi-permanent structures. Permanent houses are structures where the walls are made of bricks or cement blocks and cement mixture and plastered, with tile or asbestos roofs and cemented or tiled floors. Semi permanent houses are structures where the walls are built from cement blocks, wooden planks, zinc sheets and where the roofs are covered with zinc sheets or asbestos, and have cemented floors.

**Table 2. 4: Architecture of the Residential Structures**

Architecture of Residential Structures		
Type of Room	No.of Households	Remarks
Living Room	55	5 houses without specific living room
One bedroom only	20	20 houses have only one bedroom shared by the occupants
2 bedrooms	24	
3 bedrooms	4	
Over 3 bedrooms	0	
Kitchen	53	7 houses do not have separate kitchens
Dining Room	9	51 houses do not possess a separate dining room
Store Room	5	
Wash Room	47	04 households use public toilets

Source: LARS &SES conducted by PMU

**Table 2. 5 : Available Facilities in the Affected Houses**

Available facilities			
Service	Source	No.of Houses	Percentage
Water	NWSDB	42	70
	Common Source (Street pipe)	14	23
	No response	4	7
Electricity/Lighting	CEB connection	56	93
	Kerosene oil	1	2
	No response	3	5
Sanitary Facilities	Flushing Toilet	27	45
	Water sealed	20	33
	Public toilet	4	7
	No response	9	15
Cooking	LP Gas	53	88
	Kerosene oil	2	3
	Firewood	1	2
	No response	4	7
Telephone	SL Telecom	9	15
	Mobile	39	65
	None	12	20
Internet	SL Telecom	4	6
	Private Provider	1	2
	Mobile	22	37
	None	4	7
	No response	29	48
Satellite TV	SL Telecom	7	12
	Private Provider	8	13
	None	21	35
	No response	24	40

Source: LARS &amp;SES conducted by PMU

Most houses have water and electricity provided by the National Water Supply and Drainage Board (NWSDB) and the Ceylon Electricity Board (CEB). Only 14 households get their supply of water from common sources such as street pipes. Nearly all households use electricity for lighting apart from one that uses kerosene lamps. Four families use shared public toilets; however, another 9 households did not respond to

this question. The majority of households, 80 percent, have a mobile phone or connection via SL Telecom; however, only 45 percent have access to the internet, the majority via mobile phones. 29 households did not respond and probably did not want to declare in public that they do not have access to such facilities.

**Table 2. 6: Loss of Trees**

Inventory of Losses - Trees			
S/N	Crop Type	HH	No of Affected Trees
1	Jack	1	1
2	Mango	2	2
3	Other Fruits	5	10
	Total	8	13

Source: LARS & SES conducted by PMU

Due to lack of space there are only a few trees in the affected settlement: a jack tree and 12 fruit trees. These are not in good condition due to the poor environmental conditions and general lack of attention.

**Table 2. 7: Assets Owned by Affected Families**

Assets of the Affected People		
SN	Item	No
1	Motor Cycle	16
2	Three Wheeler	16
3	Bicycle	4
5	Car	2
6	Bus	2
7	Lorry	1
8	Drawing Room set	6
9	Dining Table	28
10	Dining Chairs	122
11	Beds	85
12	Almirahs - Wardrobe	70
13	Cupboards	79
14	Televisions	56
15	Radio	37
16	Fridge	46
17	Washing Machine	30
18	Sewing Machine	23

19	Fans (ceiling)	67
20	Fans (table / stand)	61
21	Computer	18

Source: LARS &SES conducted by PMU

The list of assets owned by the affected families is considerable considering their social background. They own 37 vehicles including a lorry, 2 buses, 2 cars, 16 three wheelers and 16 motor cycles. Among other assets they own are 56 television sets, 46 fridges, 30 washing machines, 128 fans, 23 sewing machines and 18 computers. Each family owns more than 2 fans, 93 percent have a television, 50 percent have washing machines, 77 percent refrigerators. Each family has more than one bed, an almirah/wardrobe and cupboards.

**Table 2. 8: Period of Occupation**

Period of Occupation		
Period	Number of years	Percentage
Less than 10years	6	10
10-15 years	2	3
15-20 years	2	3
More than 20 years	39	65
No response	11	19
Total	60	100

Source: LARS &SES conducted by PMU

Of the families to be relocated, 65 percent have lived at their present locations for more than 20 years and 6 (10 percent) less than 10 years. 11 households (19 percent) did not respond.

## CHAPTER THREE

### SOCIO ECONOMIC PROFILE

**Table 3. 1 : Distribution of Project Affected People by Household Size**

Distribution of Total Displaced Population by Household Size			
S/N	No of Household Members	No of Households	Percentage
1	1-2	9	25
2	3-4	26	43
3	5-7	17	28
4	Above 7	7	12
5	No Response	1	2
	<b>Total</b>	<b>60</b>	<b>100</b>

Source: LARS &SES conducted by PMU

The number of families that have 3-4 members is 26, representing 43 percent of the population. There are 17 families (28 percent) with 5-7 members per family and 7 families that have more than 7 household members (12 percent of the total). The average number of members per family is 4.5, slightly higher than the average for the Colombo District which 4.1 (Department of Census & Statistics).

**Table 3. 2: Ethnic Composition**

Ethnicity	Male		Female		Total no.of people	Percentage
	No.of People	Percentage	No.of people	Percentage		
Sinhalese	87	65	91	66	178	66
Tamil	21	16	21	15	42	15
Muslim	25	19	24	17	49	18
Other	0	0	3	2	3	1
<b>Total</b>	<b>133</b>	<b>100</b>	<b>139</b>	<b>100</b>	<b>272</b>	<b>100</b>

Source: LARS &SES conducted by PMU

Of the total APs, the majority, 178 are Sinhalese (87 men and 91 women), there are 42 Tamils (21 men and 21 women). The Muslim population is 49 (25 men and 24 women). There are 3 women belonging to other ethnic groups. Of the total population, the Sinhalese constitute 66 percent, which is lower than the national percentage of over 74 percent. Both the Tamil and Muslim population exceed the national percentages for



the two communities by a sizeable margin. The Muslim population is almost double the national average, and the Tamil population is nearly 25 percent greater than the national average. In total, there are 133 men and 139 women with the sex ratio being 95.68 men to 100 women.

The Muslim population in the central area of Colombo is higher than that of Sinhalese and Tamils. As a percentage of the population of the Colombo District, Muslims constitute 11 percent and Srilankan Tamils 10 percent (2012 national census). The Muslims have migrated to Colombo from other areas, primarily to engage in business. Tamils, especially from the estate sector of the central hills have also migrated to Colombo in search of employment.

**Table 3. 3: Religious Composition**

Religion	Male		Female		Total	
	No.of People	Percent	No.of People	percent	No.of People	Percent
Buddhists	79	59	84	60	163	60
Christians of all faiths	12	9	15	11	27	10
Hindu	17	13	16	12	33	12
Islam	25	19	24	17	49	18
Total	133	100	139	100	272	100

Source: Source: LARS &SES conducted by PMU

Buddhists constitute 60 percent of the total population, which is below the national percentage of 71, and Muslims are almost double the national percentage. Christians are close to the national percentage of 9 percent.

**Table 3. 4: Affected Household Heads Disaggregated by Age and Age and Gender**

Affected Household Heads Disaggregated by Age and Gender						Total	Percentage
S/N	Age - Years	Male		Female			
		No of Persons	Percentage	No of Persons	Percentage		
1	18-30	1	5	6	16	7	12
2	31-40	7	24	4	11	11	18
3	41-60	12	57	14	38	26	43
4	Above 61	3	14	13	35	16	27
	<b>Total</b>	<b>23</b>	<b>100</b>	<b>37</b>	<b>100</b>	<b>60</b>	<b>100</b>

There are 37 women and 23 male heads of household. Of the men, 12 are in the 41-60 age group; of the women, 14 fall are in the 41-60 age group. 16 heads of household are aged 61 or over: they comprise 3 men and 13 women. When the husband is the owner of the house he is considered as the head of the household. Equally when the woman owns the house, she is defined as head of the household. In the female headed households the husbands have moved into the houses owned by the women or inherited by them. In Sri Lanka the average age at which working women get married is 28. Most of them take a little more time to own a house. Low incomes and lack of support from parents are factors that contribute to young married people not having a house of their own early in their married life. The minimum legal age for marriage in Sri Lanka is 18.

**Table 3. 5: Affected Population Disaggregated by Age and Gender**

Affected Population Disaggregated by Age and Gender							
S/N	Age	Males		Females		Total	
	Category						
		No. of Persons	Percentage	No. of Persons	Percentage		Percentage
1	<5yrs	11	8	13	9	24	9
2	6-10	13	10	15	11	28	10
3	11-17	18	14	14	10	32	12
4	18-30	25	19	21	15	46	17
5	31-40	35	26	36	26	71	26
6	41-60	23	17	28	20	51	19
7	>61	8	6	12	9	20	7
	<b>Total</b>	<b>133</b>	<b>100</b>	<b>139</b>	<b>100</b>	<b>272</b>	<b>100</b>

The largest number of people are in the 31-40 age group, which comprises 35 men and 36 women (26 percent of the total). There are 51 people in the 41-60 age group, 23 men and 28 women. In the 18-30 age group, there are 46 people, 25 men and 21 women. The number of children below the age of 5 is 24, 11 males and 13 females, 9 percent in all, which is close to national percentage of 8. Those who are above 61 years old (senior citizens) account for 7 percent which is below the national percentage of 12.4 (Department of Census & Statistics). Due to lack of proper nutrition, stress and

lack of proper rest comparatively less people live beyond the age of sixty. There are only 8 men and 12 women in this age group.

**Table 3. 6: Civil Status of the Affected Population Disaggregated by Age and Gender**

Civil Status of the Affected Population Disaggregated by Gender							
S/N	Civil Status	Male		Female		Total	
		No of People	Percentage	No of People	Percentage		Percentage
1	Married	66	50	66	47	132	48
2	Unmarried	29	22	30	21	59	22
3	Widowed	0	0	2	1	2	1
4	Divorced	0	0	1	1	1	1
6	Minor (below 18)	38	28	40	30	78	28
	<b>Total</b>	<b>133</b>	<b>100</b>	<b>139</b>	<b>100</b>	<b>272</b>	<b>100</b>

Source: LARS &SES conducted by PMU

48 percent of the total population is married and 22 percent single. The total number of married people is 132. There are 2 widows and one divorcee, which is almost on par with national trends. The remaining 28 percent of the population is under 18 years of age. There are two sub-families where married daughters live with their parents.

**Table 3. 7: Educational Achievement of the Affected Population over School Age**

SN	Educational Achievement	Male		Female		Total	
		No of Persons	Percentage	No of Persons	Percentage	No of Persons	Percentage
1	Illiterate	4	57	7	70	11	65
2	Can place signature	0	0	2	20	2	12
3	Undergraduate / Graduate	3	43	1	10	4	23

Source: LARS &SES conducted by PMU

11 people have not attended school (4 men and 7 women). Two of the women can place their signatures, although they did not go to school. As a percentage of the total population of 272 (60 families) to be relocated from the 318 Watte at Madampitiya Road, the affected people who did not attend a school is 4.8 percent, which is higher than the national average of 2.4 percent.

**Table 3.8: Children of Schooling Age and Below Disaggregated into Sex.**

SN	Educational Achievement	Male		Female		Total	
		No.of Persons	Percentage	No.of Persons	Percentage	No.of Persons	Percentage
1	Waiting for schooling	11	9	13	10	24	9
2	Class 1-V	33	26	37	29	70	27
3	Class V1 – GCE (O/L)	42	33	40	31	82	32
4	GCE O/L Passed	26	21	30	23	56	22
5	GCE A/L Passed	14	11	9	7	23	9
	Total	126	100	129	100	255	100

The highest educational level the majority of people has achieved is up to GCE-O'Level. 42 men and 40 women (30 percent) have studied up to this level. Those who were successful at GCE-O'level comprise 56 people in total, 26 men and 30 women (21 percent of the total). Only 23 people, 14 men and 9 women, were successful at GCE Advanced Level. Finally, there are 4 graduates, of whom three are men. The percentage successful at the GCE, O'Level is higher than the national percentage of 17 percent; however, the achievements at GCE-A'Level at 8 percent is below the national average of 12.3 percent.

**Table 3. 8 : Sources of Income of Affected People**

Sources of Income of Affected People				
S/N	Employment/ Income Category	Primary Sources		
		Male	Female	Total
		No of People	No of People	No of People
1	Self-Employment	9	9	18
2	Business	4	1	5
3	Public Sector Other Grade Job	9	1	10
4	Private Sector Executive Job	3	3	6
5	Private Sector Other Grade Job	8	6	14
6	Foreign Job	7	4	11
7	Technical Job	2	0	2
8	Skilled Labor	12	0	12
9	Wage Labor	17	8	25
	Total	71	32	103

Source: LARS &SES conducted by PMU

The total number of men employed in different vocations is 71, more than double the number of women, only 32 of whom earn an independent source of income, making a total of 103 people in employment, without including people living from pensions or remittances. The number of men employed as labourers is 29 along with 8 women. There are 18 self-employed people, 9 men and 9 women. 10 people are employed in the public sector in non-executive grades, and 14 in the private sector non-executive grades. There are 6 private sector executives, 3 men and 3 women. The total number of people of employable age (15-60) is 179, while the number employed is 103. 11 people are employed in Middle Eastern countries, the men as labourers and the women as house maids. The Labour Force Participation Rate (LFPR) is 57.54 which is above the national LFPR of 53.8. (Source. Dept. of Census & Statistics -2015).

**Table 3. 9: Monthly Average Income of Affected Households**

Average Monthly Income of Affected Households Categorized by Income Ranges and Gender							
S/N	Income Category	Male		Female		Total	
		No.of Persons	Percentage	No.of Persons	Percentage		Percentage
1	< 5,000	0	0	1	3	1	1
2	5,001 – 10,000	0	0	0	0	0	0
3	10,001 – 15,000	4	6	4	12	8	7
4	15,001 – 25,000	14	20	16	47	30	29
5	25,001 – 50,000	29	41	6	18	35	34
6	50,001 – 75,000	7	10	3	9	10	10
7	75,001 – 100,000	4	6	1	3	5	5
8	100,001 - 150,000	1	1	1	3	2	2
9	above 150,000	0	0	0	0	0	0
	No response re income level	12	17	2	6	14	13
	<b>Total</b>	<b>71</b>	<b>100</b>	<b>34</b>	<b>100</b>	<b>105</b>	<b>100</b>

Source: LARS & SES conducted by PMU

Of the 105 affected people who receive an income, 71 are men and 34 are women. The majority of income earners, 53 percent, fall in the income range of Rs. 15,001-50,000 per month, another 10 receive between Rs. 50,001-75,000 per month of which 3 are women. Another 5 people earn incomes of between Rs. 75,001-100,000 and two have incomes of Rs. 100,001-150,000. No one earns more than Rs. 150,000 per month. 14 people declined to divulge their income. Only one woman earns less than Rs. 5,000 per

month. The weighted average income of those who declared their income including two who depend on charity is Rs. 35,769 per month. (Those who declined to divulge their income were not taken to compute the weighted average income.) The average number of members earning or receiving an income per household is 1.75, a figure that compares favourably with the national average of 1.8. On this basis, the average monthly income of a household is Rs. 62,596.

The poverty line in Colombo is Rs. 5,114 per month as of December 2016 (Central Bank, SriLanka). The average number of members per family in 318 Watte, Madampitiya Road is 4.1. So the average income for a family to be above the poverty line at 318 Watte, Madampitiya should be Rs.20,967.40. On this basis, only one family in 318 Watte at Madampitiya Road can be considered as living below the poverty line.

The average monthly income per family in the middle 60 percent (3<sup>rd</sup> to 8<sup>th</sup> decile) in SriLanka is Rs. 46,097 as at December 2016 (Central Bank, SriLanka). On the basis of monthly family income, 30 families can be considered as having the income of a middle class family, since the average income of these families is over Rs.46,097 per month. There are 21 families living above the poverty threshold, but below the middle class income range (without counting families who declined to divulge their monthly income). The number of families in receipt of over Rs.35,000 a month is 47. These families should not have difficulty paying the lease instalments and utility bills as the unit rate for low users of electricity and water is relatively low in SriLanka. However, the five families whose monthly average income is below Rs. 21,875, even though they are marginally above the Rs. 20,967.40 poverty line will be hard pressed to pay the lease instalments and utility bills unless they engage in a secondary income earning activity in the evenings and rest days, such as driving a three wheeler (tuk-tuk).<sup>1</sup>

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<sup>1</sup> For the purpose of calculation, the total number of persons was divided by 1.75 to ascertain the income distribution among families since the average number of family members in employment is 1.75. The eight families(14/1.75) who declined to divulge information on their income are not taken into account when calculating the income of poor and middle class families.

**Table 3. 10: Monthly Average Expenditure of an Affected Family**

<b>Average Monthly Expenditure of Affected Households</b>			
<b>S/N</b>	<b>Item of Expenditure</b>	<b>No. of Families Responded</b>	<b>Average Amount Rs / Month</b>
1	Food	52	20,712
2	Clothes	18	2,056
3	Water	51	617
4	Electricity	53	2,354
5	Fuel	9	2,722
6	Gas	48	1,807
7	Firewood	2	1,250
8	Tobacco/Betel	1	1,500
9	Alcohol	4	2,250
10	Charity	8	238
11	Communication / Telephone	47	1,109
12	Transport	43	4,237
13	Education	32	4,094
14	Health	40	2,750
15	Lease/Mortgage Payments	5	5,080
17	Religious activities	10	880
18	Vehicle Repairs	11	5,727
	<b>Total</b>		<b>59,383</b>

Source: LARS & SES conducted by PMU

Food accounts for 35 percent of the average monthly expenditure of a household. In Sri Lanka the average monthly expenditure on food is Rs. 20,712, but in Colombo the monthly expenditure on food was estimated at Rs. 26,066 for 2018 (Central Bank, Sri Lanka). The families at 318 Watte, Madampiiya Road spend only 80 percent of what other families in Colombo spend on food. Lease/mortgage payments represent nearly 9 percent, while on average only 5 percent is spent on water and electricity per month. The low cost of electricity and water is due to the heavy subsidies provided by the state for low-level users.

Although health and education are provided by free of charge to the citizens of Sri Lanka, these two items represent 11.52 percent of the total monthly expenditure of the affected people. On average, families spend Rs. 4,094 on education, which is 6.89

percent of their total expenditure. Since one of the post resettlement assistance given to relocated people is the enhancement of education by providing extra tuition for students pursuing higher studies, the amount that will be spent on childrens' education per month may be reduced. Similarly free health clinics for dental and eye care is another service arranged by the Consultants unit of the UDA for relocated people. This too could lead to savings.

**Table 3. 11: Vulnerable Families**

<b>Vulnerable APs and Type of Vulnerability</b>			
<b>S/N</b>	<b>Type of Vulnerability</b>	<b>No of Vulnerable Families</b>	<b>percent (percent age)</b>
1	Households headed by elderly people (over 70) without a reasonable income	2	25
2	Disabled	4	50
3	Very Poor (Income less than 5000)	1	12.5
4	Women headed (without reasonable income(>15,000)	1	12.5
	Total	8	100
Source: LARS &SES conducted by PMU			

There are 8 vulnerable families. The number of families headed by very elderly members is 2, and with disabled members 4. The income of one family is less than Rs. 5,000 per month and one female headed household receives less than Rs. 15,000 per month. (See the chapter on income and livelihood restoration for measures taken to address the issues of vulnerable people).

**Table 3. 12: Health Issues - Communicable Diseases**

<b>Health Issues (communicable diseases )during 2018</b>	
<b>Type of disease</b>	<b>No affected</b>
Dengue	3
Malaria	0
TB	0
Fever	0
Others (mention)	0

Source: LARS &SES conducted by PMU



There were 3 reported cases of dengue in 318 Watta, Madampitya Road. No other communicable diseases were reported in 2018.

**Table 3. 13: Health Issues - Non-Communicable Diseases**

<b>Health Issues (Non Communicable )</b>	
<b>Type of ailment</b>	<b>No</b>
High Blood Pressure	26
Diabetes	23
Heart Issues	12
Visual Impairment	8
Hearing Difficulties	3
Arthritis	5
Difficulty in walking	13
Wheeze / Asthma	1
Total	91

Source: LARS & SES conducted by PMU

Of the 272 people affected by the project, 91 suffered from non-communicable diseases during 2018. High blood pressure was one of the main health issues identified, along with diabetes which is a concern for 23 people. Another 12 were diagnosed with heart ailments. Free clinics are available for the APs suffering from such diseases and a good network of health care centres established by the government is available to treat such cases. There are specialised clinics in close proximity to the condominiums where the families will be relocated.

**Table 3. 14: Women's Participation in Decision Making**

<b>Women's participation in decision- making/ income-generation activities in the family.</b>		
<b>S/N</b>	<b>Activity</b>	<b>No of Women Responded</b>
1	Decision- making in day to day family matters.	35

2	Space to engage in social/community activities	34
3	Space to engage in religious activities	35
4	Space to hold positions in CBOs	32
5	Space to interact with state officials if need arise	34
6	Decision- making in children's education	35
7	Freedom to engage in income earning activities when available	34

Source: LARS & SES conducted by PMU

According to the above table, women have the space to take decisions and participate in common activities without much restriction from their spouses. Women outnumbered men at the stakeholder meetings organized by the PMU and consultants.

## CHAPTER FOUR

### **INFORMATION DISCLOSURE CONSULTATION AND PARTICIPATION**

Stakeholder meeting held at Sri Jinarathanaramaya - Madampitiya 318 Watte

Date 12.10.2018 - Time 10.am

**Present:**

Resettlement Specialist from PMU

Planning Officer

Relocation and Social Marketing Officer

Social Officer

Of the 60 families identified for relocation 53 people representing 53 Households were present, 39 women and 14 men.

At the outset the resettlement specialist thanked the participants for their attendance and explained the purpose of the meeting, that the land on which they are currently settled will be utilized for infrastructure development and that the development of the vacated land will contribute to improve the economy of the country. He informed the affected people that the government will resettle the affected people in clean comfortable accommodation, which they will ultimately own, even though they now live in an underserved settlement without title to their land.

The resettlement specialist emphasized the opportunity to live a healthy life in a congenial environment with modern amenities and that when children live in a comfortable house their motivation to move upward socially is higher and provides space for them to engage in studies properly.

After the address by the resettlement specialist, a healthy discussion ensued which is described in the table No.4.1

**Table 4. 1: Discussion with Stakeholders**

PAP	Address	Issue Raised	Response from the Social Staff
PAP	318/24, Madampitiya Road, Colombo- 14	<p>‘The proposed resettlement site Mehsanda Sewana “condominium is not a good place to move”</p> <p>Reason adduced was that the families already settled are of different backgrounds and it is difficult for them to merge together.</p>	<p>The social staff of the PMU will conduct educational programs to bring about a change in attitude among the AP and will engage the educated adults and children as agents of change.</p>
PAP	318/21, Madampitiya Rd, Colombo-14	<p>People are not keeping the environment clean, drug and alcohol use among some occupants are major issues that need to be controlled.</p>	<p>An awareness program will be undertaken to educate the people in this respect. The older children of the occupants will be trained as agents of change to wean adults from undesirable activities. They will advise the police unit established at the premises to be more vigilant and pay more attention.</p>
PAP	314/15/A Madampitiya Rd, Colombo-14	<p>Anxiety about whether they will be continuously paying the rent for the housing unit.</p>	<p>People who live in rented houses in the same locality pay around Rs.10,000 per month. Families that received apartment units need to pay only Rs.3,000 per month as lease payment.</p>
PAP	318/15, Madampitiya Rd, Colombo -14	<p>Whether they could obtain rent allowance on a monthly basis and return to Madampitiya once housing complex is ready for occupation</p>	<p>This provision is available and the amount of monthly rental allowance Rs. 8,000 per month will be paid until the new apartment units are ready for occupation.</p>

		Request for two units, if two families are living in one house	The request will be submitted to the PMU.
		It is not reasonable to allocate only one unit for people having houses over 700 sq.ft of floor area	A request can be made to the Appeal Board established at the PMU. The Appeal Board will consider the appeal based on the extent of land occupied by the applicant, number of members in the family, the income of the family and the floor area of the house.
PAP	318/63 Madampiyiya Rd, Colombo -14	Unscrupulous people occupy state land illegally and construct semi-permanent houses to rent. When the state takes over these properties for development work the absentee landlord gets a house which he does not need and the family on rent either gets displaced or continues to occupy the alternate house on rent from the owner. We request that the house should be given to the family living on rent instead.	This a very reasonable request. This request will submitted to the PMU.
		Where do you propose to resettle us other than the “Methsandaunya” at Henamulla?	Alternative locations are Dematagoda, or Madampitiya. It is possible to return to Madampitiya after construction of the Condominium. It is possible to temporarily move to houses rented accommodation on receipt of rent allowances paid by the PMU.

**Figure 4: Stakeholder Meeting at Sri Jinarathanaramaya Madampitiya 318 Wate on 12.10.2018**



**Figure 5: APs who participated at the Stakeholder meeting held at Madampitiya 318 Wate on 12.10.2018**



All who are in the above photographs are the residents of 318 Wate alongside a few officials from the URP.

#### **4.1: Visit by the Resettlement Specialist**

The Resettlement Specialist and two social officers from PMU visited APs who were relocated to the “Methsanda Sevena “ condominium in 2015 to ascertain the perception of some of the families who received condominium units from UDA.

**Date: 24.10.2018, Time 11.am.**

**Present: 14 men and 12 women**

After welcoming the participants, the resettlement specialist inquired about their life in the new condominium building during the last three years. They contended that the new houses are much better than the one they occupied prior to relocation since the houses they occupied at 318 Watte at Madampitiya were subject to flooding. As per the services available, the market, the school for children and medical facilities are a little further than what they had at the previous location but it is not a major issue. They are confronted with the problem of keeping the environment of the building clean as some residents soil it by spitting along the corridors and stairways which was also observed. The disposal of garbage around the premises is another problem, as is the current lack of space for children to play or space to park vehicles. Married children living with their parents is another major problem since in their previous homes they could add a small structure to the roof of the parents’ house. The two roomed house cannot is inadequate to accommodate two families. Drug addiction among some male residents is another serious issue that requires serious attention by the authorities.

The Condominium Management Committee must be strengthened to handle issues that are faced by the residents. The heterogeneous nature of the resident population is a contributory factor to the issues they face.

**Figure 6: Section of the participants at the discussion held with the host population at the Methsanda housing complex**



#### **4.2: Observations and Planned/Recommended Solutions**

The problem of lack of space for children to play and parking of vehicles will be solved once the construction program of the adjoining buildings are completed.

Continuous education programs should be conducted to educate the people on merits of keeping the premises clean for their own safety.

Adolescent children should be especially motivated to play the role of agents of change, to rid the adults from undesirable habits.

Capacity building programs should be undertaken to improve the organizational and management skills of the Condominium Management Committee.

When allocating new housing units to the families to be relocated, in addition to the methods proposed in the RPF, the new arrivals should be given the choice to select their neighbors within the allocated block to maintain their neighborly links that existed prior to relocation.

Awareness and educational programs have already commenced in housing complexes to enhance the knowledge and capacity of the APs to maintain the housing units, the environment and improve their health, communication and income.



## **CHAPTER FIVE**

### **LEGAL AND POLICY FRAMEWORK**

Land acquisition is governed by the Land Acquisition Act of 1950 as amended periodically. If for some unavoidable requirement private land has to be acquired, it will be done under the provisions of the LAA. Recovery of possession of state property will be under the provisions of the Recovery of Possession of State Property Act No 7 of 1979. For details on the legal framework please refer to the RPF.

#### **5.1. Compensation Policy**

- i. Market value for land
- ii. If a portion of a land is acquired, the rate for compensation for the acquired portion should be decided on the basis that if that land is sold in its entirety the rate that is realized according to the market value.
- iii. For structures replacement cost should be paid without taking depreciation into consideration and the value of debris (material that could be salvaged)
- iv. Compensation is available for disturbances and other losses, for details please refer to the Entitlement Matrix given in RPF.
- v. For the affected people in Madampitiya 318 Watte, compensation will be based on the 2008 regulations. The 2008 regulations, under the Land Acquisition Act provide for compensation to displaced people for all losses and disturbances. The regulations provide for loss of income, for both formal and informal businesses, transport, rent allowance etc. In addition to the housing unit, the displaced families in 318 Watte in Madampitiya Road are entitled to compensation for any losses and disturbances caused as a result of displacement. The legal provision for such payments is set out in the 2008 regulations.

#### **5.2. National Involuntary Resettlement Policy (NIRP)**

In order to assist the people who become involuntary resettlers due to the acquisition of private land or recovery of possession of state lands, the cabinet of ministers adopted the policy on involuntary resettlement (NIRP) in 2001. The main objective of the NIRP was to rectify the anomalies existent in the payment of compensation (for details please refer to RPF).

## CHAPTER SIX

### ELIGIBILITY AND ENTITLEMENTS

All families to be relocated from Madampitiya, 318 Watta are untitled people occupying state lands. They are not entitled to compensation for loss of land, but are entitled to compensation for loss of structures if they are not willing to accept housing units in a condominium built by the UDA.

If the value of the structure is more than Rs.7 million, they will be entitled to receive the difference between the value of structure and Rs.7 million as well as an apartment. The valuation is done by the Department of Valuation at replacement cost. All displaced people will be entitled to the payments and entitlements set out in Table 6.1.

A housing unit in a condominium owned by UDA will have a floor area of 550 sq.ft with all basic facilities, including sanitation, electricity and running water. The beneficiaries will have the right to obtain freehold title to the housing unit provided by the UDA subject to the payment of Rs.1.2 million over a period of 400 months.

**Table 6.1 : Payments and Entitlements**

Category of Loss	Affected Person	Entitlement	Amount (Rs)
1: Permanent Loss of private residential structure	Non-owners on state land	Resettlement and rehabilitation assistance	1.1. Offer of a new housing unit of 550 sq.ft in a multi-story housing scheme with basic facilities subject to beneficiary contribution to the condominium management fund payment, payment of monthly maintenance charges and monthly lease rental of Rs. 3,000. <b>For all 60 affected families</b>

			<p>1.2Transport allowance of Rs 5,000</p> <p><b>This allowance will be paid to all 60 families</b></p>
2.Loss of livelihood due to relocation	Vulnerable and women headed families losing income due to relocation. Vulnerable self-employed persons	Rehabilitation Assistance	<p>2.1.1: Training, access to credit, skill training support for vulnerable families, including women headed households for livelihood strengthening</p> <p>2.1.2: PMU will ensure vulnerable families eligible for government welfare assistance like Samurdhi payments old age allowance, nutritional bag, poverty assistance are made available to them if not in receipt now by coordinating with relevant state agencies. <b>(8 families)</b></p> <p>2.1.3: Housekeeping assignments at new housing complex and employment in civil works under the project.</p> <p>2.1.4: Offer of alternative shop space at the new housing complex if available, on long term lease basis and maintenance charges as applicable <b>(2 families)</b>.</p> <p>2.1.5: Cash assistance of six months average income based on the basis of average net annual</p>

			incomes for preceding three years recorded in income tax files and other acceptable documents or a lump sum of Rs. 18,000 whichever is higher (2 families )
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For full details on entitlements please refer to the Entitlement Matrix given in RPF.

### **6.1. Allocation Of Additional Unit To Multi-family Households**

According to the approved selection criteria of the UDA, a displaced family is entitled to only one housing unit in a condominium but for large families, a special committee consisting of Project Director, Director Land and Director Legal will decide on the allocation of an extra unit taking into consideration the extent of the floor area, the land occupied and income of the family etc. The floor area of the house occupied at present should be over 700 sq.ft. If an additional unit is allocated, the receipt has to pay the cost of the unit and other payments under the same conditions that apply to the first unit. If the value of the house that is acquired by the UDA is over Rs.7 million, the balance will be paid to the displaced household and can be set off against the cost of the extra unit if UDA agrees to allocate one.

### **6.2. Assistance Prior to Relocation**

Prior to relocation, the PMU will undertake the following activities to assist the families identified for relocation in the apartments of the selected condominiums.

**Table 6. 2: Assistance Prior to Relocation**

<b>Activity</b>	<b>Action by</b>
Consultations meetings conducted to disseminate information to APs	Social Officer - PMU
Information about the housing unit where the family will be moved.	Planning Officer-PMU

Arranging visit to the housing site with officials of the URP/UDA for people to acquaint themselves with the type of housing unit they are to be allocated, the environment and the facilities available.	Social Officer -PMU
Allocate a residential unit in a condominium owned by the URP/UDA based on the procedure to allocate housing units within the condominium please refer to RPF.	Additional Project Director Planning –PMU -URP/UDA
Payment of transport assistance	Director PMU-URP/UDA
Arranging visit to the housing site with officials of the URP/UDA for the APs to acquaint themselves with the type of housing unit they are to be allocated, the environment and the facilities available.	Social Officer -PMU
Handing over of the house 14 days prior to displacement for moving.	Site Manager under the direction of Project Director,PMU-URP/UDA
If affected families are to be moved out prior to the allocation of apartments, they will be provided with alternate rental accommodation of equivalent standard for six months as determined by UDA on case by case basis or Rs. 8,000 per month whichever is higher.	Director PMU-URP/UDA
Develop program for social preparation for disabled and vulnerable people.	Community Development Officer, Social Officer and Land Officer of URP/UDA

### 6.3. Post Relocation Assistance

After moving the displaced people to their new housing units, the PMU will monitor their adaptation to the new environment and any issues confronted by them for the first few months. The composition of the residents is heterogeneous and none of them had large businesses that have to be reestablished at the new locations.

**Table 6. 3: Post Relocation Assistance**

Activity	Action By
After moving the displaced people to their new housing units the PMU will monitor their adaptation to the new environment and any issues confronted by them for the first few months since most of them are not used to living in a situation sharing common resources like elevators and community halls in vertical structures	Social Officer, Community Development Officer, Site Manager under the direction of Director –PMU-URP/UDA
<p>The following committees will be formed to develop cohesiveness among the relocated people and make the condominium a decent place to live.</p> <p>i. Womens’ Development Committee</p> <p>ii.Environmental Committee</p> <p>iii.Community Welfare Committee</p> <p>iv.Thrift and Cooperative Committee</p> <p>v. Condominium Management Committee (CMC)</p>	<p>Social Officer, Community Development Officer, Site Manager, under the direction of Director -PMU-URP/UDA</p> <p>CMCs will be formed only after legal issues are sorted out.</p>
An income restoration programme will be undertaken to restore the income of families who suffer income losses due to relocation through financial assistance, skills development, counselling and liaison with state and private sector institutions.	Social Officer & Planning-,PMU/URP-UDA
Relocated families will be provided with common parking facilities within the condominium precincts.	Site Manager –PMU-URP/UDA
Assistance for the APs to aid with school admissions for schools in the new locations.	Social Officer-PMU/URP/UDA
Establishment of Early Child Care and Development Centres.	These programmes are now being conducted in condominiums where families have been already settled by the
Self-employment training for youths and	

women.	<p>Community Development officer and his staff attached to the Consultants Unit of the UDA. The programmes will be extended to condominiums where new families are to be settled. Site offices have been established and Day Care centres are functioning. There are 50 professionally trained teachers employed to conduct these programmes.</p> <p>These activities will be conducted uninterrupted for a reasonable period under Component 3 of the AIIB-financed project, since the cost of the operation is currently being financed by philanthropists, although the expenditure and receipts are subject to auditing to maintain transparency and to conform to government financial regulations.</p>
Nutritional programmes to improve the nutritional standards of resettled people especially children and mothers.	
Programs to prevent drug addiction.	
Conduct of supporting tuition classes in Science, Mathematics, English and Aesthetics	
<p>For school drop outs:</p> <ol style="list-style-type: none"> <li>Education counselling</li> <li>Welfare measures</li> <li>Self-employment training</li> <li>Establishment of committees on general issues.</li> <li>Conduct of events to enhance the capacities of children in sports and aesthetics. These events are conducted during Sinhala and Tamil new year, Ramazan and Deepawali celebration periods.</li> <li>Selected children of the condominiums presented a stage performance trained by the staff attached to the Consultants Unit of the UDA on the World Children Day on 1<sup>st</sup> October 2018 at Bishops College, Colombo 3, and had been well received by the public.</li> <li>Mobile offices are run with the assistance of respective government agencies to obtain national identity cards, birth certificates for those who are not in possession of such certificates.</li> <li>Run health clinics and provide free spectacles for those requiring them.</li> </ol>	

#### **6.4. Host Population**

The host population is also new to a life in a vertical housing scheme. Almost all of the residents in the condominium units are displaced people due to state interventions or natural disasters. The social staff of the project will develop a dialogue with the host population and will encourage them to accept the new arrivals as they have suffered the same inconveniences and difficulties in the past due to the non-availability of proper houses in a congenial environment. The PMU will take the following steps before and after the affected families are settled in the condominiums:

Workshops will be conducted for re-settlers and the host population prior to the families moving to the new housing units. With the new arrivals, the population in the new settlements will increase resulting in more bargaining power with officials and politicians to get their common needs attended and they will have more manpower to engage in matters that will benefit both parties. The PMU will engage consultants to conduct programs to educate resettlers on the art of living in vertical structures and maintain the structures to ensure cleanliness and durability of the facilities provided if the in-house social team is unable to fully undertake such programs.

#### **6.5. Common facilities available in the condominium premises**

- i. Community Hall
- ii. Day care centres
- iii. Common room for women
- iv. Condominium office,
- v. Primary schools
- vi. Open space for children to play
- vii. Common parking facilities
- viii. Garbage disposal by the local authority

#### **6.6. Obligations of the recipients of housing units**

- i. The housing units are given based on a Rent Purchase Agreement with the UDA.



- ii. An upfront payment (before allocation of apartments) - decided by the UDA for the maintenance of the condominium will be charged from the recipients prior to handing over of the housing unit.
- iii. The upfront payment can be settled in four (4) instalments.
- iv. A Condominium Management Committee (CMC) has to be formed for the maintenance and management of the condominium. The CMC will be constituted with officials nominated by UDA and representatives of the respective households.
- v. A monthly levy has to be paid by every household for the provision of common services including the operation of lifts, common lighting, janitorial services etc. The monthly levy payable will vary with the prevailing cost of services.
- vi. The formation of Thrift and Cooperative Societies and to register these with the Department of co-operatives.
- vii. Participation in the following committees:
  - a) Women's Development Committee
  - b) Environmental Committee
  - c) Community Welfare Committee (for composition of these committees please refer to RPF).
- viii. Upfront payments collected for maintenance will have to be managed by the (CMC) once the collected funds are transferred to the bank account of the CMC from the sinking fund maintained by the UDA.

## **CHAPTER SEVEN**

### **GENDER ACTION PLAN**

#### **7.1. Gender Profile**

There are 139 women among the affected population, 37 of whom are heads of household. 73 percent of the female heads of household are over 41 years of age, four between 31 and 40 and 6 are in the 18-30 age group. Of the 139 women, 40 (29 percent) have studied up to 10th standard and 30 (22 percent) have passed GCE O' level. Only 9 have been successful at GCE A 'Levels and one is a graduate. There are 66 married women, 2 widows and one divorced woman, the other 30 are unmarried. Of the 21 female heads of household, 13 earn from Rs.25, 000 to Rs. 50,000 per month and 5 from Rs.50,000 to Rs.75,000 per month. There are 24 children under 5 years of age of which 11 are boys and 13 are girls.

#### **7.2. Gender Impacts**

The income of 2 women will be directly affected as they run businesses from their houses. The women with children of school age will have to find alternate schools for their children at the new location where they will be temporarily accommodated, if they desire to come back to 318 Watte, Madampitiya once condominiums have been completed. Similarly, they will face the problem of finding new schools and helping their children adapt if they move into a newly built condominium.

The current location at Madampitiya Road is close to all service centres, and women who opt for rent allowance before returning to Madampitya Road may have to travel extra distance to attend at health clinics or go to market since they will not be able to find rental accommodation as close to service centres since the rental allowance paid to the households is relatively small compared to the prevailing rates close to urban centres.

Women and adult girls may be subjected to advances by undesirable characters at their new locations until they get accustomed to the new environment.

### **7.3. Legal Protection**

Child labour is prohibited in the country, primary education is compulsory for all children and there are number of ordinances passed by the parliament to prevent abuse and discrimination against women. There are special government agencies to oversee the problems pertaining to children, designated as National Child Protection Authority (NCPA) and Department of Probation and Child Care Services. (DP&CS). In every police station there is a division to look into offences against women and children. This division is normally headed by a female inspector.

### **7.3: Role of PMU**

Women will be assisted with advice and financial help as per the provisions of the Entitlement Matrix to improve their income.

PMU will establish a Women' Development Committee (WDC) to disseminate information, impart education and improve communication to empower them. The PMU through WDCS' will arrange the following training courses for women to develop their skills to engage in income generating activities:

- i. Artificial flower making
- ii. Preparation of joss sticks
- iii. Sewing
- iv. Beauty culture
- v. Making envelopes
- vi. Training in music and dancing for those who possess such talents.
- vii. Training in Information Technology

Such training facilities would be provided under the income restoration program initially and could continue with support from the funds available under Component 3 of the AIIB-financed project.

The PMU through WDS will arrange training courses to develop their skills to engage in income generating activities. Such training facilities would be provided under the income restoration program.

There will be a Consultants' Unit headed by the Community Development Officer of UDA. The Social Officer attached to the PMU of URP/UDA will liaise with the Consultants unit to conduct the above training programs.

Women will be encouraged by the PMU to obtain the loan facilities provided by the government under the new loan schemes designated as "Enterprise Sri Lanka". The PMU will coordinate with the contractor to provide suitable jobs during the construction period to enhance the family income of affected women.

Women will be assisted by the PMU to obtain facilities from the micro credit programs of the state, Cooperative Credit Societies and NGOs. The assistance of the existing government machinery with dedicated officers for women affairs will be sought by the PMU when gender issues surfaces after relocation, e.g. for the immunization of children for communicable diseases, training programmes for lactating mothers, pre- and post-natal clinics, children requiring special care etc. There is a Women's Development Officer, normally a female graduate, attached to every Divisional Secretariat (see post resettlement assistance-Table 5.3).

Unlike in other resettlement projects where people may be resettled over a fairly large geographical area, the affected people of this project who are moving to new housing units will be housed together without disrupting their social links. In this scenario it is easy to mobilize women for collective activities. They are able to depend on each other in case of an emergency or common activity.

#### **7.4: Awareness Programmes**

**Table 7.1 : Awareness Programs**

Education in using facilities, as some APs are not used to new facilities provided in the apartment units	Social Officer -PMU
Lessons in maintaining common amenities and environmental cleanliness.	Social Officer and Site Manager -PMU
Awareness in health issues	Planning Officer-Site Manager with the help of Public Health Inspector of the area
Training to assist in the maintenance of cordial relationship with host community	Social officer, Site Manager PMU /
Security to maintain vigilance on drug traffickers and undesirable characters roaming around the vicinity of the condominium.	Site Manager with the assistance of the police on receipt of information on such matters.

During monitoring and evaluation, the gender issues will be monitored, evaluated and documented. Such information is useful when formulating gender action plans for future projects.

## **CHAPTER EIGHT**

### **GRIEVANCE REDRESS MECHANISM (GRM)**

No resettlement project could be implemented without some conflicts between the project implementing agency and the affected people. Unless quick and reasonable solutions are offered in response to the concerns raised by the affected people, it could lead to unrest and scuttling of the progress of the resettlement effort and bad blood between the PMU and the people affected. It is not unlikely that conflicts between affected persons and project authorities will occur especially in relation to entitlements and resettlement benefits, dissatisfaction over rates of compensation, eligibility criteria, locations of resettlement sites, quality of services at resettlement sites and possible conflicts between the relocated families and host community. It is, therefore, necessary to establish channels through which aggrieved persons will be able to file their complaints to ensure successful Project development and implementation. The URP currently addresses all grievances related to the relocation process through an appeal committee comprising of Deputy Director General / DDG (Planning), Deputy Director / DD (Relocation), a legal officer nominated by the Legal Division and a land officer nominated by the Land Division. The AIIB requires its clients to establish, in accordance with the ESP and applicable ESSs, a suitable grievance mechanism to receive and facilitate resolution of the concerns or complaints of people who believe they have been adversely affected by the Project's environmental or social impacts, and to inform the project-affected people of its availability.

In keeping with best practices, the Project will establish an independent grievance redress mechanism (GRM) in accordance with the guidelines outlined in the RPF. The grievance redress procedures will provide an opportunity for affected persons to settle their complaints and grievances amicably. The new procedure is designed to avoid lengthy administrative and legal procedures and will include the following.

- Provide an effective avenue for expressing concerns and achieving remedies for affected persons and communities
- Promote a mutually constructive relationship between the Project and the community or affected persons
- Prevent and address community concerns

The stages of the GRM are:

- Complaints to a field-based land and/or social marketing officer appointed by the Project
- Complaints to a Grievance Redress Committee (GRC) established at the Ministry level
- Complaints handling by an Independent Grievance Panel (IGP)
- File a case under the judicial system

An aggrieved person(s) can opt to have recourse to any of the above tiers. The table below provides details of the GRM proposed for the URP and highlights the procedures in place, identifying nodal point of contacts, facilitation by the Project and time frames to address grievances.

**Table 8. 1 : Grievance Redress Procedures**

<b>Tiers of Grievance Mechanism</b>	<b>Nodal Person for Contact</b>	<b>Contact Communication and other facilitation by the Project</b>	<b>Timeframe to address grievance</b>
First Tier: Land and/or Social Marketing Officer at the field level	The Land and/or Social Marketing Officers will be the first point of contact for any grievance.	<p>The GRM should be publicly displayed in the Project site as well as the Condominium office at the field level. GRM should also be outlined in the websites of URP, MMWD including contact details of the contact person in each tier.</p> <p>Grievances can be addressed informally by contacting these officers by telephone or in person.</p> <p>If the grievance cannot be resolved informally, the aggrieved party must submit a complaint on the Tier I Complaint Form. A copy of the form (with the URP seal) should be provided to the aggrieved party as evidence of receipt.</p> <p>An electronic version of the complaint form will be available on the websites of URP and MMWD. Physical copies of the form will be available from the Project office, both at the field level and the UDA.</p>	15 working days

		<p>The relevant Land and/or Social Marketing Officer will provide assistance to fill the form for those who cannot read or write.</p> <p>The relevant Land and/or Social Marketing Officer should keep separate registries for informal and formal complaints and maintain records of all complaints received.</p> <p>The relevant Land and/or Social Marketing Officer will discuss the matter with the Women's Development Committee and other relevant stakeholders where deemed necessary and attain views from them. If such meetings are arranged, the date, time, location or venue, list of participants (with contact details) and a summary of the main outcome of the consultation must be annexed to the written decision issued by the relevant Land and/or Social Marketing Officer.</p> <p>If the complaint is resolved within 15 working days, the relevant Land and/or Social Marketing Officer must communicate the decision to the aggrieved party in writing.</p> <p>The aggrieved party must acknowledge the receipt of decision and submit their agreement or disagreement with the decision within 10 working days. If no response is submitted by the aggrieved party within this period, then the decision will be considered to have been accepted.</p> <p>If a complaint requires more time to address, this requirement must be communicated to the aggrieved party in writing and the aggrieved party must consent and sign-off the request for the extension to take effect. An extension can be made to an additional 15 working days.</p>	
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<p>Second Tier: Grievance Redress Committee (GRC) at the Ministry of Megapolis and Western Development (MMWD)</p>	<p>Sociologist (PMU)</p>	<p>If the grievance cannot be resolved through Tier 1 to the satisfaction of the aggrieved party or if the issue is outside the authority of the Land and/or Social Marketing Officer, an aggrieved party may submit a complaint to the GRC on the Tier 2 Complaint Form. A copy of the form (with URP seal) will be provided to the aggrieved party as evidence of receipt. An electronic version of the complaint form will be available on the websites of URP and MMWD. Physical copies of the form will be available from the Project office, both in the field and at the UDA.</p> <p>The following is the proposed composition of the GRC:  DDG Planning as Chairman  Legal Director or nominee as member  Land Director or nominee as member  Addl. Project Director Planning (PMU) as member  Sociologist (PMU) as the Secretary</p> <p>A copy of the Tier 1 Complaint Form must be submitted with the Tier 2 Complaint Form.</p> <p>MMWD will forward all grievances to the PMU.</p> <p>PMU screens the grievance and determine if it is related to URP. If it is unrelated, the aggrieved party must be notified in writing and the way forward must be outlined to them including the necessary government institutions for follow up.</p> <p>The Sociologist at the PMU will be the contact person in processing a grievance through the Second Tier.</p> <p>The PMU, if required, will discuss the matter with relevant institutions and obtain views from them. The PMU will also arrange site visits and hold onsite</p>	<p>15 working days</p>
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		<p>discussions and meetings if deemed necessary.</p> <p>The PMU will be responsible to ensure there is no cost imposed on the aggrieved person, due to the grievance mechanism at the second tier.</p> <p>If the complaint is resolved within 15 working days, the PMU must communicate the decision to the aggrieved party in writing.</p> <p>The aggrieved party must acknowledge the receipt of decision and submit their agreement or disagreement with the decision within 10 working days. If no acknowledgement is submitted from the aggrieved party, then the decision will be considered as accepted.</p> <p>If a complaint requires more time to address, this requirement must be communicated to the aggrieved party in writing and the aggrieved party must consent and sign-off the request for the extension to take effect. An extension can be made to an additional 15 working days.</p> <p>If the grievance is not resolved to the satisfaction of the aggrieved party within 15 working days of submission of the grievance to tier 2 then the aggrieved party may notify the MMWD, in writing, of the intention to move to tier 3.</p>	
Third Tier: Independent Grievance Panel (IGP)	Additional Secretary (Urban Development) MMWD will act as Chair and nodal person	<p>If the grievance cannot be resolved through Tier 2 to the satisfaction of the aggrieved party, the aggrieved party can appeal to the IGP.</p> <p>The IGP will comprise of representatives from Ministry of Land and Land Development, Ministry of Women Affairs, Department of Valuation, a lawyer, a retired senior government officer and a representative of a recognized Civil Society</p>	15 working days

		<p>Organization</p> <p>Copies of all documentation, including Tier 1 and Tier 2 Complaint Forms, must be submitted to the IGP.</p> <p>The Additional Secretary (Urban Development), MMWD will act as the Chair/nodal person for the panel and will convene the panel members as and when a case is to be heard.</p> <p>The IGP will discuss the matter with relevant institutions, hold on-site discussions and meetings if deemed necessary.</p> <p>If the complaint is resolved within 15 working days, the IGP will communicate this to the PMU, who in turn must communicate the decision of the IGP to the aggrieved party in writing.</p> <p>The aggrieved party must acknowledge the receipt of decision and submit their agreement or disagreement with the decision within 10 working days. If no acknowledgement is submitted from the aggrieved party, then the decision will be considered as accepted.</p> <p>If a complaint requires more time to address, this requirement must be communicated to the aggrieved party in writing and the aggrieved party must consent and sign-off the request for the extension to take effect. An extension can be made to an additional 15 working days.</p> <p>If the appeal is not resolved to the satisfaction of the aggrieved party within 15 working days of submission of the grievance to tier 3, the aggrieved party may notify the MMWD, in writing, of the intention to move to tier 4.</p>	
Fourth Tier: Judiciary	Judiciary system is an	The legal system is accessible to all aggrieved persons.	As per established

Power / Assistance to Vulnerable Persons beyond the Project's Grievance Redress Mechanism	option for an aggrieved person and/or community in case that the other tiers have not been effective	<p>Assistance from the PMU is available only for vulnerable person(s)* as per this grievance mechanism.</p> <p>The PMU will ensure there is no cost imposed on the aggrieved person if the person belongs to the vulnerable groups. The list of vulnerable groups is as defined in the footnote but may be further defined by MMWD.</p> <p>The verdict of the Courts will be final.</p>	Judicial Procedure
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In addition to the above, an aggrieved party could make use of the Mediation Board (*Samatha Mandala*), the conflict resolution committee appointed by the Ministry of Justice to resolve grievances. The aggrieved party will not be charged any fees related to redress resolution, except for any expenses incurred as a result of opting for the judicial system.

\*Vulnerable person(s): A vulnerable person(s) for the purpose of this Project is a person who is physically or mentally disabled/handicapped, destitute, an orphan, a widow, a person above sixty years of age, or a woman heading a household.

## **CHAPTER NINE**

### **INCOME RESTORATION STRATEGIES**

#### **9.1. Income Restoration Strategies**

The PMU will treat the project as a development opportunity for the affected. Project benefits will flow to the affected through institutional interventions by means of adequate and timely compensation, income restoration programs, rehabilitation of vulnerable groups and employment.

##### **9.1.1: Anticipated Income Losses**

- Income of wage earners (casual labor)
- Two houses where micro businesses are conducted will be displaced.
- One household is selling betel and the other is a small grocery.
- Losses due to construction related activities in the condominium sites under construction.

#### **9.2. Strategies for IRP**

Since the APs do not maintain accounts and has no proof of their income they will be paid a one time allowance of Rs. 18,000 for loss of income.

The following activities will be undertaken to restore/improve the income of eligible people.

- Increase the awareness of the affected people
- Development of skills for alternate employment
- Assist in developing alternate business plans or to improve the existing businesses
- Help them to obtain credit from financial institutions, if required
- Develop an information feedback system

#### **9.3: Vulnerable Families**

Vulnerable families will continue to receive the subsidies provided by the government and help from the IRP to improve their income. Disabled people will be provided

assistance through the Social Services Department (SSD). The social officer of the PMU will act as a conduit between APs and the SSD.

Prior to relocation the PMU will develop a social preparation program to educate and orient the families on living in a new environment. This exercise is designed to dispel the anxieties they perceive in a vertical living space. People with disabilities will be given housing units on the ground floor. If they receive subsidies like Samurdhi or old age allowances, the PMU will ensure they continue to receive them. They will be assisted to learn basic skills like preparing envelopes, making candles and preparing joss sticks that can be easily done in their homes.

At present free clinics are conducted periodically at housing schemes where people have been settled by URP/UDA.

#### **9.4: Organization to Implement the Income Restoration Program**

The existing mechanism to improve the skills of affected people and raise their incomes will be used by the PMU as described in the post resettlement assistance item (Table 5.3). A Planning Officer from the PMU will be assigned to liaise with the Consultants' Unit in income restoration /improvement activities.

#### **9.5. Institutions That Could be involved in Income Restoration Programme**

- Vocational Training Centres
- Lending institutions
- Relevant NGOS

Note: As a result of relocation only two families will lose income, but the NIRP and the Safeguard policies of the AIIB state that if their income levels can be raised beyond pre project status it would be a positive point.

## CHAPTER TEN

### INSTITUTIONAL FRAMEWORK

The lead role in implementing the Resettlement Action Plan rests with the Additional Project Planning Director of the PMU (APD) under whom the social and environment division of the UDA operates. The Sociologist and the Assistant Project Director Lands, with the supporting staff will assist the APD Planning to implement the resettlement action plan. The Deputy Project Director (Technical) is charged with the technical aspects of the PMU.

Implementation of the construction programme will be coordinated by the Deputy Director (Technical) assisted by a team of technical staff. The authority of the PMU derives from the Director General of the UDA, who is also the chief Executive reporting to the Secretary, Ministry of Megapolis and Western Development through the Chairman of the UDA.

The PMU will be supported by relevant experts in technical, social, land administration, and financial disciplines. In the implementation of the RAP, the Social Officers and land and social marketing officers of the PMU will play a major role.

The following are the key state agencies that will have direct involvement with resettlement interventions.

**Table 10. 1 : Functions of State Institutions in Implementing Resettlement Action Plans**

Ministry of Megapolis and Western Development (MMWD)	Policy planning, securing funds, issuing of policy directives to organizations under its purview, monitoring and administration.
URP/UDA	Implement the policy directives of the MMWD, Direct the divisions under its management to achieve the objectives of the government channelled through the MMWD
Ministry of Land & Land Development	Acquire the required land for the project if acquisition is needed and vest

	the land with the MMWD
Survey Department	Preparation of relevant plans of the project
Valuation Department	Valuation of acquired assets for payment of compensation
Government Printer	If there is need for land acquisition, the relevant gazettes will have to be printed by the Government Printer
Central Environmental Authority	CEA has to approve the project if it falls under the category of a prescribed project and issue guidelines for the preparation of Environmental Impact Assessment Report.
Divisional Secretariats	Take the responsibility for land acquisition under the direction of the ML&LD
Ceylon Electricity Board	If the power lines intercept the project layout, they will shift the power lines. They will also supply power to the housing units.
National Water Supply and Drainage Board	If waterlines intercept project layouts the NWS&DB will assist the project by shifting the water lines. The board will also supply water the housing units
Sri Lanka Telecom	Provide telecommunication facilities, this service is provided by the private providers too.

### 10.1 Activities and Responsibilities

The Addl. Director Planning PMU of URP/UDA with the assistance of staff will undertake the following activities:

**Table 10. 2 : Organizational Arrangement for the Implementation of Resettlement Action Plan**



<b>Activity</b>	<b>Action</b>
<ul style="list-style-type: none"> <li>Identify the households that will be relocated based on the criteria given in the Resettlement Policy</li> </ul>	Social Officer –PMU-URP-UDA
<ul style="list-style-type: none"> <li>Conduct awareness meetings with the stakeholders to disseminate and update information and also receive feedback from stakeholders</li> </ul>	Social Officer ,Land Officer & Consultant Resettlement –PMU-URP-UDA
<ul style="list-style-type: none"> <li>Establishment of Public Information Centre (PIC) and develop material</li> </ul>	Addl. Project Director Planning –URP-UDA
<ul style="list-style-type: none"> <li>Formulate project cells</li> </ul>	Project Director –PMU-URP_UDA
<ul style="list-style-type: none"> <li>Allocate accommodation to the affected families</li> </ul>	Project Director –PMU-URP_UDA
<ul style="list-style-type: none"> <li>Allow families time (at least 2 weeks) to vacate the houses once they are given apartments</li> </ul>	Project Director –PMU-URP_UDA
<ul style="list-style-type: none"> <li>Help families move to new residences</li> </ul>	PD with the assistance of the social staff of the PMU-URP_UDA
<ul style="list-style-type: none"> <li>Help families integrate with the host community. It is desirable to meet the host community with representatives of the families to be resettled and have a dialogue with them as a familiarization exercise.</li> </ul>	Social Staff –PMU-URP-UDA
<ul style="list-style-type: none"> <li>Attend to income restoration</li> </ul>	Planning Officer –PMU- -URP-UDA
<ul style="list-style-type: none"> <li>Attend to gender concerns as spelled out in the RAP</li> </ul>	Planning Officer –PMU- -URP-UDA
<ul style="list-style-type: none"> <li>Help families register their children in schools in the new locations where they are to be relocated</li> </ul>	Social Officer- PMU- -URP-UDA

<ul style="list-style-type: none"> <li>Established GRCs and monitor the activities</li> </ul>	Project Director-PMU-URP-UDA
<ul style="list-style-type: none"> <li>Assist vulnerable groups including women and the poor</li> </ul>	Social Officer- PMU- -URP-UDA
<ul style="list-style-type: none"> <li>Make arrangements to pay transport allowance. and other relevant payments for e.g. loss of income payment for the two families whose businesses will close</li> <li>Maintain a file on each family</li> </ul>	Project Director-PMU-URP-UDA  Social Officer- PMU- -URP-UDA
<ul style="list-style-type: none"> <li>Issue deeds to new apartments once the outstanding amount is paid.</li> </ul>	Project Director-PMU-URP-UDA
<ul style="list-style-type: none"> <li>Maintain MIS for the project through networking with relevant agencies</li> </ul>	IT –Officer- PMU-URP-UDA
<ul style="list-style-type: none"> <li>Monitor the RAP and invite feedback from stakeholders especially from the affected families</li> <li>To learn lessons for future resettlement programmes. Plus points could be further improved and minuses to be addressed to prevent repetition of mistakes.</li> </ul>	Addl. Director Planning - PMU-URP-UDA
<ul style="list-style-type: none"> <li>Ensure flow of funds to maintain a healthy cash flow.</li> </ul>	Project Director-PMU-URP-UDA
<ul style="list-style-type: none"> <li>Prepare/submit required periodic reports to the relevant stakeholders including AIIB.</li> </ul>	Project Director-PMU-URP-UDA

Note: The distribution of responsibilities was done with the concurrence of the Addl. Project Director Planning, PMU-URP-UDA

The implementation schedule includes the time frame for each activity contemplated in the plan. Resettlement activities will commence with allocation of staff to scheduled activities.

#### **10.2. The role of NGOs involved, and Organizations of APs in Resettlement Planning and Management**

Civil Society Organizations, including religious leaders, have cooperated in the implementation of the resettlement plans and are effective in representing the affected people since they have confidence in them. Their main role has been advocacy on behalf of the affected and at times they have also supported the business development efforts of the families. They can also help bring host community and new settlers closer to each other.

## CHAPTER ELEVEN

### IMPLEMENTATION SCHEDULE

**Table 11.1 : Chronological Order for Implementing the Components of the RAP, Responsible Person /Organization and Time Frame**

Action	Responsibility	Timing
Preparation of list of families to be relocated	Social staff of the PMU	Completed in August 2018
Community awareness programme chaired by the Social Specialist, Land team and PIA team	PMU of URP	10.10.2018
Stakeholders meeting by the consultant and social staff of PMU to explain the rationale of the relocation and exchange views with the affected families	Social staff of the PMU and Consultant-Resettlement	12.10.2018
House to house consultation regarding relocation	Social staff of the PMU	12.10.2018 onwards
Collection of data on loss of assets and socio economic profile of the APs	PMU and Consultant – Resettlement	16.10.2018-19.10.2018
Familiarization visit to an existing condominium built by UDA with a representatives of the people from 318 Watte, Madampitya	PMU and APSS	24.10.2018
Consultation with host community (those already in occupation of apartments in the identified condominium	Social officers of PMU	24.10.2018
Establishment of the site office	Director –URP-PMU	24.10.2018

Advisory meetings to educate families about life in a high-rise housing scheme and the use of new facilities	Social officers of PMU	From 15.11.2018
Notice to families to make the upfront payment	Director –URP-PMU	20.11.2018
Receipt of upfront payment	Director –URP-PMU	20.11.2018 to 10.12.2018
Valuation of houses for households that wish to resettle of their own	Valuation Department – PMU of URP	20.11.2018 to 30.11.2018
Entering into Rent Purchase Agreement with the recipients of the apartment units	Director –URP-PMU	1 <sup>st</sup> December onwards
Allocation of housing units based on the formula given in the RPF	Director and Social Staff of the URP-PMU	From 1.12.2018
Notification of valuation determined by the Valuation Department to recipients	Director-PMU of URP	15.12.2018
Handing over of housing units to beneficiaries	Director and Social Staff of URP-PMU	20.12.2018
Payment of compensation to affected households (transport, livelihood etc)	Director and Social Staff of the URP-PMU	25.12.2018
Moving recipients of housing units to new apartments	Director and Social Staff of URP-PMU	From 25-12.2018 to 31.12.2018
Payment of rent allowance to families that wish to be resettled at their original site or who cannot be settled in	Director and Social Staff of URP-PMU	25-12-2018 to 31.12.2018

apartments immediately after vacating their present dwellings		
Take over the vacant site after moving occupants to new apartments off the cleared area and after removal of the salvage material.	Director and Social Staff of the URP-PMU	1.1.2019
Formation of CMC	Social Staff of the PMU of URP and APs if legal issues have been sorted out.	15.1.2019
Payment of value of the houses to the households that opt for self-relocation	Director and Social Staff of URP-PMU	20.1.2019
Establishment of Appeal Board	Director General of UDA	1.2.2019
Review of appeals	Director PMU-URP	From 15.2.2019
Formation of Grievance Redress Committees for families opted to occupy alternate housing units immediately in allocated condominiums	Director of PMU-URP and Director General of UDA	Jan 2019
Implementing and monitoring grievance redress throughout RAP implementation	Director –PMU of URP and Social Staff	From Feb2019 onwards
Implementation of Gender Action Plan	Social Staff PMU of URP	Feb 2019 onwards
Formation of Women's Development Committees	Social Staff PMU of URP	Feb 2019 onwards
Formation of thrift & cooperative	Social Staff of PMU –	March

societies	URP and APs	2019
Implementing capacity-building programmes for affected households (livelihood training, handholding support, etc.)	Social Staff of PMU – URP and APs	March 2019
Monitoring the livelihood and wellbeing of resettled families	Social Staff of PMU-URP	From April 2019
Monitoring implementation of the RAP through independent monitoring process	Independent Monitor	<p>From April 2019 to March 2019</p> <p>-----</p> <p>April 2022 to March 2022(for those resettled in apartment units constructed at the location where they resided after being living in temporary accommodation (rented houses from the rent allowance provided by</p>

		the PMU)
Determination of appeals	Director General of UDA	May-June 2019

**Source PMU-URP**

Table 11.1 indicates the time frame for major resettlement activities. Resettlement activities will be commenced with the conducting of awareness meeting to disseminate information to the affected people.

Before any structures can be demolished, the affected families that opt for self-relocation will be consulted, paid the full compensation for which they are eligible, and will be given time to rebuild on their own. The others, who opt for UDA apartments, will be given a reasonable length of time to vacate their houses.



## CHAPTER TWELVE

### RESETTLEMENT BUDGET

Item	Unit /Number	Quantity /No of APS	Unit cost	Amount Rs	Amount in US dollars
Relocation					
Transport allowance	HHs	60	5,000	300,000	1,667
Loss of income	HHs	2	18,000	36,000	200
Rent Allowance i	HHs	30	8,000*36	8,640,000	48,000
Income restoration ii	HHs	10	Lump sum	500,000	2,778
GRC iii	No.of sittings	24	10,000	240,000	1,333
External Monitoring iv	Man months	24	300,000	7,200,000	40,000
Sub Total				16,916,000	93,978
Contingencies	20 percent			3,383,200	18,795
Total				20,299,200	112,773

- i. A number of families expressed a desire to come back to the same location. Although this has not been put in writing, provision is made for this purpose, including vulnerable families.
- ii. Estimate, if the external monitoring of other relocations are taken together, though provision is provided for this activity part of this amount can be saved (e.g. at least relocated people from Obeysekarapura together with the people from 318 Watte, Madampitiya).

US\$ = Rs.180

## **CHAPTER THIRTEEN**

### **MONITORING, EVALUATION AND REPORTING**

Monitoring is intended to ensure the project is on course. It includes the collection, processing, analysis, reporting and use of information on the progress of resettlement based on the program set out in the RAP. It focuses on the physical and financial targets and the delivery of entitlements to displaced persons.

#### **13.1. Internal Monitoring**

Internal monitoring will be carried out by the PMU. The Social Specialist will play a key role at the PMU level. The monitoring will be focused on the timely execution of the activities identified in the RAP including the scheduling of civil works, monitoring the role of contractors, managing and monitoring safeguards outputs from consultants, documentation of progress with regard to eligibility, preparation of the list of beneficiaries, disclosure and consultation, grievance registration and resolution, disbursement of entitlements, day-to-day relocation support, etc.

One of the social officers will maintain the data base on the project, including a file on every affected household and individual. The data on the affected households and family members will be held on file and updated as additional information is collected. All the files on households and individuals will be confidential, and will only be accessible to UDA staff and, as appropriate, other state agencies. The information will not be uploaded to the internet.

All assistance paid to the affected family will be recorded in the personnel dossier as well as in the database. The site manager of the condominium will submit a monthly statement to the data manager giving details of payments made by the relocated families for the condominium fund, maintenance charges etc.

Internal Monitoring will pay special attention to the following:

- Efficiency and effectiveness of the day to day planning and implementation of the RAP.
- Efficient and transparency in disbursement of compensation and other benefits.

- Data collection, feedback information, identification of bottlenecks and troubleshooting.
- Documentation for informed decision making, and efficient response to implementation issues.
- Maintenance of each affected household's updated entitlement file.
- Management of baseline information on the socio-economic conditions of the affected households, to assess whether the socio-economic conditions improve and income and living standards are improved or restored.
- Preparation of progress reports; and coordination within the implementing organization as well as with outside agencies.

#### **13.1.1: Tools for Internal Monitoring Include**

- Document review
- Surveys of affected households
- Key informant interviews
- In-depth case studies
- Focus group meetings
- Public, community meetings
- Observations

#### **13.2: External Monitoring**

The PMU will engage an external monitoring and review agency for independent review of the safeguard implementation program to determine whether the intended goals are being achieved, and if not, what corrective actions are needed. External monitoring will have two objectives.

- Verify if the safeguard program is being implemented in accordance with the approved framework; and
- Verify whether affected households and communities are able to address the negative impacts and can improve or at least restore their livelihoods and living standards.

The Director PMU will get the assistance of a procurement specialist to prepare documents (TOR) to select an external monitor. The selection will be carried out by a committee chaired by the Director PMU.

### **13.2.1: External Monitoring is intended to**

Verify that the RAP has been implemented according to approved plans and procedures;

- Assess that the objectives of the RAP has been achieved.
- Determine that livelihoods and living standards have been restored or improved and if not, suggesting ways and means to improve performance.
- Obtain the views of the families on their relocation, entitlements and the performance of the Grievance Redress Committees.
- Evaluate the performance of all implementing agencies including PMU, NGOs, CBOs and other Government Agencies associated with the implementation of the project.
- All social development goals have been met; and
- Review of all reports by the internal monitoring agencies.

The external monitoring agency will carry out a baseline survey prior to implementation and carry out periodic updates as agreed. The findings of the external monitoring will be submitted to the PMU and considered at the Project Steering Committee. A TOR for hiring such a consultant will be provided.

The design of the monitoring system will also involve the delineation of the monitoring roles and responsibilities and mechanisms for coordination of monitoring. The monitoring system will provide for both internal and external monitoring and reporting. Social audits on the progress of the safeguard program will be conducted as an integral part of external monitoring.

### **13.3: Monitoring Indicators**

The main monitoring indicators for the project are given in Table 12.1 below.

**Table 13.1 : Monitoring Indicators**

Type	Indicator	Examples of Variables
Process Indicators	Staffing	Have all resettlement staff been appointed and mobilized for the field and office work on schedule. No. of surveyors & valuation officers, resettlement officers available for training programs held for the project staff . No of unit/field offices established.
	Consultation	Have consultations taken place as scheduled including meetings, groups, community activities? No. of awareness meetings held with the stakeholders and participation. No. of flyers/handbills distributed How many APs are aware of their entitlements?
	Participation	No of training programs held for the, officers No. of informative bulletins distributed. How many officers attended training programmes. Have committees indicated in the RAP established?
	Grievance Resolution	No. of GRC established How much do APs know about grievance procedures and conflict resolution procedures? Have any APs used the grievance redress procedures? What were the outcomes? Have conflicts been resolved. No. of complaints received and resolved
Output Indicators	Possession of Land	Type and extent of state land taken possession of Has all land been taken possession in time for project implementation?
	Structures,	No. type and area of private structures acquired /taken possession No. type and area of state structures acquired No. Type and area of community structures acquired

	Compensation and Rehabilitation	<p>How much affected people know about resettlement procedures and entitlements?</p> <p>Do people understand their entitlements?</p> <p>Have they received the entitlements according to numbers and categories of loss as set out in the entitlement matrix</p> <p>Have they received compensation on time</p> <p>Have they received entitlements according to the numbers and categories of losses set out in the entitlement matrix</p> <p>Have all affected people received the agreed transport costs, relocation costs, income substitution support and any resettlement allowances on schedule?</p> <p>How many people have received housing as per relocation options set out in the RPF/RAP</p> <p>Type, number and total of allowances paid</p> <p>Did businesses affected receive sufficient assistance to re-establish themselves?</p> <p>Have vulnerable groups been provided income earning opportunities?</p> <p>Has the PMU provided community facilities as mentioned in the RPF and RAP. For e.g. Playing area for children, community hall for women</p>
Impact Indicators	Household Earning Capacity	<p>No. obtained loans from bank and other sources</p> <p>No. assisted by IRP</p> <p>No. employed by the project</p> <p>What changes have occurred in patterns of occupation, production and resource use compared to the pre-project situation?</p> <p>What changes have occurred in income and expenditure patterns compared to pre project situation?</p> <p>Have the households' income kept pace with these changes?</p> <p>What changes have taken place in key social and cultural parameters relating to living standards?</p> <p>What changes have occurred for vulnerable people?</p>
	Changes to Status of Women	<p>Participation in Community Based activities</p> <p>Loss of employment</p> <p>Empowerment /facilitation of gender issues</p> <p>Participation in project activities</p>

	Changes to status of Children	Changes in school attendance by gender No. attending new schools, gender wise Improvement in education levels
	New Settlement & Population	Has there been frictions with the host population Have they established a CMC Are the new occupants paying the condominium management fees regularly? How many families have not paid the monthly fees for providing common amenities? Is there an increase in communicable diseases? Are there any school dropouts after relocation

### 13.4: Evaluation Plan

Evaluation will be conducted during and after implementation of the RAP for 318 Watte, Madampitya Road. It will assesses whether the resettlement objectives were appropriate and whether they were met specifically, whether livelihoods and living standards have been restored and enhanced. The evaluation assesses the efficiency, effectiveness, impact and sustainability drawing lessons as a guide to future resettlement planning.

The evaluation will be based on the following objectives:

- Efficiency; the economical use of resources in producing the outputs.
- Effectiveness; the degree to which objectives have been achieved.
- Impact; positive/negative, planned or unplanned consequences of the project relevance; the degree to which the project can still be justified in relation to local and national development priorities.

Evaluation will take into account relevance of sustainability, the extent to which the positive effects of the project will continue to benefit APs after the conclusion of the project (external funding).

The evaluation will be carried out by an external agency and will cover all aspects of the project, if relevant participation of affected people in M&E will be encouraged. The external evaluation will be participatory in the sense that inputs will be obtained from all stakeholders; particularly the affected people through the use of participatory tools and findings will be used in policy advocacy.

### **13.4.1 Reporting Requirements**

The key output of Monitoring will consist of various types of written and oral reporting including:

- Periodic Reports (Monthly, Internal, Quarterly and Annual );
- Ad hoc Reports, especially on particular subject at the request of the management; and
- Internal notes or oral presentation for informal management review sessions.

The reports will be on a standardized format so that information received could be easily compared with previous reports. They will highlight exceptions and departure from plans and schedules.

### **13.4.2 Reporting Responsibilities**

The reports will be shared with the affected families as part of the accountability arrangements. The reporting mechanisms at this level will be simple and accessible to all. Reporting will consist of briefing material, notices in regard to safeguard measures, and leaflets that can be distributed to persons and households. The monthly progress review meetings of the Project will also constitute the reporting mechanism.

- Reporting to the PMU and Steering Committee and The Stakeholder Forum
- The Monitoring and Evaluation Cell will report to the PD who will in turn report monthly to the Project Steering Community.

### **13.4.3 Reporting Contents**

Reporting will focus on the following:

- Number of affected persons by specific categories
- Number of Buildings/structures demolished
- Number of people of vulnerable groups assisted by the PMU by category
- Number of gender issues/practical issues of female beneficiaries identified
- Number of gender issues/ practical issues of female beneficiaries resolved
- Number of sexually transmitted diseases reported to the health authorities
- Number of crimes reported to the police



- Number of people that require income and livelihood restoration assistance
- Number of people assisted under IRP – training; self - employment; engaged in project etc.
- Number of GRC meetings held
- Number of complaints received by the GRC
- Number of grievances resolved by the GRC

## ANNEX 1

### LIST OF FAMILIES TO BE RELOCATED FROM 318 WATTE, MADAMPITIYA

SN	Name	Address	NIC .No
1	K.M.Mallika	318/64A,Madampitiya Road Colombo 14	577592381V
2	P.M.Chinthaka Nayanjith	318/65,Madampitiya Road Colombo 14	773230129
3	P.M.Yasika Niroshani	318/66A,Madampitiya Road Colombo 14	806781193V
4	K.M.K.Kumara	318/67A,Madampitiya Road Colombo 14	801471412V
5	P.K.Kusumawathie Fonseka	318/68B,Madampitiya Road Colombo 14	525364372V
6	P.K.Leelawathie	318/69,Madampitiya Road Colombo 14	405731894V
7	P.K.S.Fonseka	318/68,Madampitiya Road Colombo 14	541302697V
8	S.Selladorai	318/67,Madampitiya Road Colombo 14	540014663V
9	T.H.Rupika Perera	314/12/1,Madampitiya Road Colombo 14	667991102V
10	L.Ranjani	318/66,Madampitiya Road Colombo 14	556760381V
11	H.A.Matilda	318/64,Madampitiya Road Colombo 14	388120169V
12	K.M.P.Priyantha	318/63,Madampitiya Road Colombo 14	663651714V
13	M.Indrani	318/62,Madampitiya Road Colombo 14	475970950V
14	S.H.M.Farok	318/61,Madampitiya Road Colombo 14	4318152571V
15	S.J.K.Sunanda	318/60,Madampitiya Road Colombo 14	755100439V
16	Renuka	318/60/1,Madampitiya Road Colombo 14	707331739V
17	T.Gemunu Perera	314/12/E,Madampitiya Road Colombo 14	
18	H.A.MargeretNona	314/15,Madampitiya Road Colombo 14	546231577V
19	S.G.Sunil	314/15A,Madampitiya Road Colombo 14	722550650V
20	S.G.Sampath Nirosha	314/15D,Madampitiya Road Colombo 14	791703832V
21	M.Subhashini Fernando	314/15B,Madampitiya Road Colombo 14	766950361V
22	M.K.Rasanjali	318/10/20,Madampitiya Road Colombo 14	905741845V
23	H.M.Menaka Lakshani	318/10/19A,Madampitiya Road Colombo 14	
24	J.C.Dilrukshi Rodrigo	318/16/B,Madampitiya Road Colombo 14	886261420V
25	Vannian kala	318/10/6,Madampitiya Road Colombo 14	697481656V
26	R.Kachithapriya	318/10,Madampitiya Road Colombo 14	807510860X
27	S.Vannian	318/11,Madampitiya Road Colombo 14	497334284X
28	K.K.P.Rohini	314/10T,Madampitiya Road Colombo 14	588082393V
29	K.U.M.Dilrukshi	314/7A,Madampitiya Road Colombo 14	886973276V

30	M.Niyasdeen	314/7,Madampitiya Road Colombo 14	876553864V
31	Fathima Nasra	314/8,Madampitiya Road Colombo 14	925901024V
32	W.A.Deepa Renuka Dias	314/15C,Madampitiya Road Colombo 14	675971684V
33	K.Nacchiamma	314/9,Madampitiya Road Colombo 14	545292815V
34	M.A.A.Nishanth Lal	314/6B,Madampitiya Road Colombo 14	721930750V
35	J.A.D.Theresahami	314/6,Madampitiya Road Colombo 14	425724053V
36	Mohamed Niyas	314/14,Madampitiya Road Colombo 14	672681057V
37	M.K.Dayananda Perera	314/14A,Madampitiya Road Colombo 14	600600222V
38	H.A.Gnanawathie logus	314/12A,Madampitiya Road Colombo 14	425658564V
39	Suranga Sanjeewa	314/12A,Madampitiya Road Colombo 14	763430283V
40	K.Premawathe Perera	314/12B,Madampitiya Road Colombo 14	425870319V
41	Thajul Ain	314/12C,Madampitiya Road Colombo 14	375791943V
42	K.A.A.Siripala	314/1,Madampitiya Road Colombo 14	582932360V
43	S.Manjula	350/32A,Madampitiya Road Colombo 14 314/1,Madampitiya Road Colombo 14	826273755V
44	L.Ranga Nishantha	318/53A,Madampitiya Road Colombo 14314/1,Madampitiya Road Colombo 14	760411213V
45	P.Sagaya Mary Fernando	318/53/D,Madampitiya Road Colombo 14	586780107X
46.	Indra Gandhi	318/53/C,Madampitiya Road Colombo 14	677903287V
47	R.J.Jayani Fernando	318/24,Madampitiya Road Colombo 14	706620931V
48	M.Saraswathie	318/23,Madampitiya Road Colombo 14	598142718V
49	M.lalitha de Silva	318/21,Madampitiya Road Colombo 14	465460300V
50	R.P.Gunaratne	318/15,Madampitiya Road Colombo 14	422110631V
51	K.M.Suneetha	318/11/4,Madampitiya Road Colombo 14	597172141V
52	A.K.A.M.Kanthi Fernando	318/6,Madampitiya Road Colombo 14	598341656V
53	Raju Ranjith Kumara	318/5, Madampitiya Road Colombo 14	891640927V
54	R.P.S.Ananda	318/4, Madampitiya Road Colombo 14	682000198V
55	S.G.D.Kumudini	318/3A, Madampitiya Road Colombo 14	747931950V
56	W.P.R.Dorin Fernando	318/3, Madampitiya Road Colombo 14	555413297V
57	Danapala Saroja	318/10, Madampitiya Road Colombo 14	677554002V
58	N.Karmegam	318/12/2, Madampitiya Road Colombo 14	571343096V
59	K.Sudagaran	318/12/B, Madampitiya Road Colombo 14	801721184V
60	V.S.Nirmali	318/53/B, Madampitiya Road Colombo 14	755160717V