

**THE DEMOCRATIC SOCIALIST REPUBLIC OF SRI LANKA  
MINISTRY OF MEGAPOLIS AND WESTERN DEVELOPMENT  
(MMWD)**

**Resettlement Action Plan**

**To Relocate 38 Families from Arunodhaya Mawatha,  
Obeysekarapura, Rajagiriya to UDA Owned High Rise  
Buildings**

**Prepared for the  
Asian Infrastructure Investment Bank (AIIB)**

**Urban Development Authority**

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## **ABBREVIATIONS**

AIIB	-	Asian Infrastructure Investment Bank
AP	-	Affected Person
APD	-	Additional Project Director
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
GRM	-	Grievance Redress Mechanism
GRC	-	Grievance Redress Committee
HH	-	House Hold
HHH	-	House Hold Head
IRP	-	Income Restoration Program
LARS	-	Land Acquisition & Resettlement Survey (Inventory of Assets Survey)
LFPR	-	Labor Force Participation Rate
MCUDP	-	Metro Colombo Urban Development Project
MMWD	-	Ministry of Mega polis & Urban Development
MOH	-	Medical Officer of Health
NCPA	-	National Child Protection Authority
NIRP	-	National Involuntary Resettlement Plan
AP	-	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**

Colombo is the main commercial city and capital of Sri Lanka. According to the available statistics there are over 50,000 families living in underserved settlements on state owned land. Colombo is home to nearly 800,000 people and has a mobile population of nearly one million people who visit Colombo daily for various purposes. 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 infrastructure development and mixed development projects. The cost of the project is US\$ 280 million of which US\$ 200 has been requested from AIIB.

The land occupied by the 38 families that are living in Arunodhaya Mawatha at Obeysekarapura is needed for the construction of high-rise apartment complexes envisaged under Component 1 of the project.

### **Location**

Obeysekarapura is situated within the administrative boundaries of the Kotte-Sri Jayewardenepura Municipal Council and is part of the Kotte electorate. The ethnic composition is predominantly Sinhalese and of the 38 household heads, 21 were born outside Obeysekarapura and later migrated to the present location.

### **Objectives of RAP**

A Resettlement Action Plan (RAP) is required when relocation affects over 20 families according to the National Involuntary Resettlement Policy (NIRP), or if over 200 people are affected under AIIB safeguards. A RAP is the instrument to address the issues confronting the affected and displaced people to maintain or improve their quality of life following resettlement.

### **Methodology Adopted**

An initial meeting was conducted for the affected people by the Resettlement Specialist and project staff to raise awareness and explain the rationale of the project. The

advantages that would accrue to them were highlighted. Socio-economic and demographic data was collected through a questionnaire that was prepared by staff from the social unit of the PMU directed by the Resettlement Specialist.

### **Socio-Economic Profile**

The total population of the 38 affected families is 140, comprising of 67 men and 73 women. The number of male heads of household is 18 and there are 20 female heads of household. The ethnic composition is 114 Sinhalese, 18 Tamils, and 8 Muslims. The distribution of population according to religion is 103 Buddhists, 8 belonging to the Islamic faith, 11 Hindus and 16 Christians. Two people declined to respond.

There are 7 children under 5 years, and 8 Senior citizens (> 60years). There are 76 married people, and 21 unmarried (15 percent). The educational standard of the affected people is moderate. 4 adults have not attended school (2 percent).

The average income for 21 males and 10 females is between Rs. 25,001-50,000, a mean of Rs. 37,500. The Labor Participation Ratio (LFPR) is of 65 percent, higher than the national LFPR of 53.8 percent (National Census 2012).

The number of households considered as vulnerable is 4. The affected people have generally expressed favor towards the project suggesting that the project could be implemented without much social pressure.

### **Impacts of the Project**

The number of houses to be removed is 38. The total floor area affected houses is 8,862 sq.ft. Of the 38 dwellings 31 are below 300 sq.ft of floor area, the number of houses between 300-500 sq.ft is 6 and one house is over 600 sq.ft. The average floor area of a house is 233 sq. ft.

### **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.

## **National Involuntary Resettlement Policy**

National Involuntary Resettlement Policy (NIRP) was adopted in 2001 to pay compensation for people affected by development projects and was based on a policy decision taken by the Cabinet in 2001 for the benefit of the affected people.

## **Entitlements**

Affected families are entitled to an apartment unit of 550 sq., ft. of floor area subject to payment of a monthly lease, contribution to the condominium management fund and monthly maintenance fees for utilities. They are also entitled to a transport allowance of Rs. 5,000, Loss of income assistance of Rs. 18,000, rent allowance for those who request assistance to obtain temporary accommodation and the right to possess salvage material with the exception of asbestos roof sheeting.

## **Entitlement Matrix**

The EM covers all forms of compensation that the affected people are entitled to due to the acquisition of their properties and the disturbances caused. The Entitlement Matrix is based on the regulations under LAA on compensation enacted in the year 2013, in Parliament by the Minister of Development.

## **Consultation, Public Participation and Grievance Redress Mechanism**

Consultation, information dissemination and disclosure requirements were conducted with the participation of the affected people. Discussions were held with some households on their perceptions of living in a vertical structure, which is a new experience for them.

## **Cut-off Date**

Those who were on the land prior to the preliminary census survey conducted by the UDA, which was started on 13<sup>th</sup> October 2018, are eligible for compensation.

## **Grievance Redress Mechanism**

In keeping with best practices, the Project will also 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 resolve their complaints and grievances successfully. The new procedures to be adopted are designed to avoid lengthy administrative and legal procedures.

### **Relocation**

The number of families to be relocated is 38, currently living on state lands. They will be relocated into apartment units of 550 sq.ft built by the UDA subject to the following conditions: (i) payment of an upfront contribution to the condominium maintenance fund to be determined by the UDA (currently Rs.50,000). The payment can be made in four instalments; (ii) payment of a monthly service charge from for common services such as lift operation, lighting community areas and janitorial services, which will vary according to the prevailing cost of these services; and (iii) a lease payment of Rs. 3,000 per month paid over a period of 400 months. The affected people 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.

The Project will take measures to integrate them with the host community to create a cohesive community. The affected people have the option to receive compensation and resort to self-resettlement for those families who do not wish to move to an apartment.

### **Income Restoration Strategy**

The number of businesses affected is 2, run by people from their houses. They will be compensated with a cash allowance of Rs. 18,000 and given assistance under the income restoration program. Vulnerable families will continue to receive welfare payments from government in addition to the assistance extended under IRP.

### **Institutional Framework for Resettlement**

The overall implementation responsibility rests with the Ministry of Megapolis and Western Development. The Additional Project Director (Planning) is responsible for implementing the RAP with the assistance of his support staff. The URP/UDA will undertake the post relocation assistance to improve the affected peoples' livelihoods.

### **Resettlement Budget and Financing**

During the preparation of the resettlement budget the cost of apartments was not included as this is considered as an investment since the land released by the people vacating brings significant income to the URP/UDA. The total budget is Rs. 13,225,200 or US\$ 73,640 to implement the resettlement plan for the displaced people of Obeysekarapura (the cost of the apartment units not taken into consideration).

### **Implementation Schedule**

Resettlement activities commenced in August 2018 and will be completed by May-June 2019. The land will be taken possession of before the end of December 2018. Please refer to implementation schedule in Table 10.1 for details.

### **Monitoring and Evaluation**

Internal monitoring will be conducted by in-house staff and external monitoring by independent consultants. Monitoring will enable the URP to assess whether the project is in course. It will help the project management detect problems early, allowing them to take remedial measures to keep the project on course.

The evaluation will have a broader scope, assessing the efficiency, effectiveness, impact and sustainability of the resettlement project, providing lessons that can guide future resettlement planning.

## CHAPTER ONE

### INTRODUCTION

The resettlement of families living in underserved settlements in and around the city of Colombo to government owned condominiums had been one of the priority programs of the government in the recent past. In the city of Colombo alone there are over 50,000 families living as squatters in state owned properties with less facilities. For this purpose, the Urban Development Authority (UDA) is building high-rise buildings on government owned land and land vacated by families that have been resettled. The housing units offered to the resettled families have better facilities, including electricity and running water. The environment is much cleaner than their previous habitats. In addition to the construction of high-rise buildings to accommodate low-income families living on state lands, the land vacated will be used for infrastructure designed to spur economic activities that could generate new sources of employment.

The second phase of the Colombo Urban Regeneration Project (URP) is being implemented by the Urban Development Authority (UDA), which operates under the Ministry of Megapolis and Western Development (MMWD). The land occupied by the 38 squatters in Arunodhaya Mawatha at Obeysekarapura will be used for the construction of high-rise apartment complexes.

The total cost of the second phase of the Urban Regeneration Project is estimated at US\$ 280 million. The Asian Infrastructure Investment Bank (AIIB) is currently preparing a loan operation that would provide US \$200 million for the construction of housing units. The balance of US\$ 80 million will be provided by the Government of Sri Lanka (GOSL) as counterpart funds.

The project to be financed by AIIB will include three components.

**Component 1:** (US\$ 220 million) will finance the construction of housing for approximately 5,500 families to be relocated from identified underserved squatter settlements. The relocation of the 38 families from Arunodhaya Mawatha, Obeysekarapura is required in order to vacate the land needed for one of the housing schemes to be constructed under Component 1 of the proposed AIIB loan.

**Component 2:** (US\$ 50 million) will support the redevelopment of areas including the provision of public amenities on vacant land released by the relocation of the present occupants.

**Component 3:** (US\$ 10 million) will be utilized to finance the capacity building of the 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.

The number of families to be relocated from the Obeysekarapura site is 38 and the identified resettlement site is Siyapathsevana Dematagoda. The relocation site is within 3 kms from the site where they are currently living.

### **1.1. Location**

Obeysekarapura is a low-lying area within the Sri Jayewardenepura-Kotte Municipal council boundaries and forms part of the Kotte electorate. Large areas are state owned and the vacant land is predominantly occupied by densely populated informal settlements. The residents of Obeysekarapura have easy access to health, education and commercial establishments.

The 38 families that will be relocated are living in a low-lying area and their houses are subject to floods even during a low intensity rainfall. The population of Obeysekarapura is cosmopolitan and the income ranges vary from rich to very poor; however, 85 percent of the 38 families that live in Arunodhaya Mawatha earn less than Rs. 50,000 per month. This amount, at the current exchange rate of approximately Rs. 180 to the US dollar is equivalent to US\$ 278 per month or US\$ 3,333 per year, and is below the average per capita income of US\$ 3,842 for 2017 (Central Bank).

The ethnic composition is predominantly Sinhalese according to the census survey. Of the 38 household heads 21 were born outside Obeysekarapura and migrated from other regions of the country.

**Figure 1 : Map of Arunodhaya Mawatha – Obeysekarapura and Proposed Relocation Site**



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

The RAP is an instrument to guide implementation of the resettlement process. According to the NIRP if over 20 families are affected a comprehensive RAP is required and if there are less than 20 families affected then basic RAP should be prepared. In accordance with AIIB Social Safeguards a full RAP is required if over 200 people are affected. To satisfy the requirements of NIRP and the AIIB a comprehensive RAP will be presented for the approval of the Bank.

### **1.3. Objectives**

The main objective of the Resettlement Plan is to address the issues confronting the affected and displaced people and to ensure their lives are improved after resettlement or at least to allow them to achieve the same quality of life they experienced prior to resettlement. This is the minimum requirement; however, the project objective is to improve affected people's lives to a level above their previous living standards.

In order to achieve this main objective, the following measures (i.e. a part of the RAP) should be implemented effectively and on schedule:

- All possible avenues should be explored to avoid involuntary resettlement. If resettlement is unavoidable, measures should be taken to minimize the resettlement. In this project, the houses will have to be removed to make way for the construction of the planned high-rise buildings to accommodate

eligible families living in underserved settlements. Since the affected population will face some degree of discomfort and impact, adequate funds will be provided to compensate for any losses and/or temporary disruptions.

- Dissemination of information on compensation and entitlements.
- Disclosure to the public, the rationale of the project, implementing agency, funding sources, pre- and post-relocation assistance and integration with host community
- Maintain a continuous dialogue with the affected people and ensure they are consulted during preparation of the RAP and during its implementation.
- Identify the different types of impacts, physical, economic and social to be incorporated in the RAP.
- Develop a mechanism for the redress of grievances.
- Develop a comprehensive budget to cover the expenses involved in the resettlement plan.
- Disclose the entitlement matrix to the affected people and other stakeholders.
- Monitor the implementation plan to ensure it advances correctly.
- Identify the most severely affected or vulnerable and prepare a programme to assist them.
- Consider the project as a development opportunity for the affected people.

### **1.3 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 Programme (URP) for the social staff from the PMU who functioned as the enumerators to explain the questionnaires, interview techniques, dissemination of information etc.

A consultation meeting was held on 11<sup>th</sup> October 2018 at 10 am in Obeysekarapura 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. The PMU indicated the site to which the affected people will be moved. They were informed that they can request temporary resettlement if they wish to return to the same location following

completion of the construction of condominium buildings at the site they vacated. In this case, they would be given a rent allowance to find temporary accommodation until the housing units at their present place are available for occupation. This discussion was followed by an interactive session inviting participants to discuss their concerns. Only four affected families expressed their willingness to come back to Obeysekarapura after completion of the condominiums at the vacated site.

Prior to collection of data using the questionnaire, the enumerators conducted a one to one consultation with the affected people in which they explained that the purpose of obtaining their 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 the issues concerning them.

In order to prepare the RAP, the PMU collected details of the structures (residences) to be removed, information on land ownership, affected structures, assets owned, details of businesses, income and expenditure, demography, educational standards, 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 questionnaires were vetted by the Consultants and clarifications were sought from the Coordinator of the survey team. Data was entered into Excel spreadsheets to compile the RAP. Data collection was done on 13<sup>th</sup> and 14<sup>th</sup> October 2018 by the social and land acquisition staff of the PMU.

## CHAPTER TWO

### SOCIO ECONOMIC PROFILE

Of the 38 families to be relocated, 21 of the household heads migrated from outside Obeysekarapura in search for employment.

**Table 2. 1: Distribution of Households according to Family Size**

<b>Distribution of Total Displaced Population by Household Size</b>			
S/N	No of Household Members	No of Households	Percentage
1	1-2	7	18
2	3-4	17	45
3	5-7	13	34
4	Above 7	1	3
	<b>Total</b>	<b>38</b>	<b>100</b>

Source: SOCIO ECONOMIC SURVEY –PMU

The average number of members per household is 3.8. The number of households having 3-4 members per family is 17, representing 45 percent of the total, 13 families have 5-7 members per household constituting 34 percent, 7 families have 1-2 members and only one family has more than 7 members. The average number of members per household is 3.68.

**Table 2. 2: Ethnic Composition**

<b>Ethnic Composition</b>						
Ethnicity	Male		Female		Total	Total
	No. of Persons	Percentage	No. of Persons	Percentage		Percentage
Sinhalese	54	81	60	82	114	81
Tamil	8	12	10	14	18	13
Muslim	5	7	3	4	8	6
<b>Total</b>	<b>67</b>	<b>100</b>	<b>73</b>	<b>100</b>	<b>140</b>	<b>100</b>

Source: SOCIO ECONOMIC SURVEY –PMU

The total population of the 38 families is 140, of which 114 are Sinhalese, 54 males and 60 females, accounting for 81 percent of the total population. This is higher than the national percentage of nearly 75 percent. There other ethnic groups consist of 18 Tamils and 8 Muslims constituting 13 percent and 6 percent of the total population to be relocated. Females outnumber males by 73 to 67. The percentage of Tamil

population is more than that of the Colombo District, and the percentage of Muslim population is less than that of the Colombo District. The combined total of Muslims and Tamils in Colombo Municipal area is more than that of Sinhala population, and Muslims and Tamils have a major share of business in the Pettah area. Tamil youths from the estate sector have been migrating to Colombo in search of manual work in factories and business establishments in Colombo and suburbs. The population in Sri Lanka has been growing at a lower rate than most of the Asian countries and is the lowest in South East Asia. (Department of Census & Statistics)

**Table 2. 3: Religious Composition**

Religious Composition						
Religion	Male		Female		Total	
	No. of Persons	Percentage	No. of Persons	Percentage		Percentage
Buddhists	50	75	53	73	103	74
Christians (all denominations)	6	9	10	14	16	11
Hindu	5	7	6	8	11	8
Islam	5	7	3	4	8	6
No response	1	1	1	1	2	1
<b>Total</b>	<b>67</b>	<b>100</b>	<b>73</b>	<b>100</b>	<b>140</b>	100

Source: SOCIO ECONOMIC SURVEY –PMU

There are 103 Buddhists, comprising 50 men and 53 women, who constitute approximately 74 percent of the total population. This is slightly higher than the national percentage of 70.2 percent. There are 16 Christians that constitute over 11 percent of the total population, higher than the national percentage of 7.4 percent, 11 Hindus and 8 belonging to the Islamic faith. Two people did not share details about their religion.

**Table 2.4: Affected Household Heads Disaggregated by Age and Gender**

<b>Affected Household Heads Disaggregated by Age and Gender</b>							
<b>S/N</b>	<b>Age - Years</b>	<b>Male</b>		<b>Female</b>		<b>Total</b>	
		<b>No of Persons</b>	<b>Percentage</b>	<b>No of Persons</b>	<b>Percentage</b>	<b>No of Persons</b>	<b>Percentage</b>
1	18-30	1	6	1	5	2	5
2	31-40	6	33	7	35	13	34
3	41-60	11	61	7	35	18	48
4	Above 61	0	0	5	25	5	13
	<b>Total</b>	<b>18</b>	<b>100</b>	<b>20</b>	<b>100</b>	<b>38</b>	<b>100</b>

Source: SOCIO ECONOMIC SURVEY –PMU

The highest age bracket is the 41-60 group constituting 48 percent of the total household heads (HHH) (11 men and 7 women). The second largest bracket with 34 percent of the total HHH is the 31-40 age group, (6 men and 7 women). The smallest group is the 18-30 age bracket with only 1 male and 1 female head of household. The head of the household is the spouse who owns the house. There are 5 women household heads over 61 years of age. At Obeysekarapura some men after marrying women from Obeysekarapura has settled down in the residences constructed by their wives or inherited by them. Due to economic reasons it takes few years for young couples to have their own houses. Even to raise a loan from a Bank, they will only be able to apply once they have been confirmed in their jobs. One has to serve at least 3 years without blemishes to be confirmed on the post. Comparatively less people live beyond 60 years, this may be due to lack of proper nutrition, stress, hard work and unhealthy practices.

**Table 2.5: Affected Population Disaggregated by Age and Gender**

<b>Affected Population Disaggregated by Age and Gender</b>
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S/N	Age Category	Males		Females		Total	
		No. of Persons	Percentage	No. of Persons	Percentage	No. of Persons	Percentage
1	<5yrs	4	6	3	4	7	5
2	6-10	4	6	4	5	8	6
3	11-17	8	12	10	14	18	13
4	18-30	19	28	20	28	39	28
5	31-40	11	16	12	16	23	16
6	41-60	20	30	17	23	37	26
7	>61	1	2	7	10	8	6
	<b>Total</b>	<b>67</b>	<b>100</b>	<b>73</b>	<b>100</b>	<b>140</b>	100

Source: SOCIO ECONOMIC SURVEY –PMU

Of the total population of 140 affected people, 71 percent are between 18 and 60 years of age. The largest group being in the age bracket of 18-30 years comprising 39 people, relatively evenly distributed between males and females. Of the total population, another 16 percent are in the 31-40 age group. In this group too the distribution of males and females is almost equal. There are only 8 senior citizens above the age of 60, almost all women. The percentage of senior citizens is significantly below the national percentage of 12.4 percent. Lack of rest, stress, nutrition and over-work could be the contributory factors that explain the premature deaths of the adults, since the present life expectancy for men in Sri Lanka is over 72 years. Migration of young people who had taken residence in Obeysekarapura during the last couple of decades could also statistically change the composition of the population. Children below 10 years constitute only 11 percent of the population.

**Table 2. 6: Educational Achievement of Affected People of School Attending Age and Below Disaggregated by Gender**

Educational Achievement of Affected People of School Attending Age Disaggregated by Gender							
SN	Educational Achievement	Male		Female		Total	
		No of Persons	Percentage	No of Persons	Percentage	No of Persons	Percentage
1	Waiting for schooling	4	22	3	15	7	18
2	Class 1-V	4	22	5	30	10	26
3	Class V1 - IX	6	8	7	15	8	21
4	GCE O/L Passed	2	11	3	15	5	13
5	GCE A/L Passed	2	11	2	10	4	11
<b>Total</b>		<b>18</b>	<b>100</b>	<b>20</b>	<b>100</b>	<b>38</b>	<b>100</b>

Source: SOCIO ECONOMIC SURVEY –PMU

Of the 33 children below 18 years (school age) 16 are males and 17 are females. Among them are 7 children below school age awaiting admission to schools. Another 22 are studying in grade 1-9 and 4 in GCE A 'Level almost evenly distributed between males and females. The number of children successful at GCE'O Level is 5 and at GCE'A Level is 4.

**Table 2.7: Educational Achievement of Affected People of, Over School Attending Age Disaggregated by Gender**

Educational Achievement of Affected Population of, Over Schooling Age Disaggregated by Gender							
SN	Educational Achievement	Male		Female		Total	
		No of Persons	Percentage	No of Persons	Percentage	No of Persons	Percentage
1	Not attended school	1	2	1	2	2	2
2	Can sign signature but not attended school	0	0	2	4	2	2
4	Class 1-V	9	19	10	19	19	19
5	Class V1 - IX	24	49	24	45	48	47
6	GCE O/L Passed	10	20	9	17	19	19
7	GCE A/L Passed	4	8	3	6	7	7
8	Undergraduate / Graduate	0	0	1	2	1	1
	No response	1	2	3	5	4	4
<b>Total</b>		<b>49</b>	<b>100</b>	<b>53</b>	<b>100</b>	<b>102</b>	<b>100</b>

Source: SOCIO ECONOMIC SURVEY –PMU

Of the affected population that have completed their education, 48 have studied from grade V1 to IX evenly distributed between males and females. The number successful

at GCE'O level is 19 and at GCE'A Level is 7. In both cases the distribution is almost even between males and females. There is one female graduate. Only 4 adults did not attend school, which is 4 percent of the total adult population and is much higher than the national percentage of 2.4 percent. (Dept. of Census & Statistics 2012).

At the stakeholder meeting held on 10<sup>th</sup> October 2018 at Obeysekarapura with the affected people it was mentioned that 2 children below the age of 10 were attending school irregularly. The principal of the school had visited them at home to persuade them to improve attendance and not to drop out.

**Table 2.8: Civil Status of the Affected Household Heads Disaggregated by Gender**

Civil Status of the Affected Household Heads Disaggregated by Gender							
S/ N	Civil Status	Male		Female		Total	
		No of Persons	Percentage	No of Persons	Percentage	No of Persons	Percentage
1	Married	17	94	17	85	34	89
2	Unmarried	0	0	1	5	1	3
3	Widowed	0	0	1	5	1	3
4	Divorced	1	6	0	0	1	3
6	No Response	0	0	1	5	1	3
	<b>Total</b>	<b>18</b>	<b>100</b>	<b>20</b>	<b>100</b>	<b>38</b>	<b>100</b>

Source: SOCIO ECONOMIC SURVEY -PMU

The heads of households are relatively evenly distributed between males and females with the majority being married, 34 out of 38, with one widowed and one divorced. Only one female did not disclose her civil status. There are three families sharing one house, and one married woman with her husband and child share the house with her sister.

**Table 2.9: Civil Status of the Affected Population Disaggregated by Gender**

Civil Status of the Affected Population Disaggregated by Gender							
S/N	Civil Status	Male		Female		Total	
		No of Persons	Percentage	No of Persons	Percentage	No of Persons	Percentage
1	Married	38	57	38	52	76	54
2	Unmarried	10	15	11	15	21	15
3	Widowed	0	0	1	1	1	1
4	Divorced	1	1	0	0	1	1
5	Separated	0	0	0	0	0	0
6	Minor (below 18)	14	21	18	25	32	23
7	Underage marriage	1	1	0	0	1	1
8	No Response	3	4	5	7	8	5
	<b>Total</b>	<b>67</b>	<b>100</b>	<b>73</b>	<b>100</b>	<b>140</b>	<b>100</b>

Source: SOCIO ECONOMIC SURVEY –PMU

The majority of the affected people are married: 76 out of 108 adults, as compared to 21 unmarried adults. One underage male is married and 8 did not reveal their civil status. 32 of the 140 affected people are minors (below the legal marriageable age).

**Table 2.10: Sources of Income of Affected People**

S/N	Employment/ Income Category	Male	Female	Total	
		No of Persons	No of Persons	No of Persons	Percentage
1	Self-Employment	4	2	6	9
2	Business	2	2	4	6
3	Public Sector Executive Job	1	2	3	4
4	Public Sector Other Grade Job	6	0	6	9
5	Private Sector Executive Job	0	2	2	4
6	Private Sector Other Grade Job	13	5	18	27
7	Foreign Job	1	1	2	3
8	Technical Job	1	0	1	1
9	Security Job	1	0	1	1
10	Skilled Labor	3	2	5	8
11	Wage Labor	11	5	16	24
12	Retired Person	0	1	1	1
14	Depend on Donations from relatives / well wishers	1	1	2	3
	<b>Total</b>	<b>44</b>	<b>23</b>	<b>67</b>	<b>100</b>

Of the 140 affected people, 109 are of employable age between 15-60. 64 have income sources from employment, 43 men and 21 women. The two affected people who depend on charities are not considered employed, and are not considered in calculating the LFPR. The Labor Force Participation Ratio (LFPR) is 58.7 percent, higher than the national LFPR of 53.8 percent (Dept. of Census & Statistics 2015).

The largest sectors of employment are in the private sector in nonexecutive grades and in wage labor. Together these constitute 51 percent of the income earners. The men significantly outnumber women in most categories, with the exception of executives in both public and private sectors. One person is employed as an office aid and drives a three-wheeler in the evening to transport passengers. Two persons are employed in Middle East (Kuwait). One man is a construction worker and one woman works as a housemaid.

**Table 2.11: Average Monthly Income of Affected Households Categorized by Income Ranges and Gender**

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	No. of Persons	Percentage
1	< 5,000	1	2	2	9	3	5
2	5,001 – 10,000	1	2	0	0	1	1
3	10,001 – 15,000	1	2	4	17	5	8
4	15,001 – 25,000	12	28	5	22	17	25
5	25,001 – 50,000	21	48	10	44	31	46
6	50,001 – 75,000	5	12	0	0	5	8
7	75,001 – 100,000	1	2	1	4	2	3
8	100,000 - 150,000	1	2	0	0	1	1
9	above 150,000	0	0	0	0	0	0
	No response re income level	1	2	1	4	2	3
	<b>Total</b>	<b>44</b>	<b>100</b>	<b>23</b>	<b>100</b>	<b>67</b>	<b>100</b>

The distribution between the income ranges between most males and females are similar, although there is a marginally higher percentage of females in the lower income bands. The largest number of households falls in the income band of Rs. 25,000-50,000 per month, which includes 46 percent of the total income-earning members of the affected households. The second largest income band is Rs. 15,001-25,000 with 25 percent. These two bands together account for 71 percent of the members of the affected households. The number of affected persons having an average income below this level is 9, and there are another 8 households will incomes above Rs 50,001,per month. The poverty line for a citizen in Colombo is Rs.5,114 per month as of December 2016 (Central Bank, SriLanka ). The average number of members per household at Obeysekarapura is 3.68. This means the average household income to be above the poverty line would be Rs.18,820. According to this criterion, only two families fall below the poverty line. The average number of persons earning income per household 1.76 (67/38). Only one affected person has an income between Rs. 100,000-150,000 per month. The weighted average monthly income per affected person is Rs. 32,835. Since an average of 1.76 people are employed per household, the average monthly income per household is Rs.57,791. The average monthly income per family in the middle 60 percent of the population in SriLanka was Rs.46,097 as of December 2016 (Central Bank). On this basis 39 affected persons can be considered as earning an average income and would qualify for middle-income status. The 58 percent of families that fall within the middle income range should not find it difficult to pay the lease instalment of Rs.3,000 per month (Rs.100 per day).

**Table 2.12: Average Monthly Expenditure of Affected Households**

S/N	Item of Expenditure	No. of Families Responded	Average Amount Rs / Month
1	Food	37	23,524
2	Clothes	16	1,156
3	Water	36	772
4	Electricity	33	1,402
5	Fuel	9	4,000
6	Gas	24	1,578
7	Firewood	1	1,000
8	Tobacco/Betel	11	3,091
9	Alcohol	12	1,875
10	Charity	8	225
11	Communication / Telephone	29	1,538
12	Transport	22	2,264
13	Education	22	4,200
14	Health	23	1,078
15	Lease/Mortgage Payments	1	3,500
16	Communication	1	1,000
17	Religious activities	5	500
18	Vehicle Repairs	3	3,667
19	Loan Installments	6	5,950
	<b>Total</b>		<b>55,485</b>

Source: SOCIO ECONOMIC SURVEY –PMU

The highest average monthly expenditure that the families declared was on food, over 42 percent, with the majority declaring small expenses on utilities such as water, electricity, gas and communication. Most declared expenses for transport, health and education. The total expenditure of a household supersedes the average monthly income of an affected person; however, more than one member of a household is earning an income so most households can meet their expenses without difficulty. The number of employed within the 38 households is 67, an average of 1.76 members per household. The average monthly income per household is  $32,835 \times 1.76 = \text{Rs. } 57,791$ , which is greater than the average monthly expenditure of Rs. 55,485 per household.

**Table 2.13: Vulnerable Affected People and Type of Vulnerability**

<b>Vulnerable Affected People and Type of Vulnerability</b>			
<b>S/N</b>	<b>Type of Vulnerability</b>	<b>No of Vulnerable Families</b>	<b>percent (percentage)</b>
1	Households headed by very old people (over 70) without reasonable income, headed by women with disabilities.	3	75
2	Very Poor (Income less than Rs. 5,000)	1	25
	Total	4	100

Source: SOCIO ECONOMIC SURVEY –PMU

Four households fall under the category of vulnerable families of which three households have elderly people without reasonable income and headed by women with disabilities. One family is considered very poor, earning less than Rs. 5,000 per month. One unmarried woman is renting a house from a non-resident owner and refused to give information regarding her income. This may be due to her fear that the owner might take umbrage on her for divulging information that might deny him eligibility for an alternate housing unit. The owner had previously evicted a married family renting his house for participating in an interview with outsiders. Absentee land owners will only be paid the replacement cost of their structures, while the people who rent the accommodation should be considered eligible for a housing unit, since they are both vulnerable family and have been directly affected by the project.

Note: Elderly are women over 70 years of age

Women headed means the chief occupant of the house is a woman

The women with disabilities have various physical impairments

**Table 2.14: Affected People Suffering from Non-Communicable Diseases**

<b>Health Issues (Non-Communicable)</b>
---

Type of ailment	No
High Blood Pressure	9
Diabetes	15
Heart Issues	6
Visual Impairment	6
Hearing Difficulties	1
Arthritis	5
Difficulty in walking	7
Wheeze / Asthma	3

Source: SOCIO ECONOMIC SURVEY –PMU

The number one non-communicable disease is diabetes, with 15 people affected. This is due to number of factors: genetics, excessive use of sugar, obesity, sedentary life style, etc. The next major health issue is high blood pressure with 9 people affected. Those suffering from diabetes and high blood pressure are facing a significant health risk. Walking disabilities are experienced by 7 affected people, heart issues by 6, visual impairment by another 6 and arthritis by 5 affected people. There are no water related diseases reported by the affected people since they have the access to treated water from the National Water Supply and Drainage Board. Free medical facilities are available to affected people .The institutions providing such facilities will be within easy reach of the affected people once they are relocated.

**Table 2.15: Women’s Participation in Household Activities**

<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.	32
2	Space to engage in social/community activities	34
3	Space to engage in religious activities	35
4	Space to hold positions in CBOs	35
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	35

Source: SOCIO ECONOMIC SURVEY –PMU

The survey conducted on the status of the women in day to day family activities shows that women take an active role in almost all activities ranging from interacting with officials to holding positions in community based organizations (CBOs). The space available to women for such activities augurs well for the family as well as the community.

**Table 2.16: Affected Houses/Structures Classified According to Floor Area**

<b>Affected Houses/Structures Classified According to Floor Area</b>		
<b>S/N</b>	<b>Range of the Floor Area (sq.ft)</b>	<b>No.</b>
1	Less than 100	2
2	101-200	13
3	201-300	16
4	301-400	3
5	401-500	3
6	501-600	0
7	Over 600 (603)	1
4	Total	38

Source: SOCIO ECONOMIC SURVEY –PMU

Of the 38 affected houses, 31 have less than 300sq.ft. Only 7 houses have more than 300 sq.ft. Two houses categorized as houses-cum-shops have floor areas are 223 and 422 sq.ft respectively. The total area of the affected structures is 8,862 sq.ft. The average floor area of affected houses is 223 sq.ft. None of the occupants of the houses have title to the land since they are occupying state land without permission.

**Table 2.17: Period of Occupation of the Present Residences**

<b>Period of Occupation</b>	
<b>Number of years</b>	<b>No of Households</b>
Less than 10years	7
10-15 years	6
15-20 years	7
More than 20 years	15
No response	3
Total	38

Source: SOCIO ECONOMIC SURVEY –PMU

Only 7 families have occupied their residence at the current site for less than 10 years, while 28 have been at their current household for over 10 years. 3 households did not respond to the question about their length of occupation at their present residence.

**Table 2.18: Structure of the Affected Houses**

Architecture of Residential Structures		
Type of Room	No. of Households	Remarks
Living Room	37	
One bedroom only	11	
2 bedrooms	6	
3 bedrooms	0	
Kitchen	23	
Dining Room	1	
Store Room	1	
Wash Room	26	

Source: SOCIO ECONOMIC SURVEY –PMU

The majority of residences, 37 houses, have a main room that is described as a living room. This is generally used as a multipurpose room and also used as a bedroom at night. Bedrooms are used only for sleeping and the number of houses that have a single bedroom is 11, and 2 bedrooms is 6. No households have more than 2 bedrooms. The majority of households have a washroom, 26 out of 38, and 23 have a kitchen.

**Table 2.19: Facilities Available at the Present Residences of the Affected Families**

Available facilities		
Service	Source	No.of Houses
Water	NWSDB	36
	Common Source (Street pipe)	1
	No response	1
Electricity/Lighting	CEB connection	33
	Solar Power	3
	Kerosene oil	1
	No response	1
Sanitary Facilities	Flush Toilet	0
	Water sealed	23
	Pit latrine	8
	Public toilet	1
	No response	6

Cooking	LP gas	26
	Kerosene oil	6
	Firewood	2
	No response	4
Telephone	SL Telecom	1
	Mobile	25
	None	7
	No response	5
Internet	SL Telecom	0
	Private Provider	0
	Mobile	11
	None	15
	No response	12
Satellite TV	SL Telecom	1
	Mobile	3
	None	21
	No response	13

Source :SOCIO ECONOMIC SURVEY –PMU

Of the 38 households, the majority has water and electricity services supplied by the National Water Supply and Drainage Board. Over 60 percent have water sealed sanitary facilities; however, none have fixed flushing toilets. For cooking 68 percent of houses use LP gas distributed in cylinders, 16 percent use kerosene oil and only 2 houses use firewood. 25 households have mobile phones however only 11 have internet access via mobile.

**Table 2. 20: Nature of Houses Owned by Affected Households**

Nature of the house	
Type	No
Permanent	9
Semi-permanent	24
Temporary	5
Total	38

Source: SOCIO ECONOMIC SURVEY –PMU

Of the 38 houses occupied by the affected people, 63 percent are semi-permanent and only 9 structures are described as permanent. The replacement value of these houses is less than the value of the alternate houses offered to them by the PMU, which should be of a higher quality. The walls of the permanent houses are constructed with bricks or cement blocks and cement mixture and plastered. Floors are cemented or

tiled and roofs covered with tiles or asbestos, wooden doors and windows. The walls of the semi-permanent houses are constructed with cement blocks, and are not plastered or have outer layers of wood, zinc sheets. The floors are cemented and the doors and windows made of poor quality wood. The roofs are covered with asbestos or zinc sheets.

**Table 2.21: Assets Owned by Affected Households**

<b>Assets of the Affected People</b>	
<b>Item</b>	<b>No</b>
Motor Cycle	5
Three-wheeler	11
Bicycle	2
Car	0
Drawing Room set	0
Dining Table	11
Dining Chairs	99
Beds	40
Almirah - Wardrobe	28
Cupboards	24
Televisions	31
Radio	30
Fridge	21
Washing Machine	9
Sewing Machine	5
Fans (ceiling)	14
Fans (table / standing)	36
Computer	3

Source: SOCIO ECONOMIC SURVEY –PMU

On average, each household has at least one bed, a fan, and more than 2 chairs. A fan is considered a basic necessity due to the extreme heat within the small and compact houses. Most households have almirahs – wardrobes. Just over half have fridges, but the majority has a television and/or radio.

For transportation, vehicles owned include 11 three wheelers (tuk-tuk), 5 motorcycles and two bicycles.

## CHAPTER THREE

### CONSULTATION AND INFORMATION DISSEMINATION

#### 3.1: Stake holder Meeting at Arunodhaya Mawatha - Obeysekarapura

An initial consultation was held at Obeysekarapura on the 11th October 2018 at 10.am. The meeting with the affected people was intended to explain the rationale behind the relocation program and the benefits that would accrue to them and the community as a result of the relocation. The number of people that participated was 31, 14 men and 17 women.

Figure 1; Stakeholder Meeting at Obeysekarapura on 11.10.2018

Present: Affected People, 14 men and 17 women

Resettlement Specialist

Officials from PMU

Social Officer

Relocation and Social Marketing

After the brief explanation by the resettlement specialist there was a discussion on the issues raised. The responses of the resettlement specialist are indicated in the following table:

**Table 3. 1: Issues Raised at the Consultation Meeting**

<b>Gender of affected people who raised the issue</b>	<b>Issues Raised</b>	<b>Responses of the resettlement specialist and the Officers of the PMU.</b>
Female Affected Person	If an affected person is willing to come back to the same location after completion of the construction of the condominium, can we get rent allowance till we come back to the same place.	Rent allowance is available if you desire to come back to the same place after seeking temporary accommodation.

	What is the amount available as rent per month and for how long	<p>The rental amount available per month depend on the condition of your present house</p> <p>Period of rent allowance available is from the date of you vacating the present residence and allocation of new apartment by PMU.</p>
Male Affected Person	Are you providing parking space for vehicles at the condominium premises	Individual parking lots not available, but common parking space is available
	How much lease payment per month will we pay for the new apartment?	<p>There are two types of apartments, 450 sq,ft and 550 sq,ft of floor space.</p> <p>For 450 sq., ft. unit Rs.2800 per month for 360 months and for the 550 sq., ft. unit, Rs.3,000 per month for 400 months. The cost to the UDA for 450 sq,ft unit without taking into consideration the value of land is Rs.4 million but UDA recovers only Rs.1 million for the larger unit. The recovery is only Rs.1.2 million though it cost the UDA Rs.7 million.</p>
	What are the other payments we have to make	An upfront payment (before handing over the apartment) should be paid for the maintenance of the condominium. This amount will be decided by the UDA. This amount will be

		transferred to the Condominium Management Committee (CMC) once it is established. The monthly bills of water and electricity are payable by the occupants
Female Affected Person	Floor area of some houses is more than 450 sq, ft in extent but we are given houses smaller than what we have now.	In such situations he UDA will call for valuation from a government valuer and if the value of your house exceeds Rs.4.0 million and the floor area of the housing unit given to you is 450 sq, ft. the difference will be paid to you, if you are given a 550 sq.ft housing unit and the replacement cost of your house exceed Rs.7 million, the difference between the value of your house and the cost of the unit to the UDA which is Rs.7 million will be paid.
Female Affected People	Some affected people are losing income due to relocation, the three-wheeler operators will find it difficult to obtain hires at the new location, labourers may lose the income that they earn now.	PMU will discuss with the local authority to accommodate the three wheelers at designated parking areas. Since the new place of residence is not far away from your present location, it would not be a big issue for them to get back to their work places PMU will launch an income

		restoration program to help those whose suffer income losses.
	There are three families sharing the same house now. It will be difficult to continue will the same arrangement at the new place.	Normally allocation of two units will be considered when the present house is over 700 sq. ft. You can make a request to the Appeal Board, which is established by the UDA to look into such requests. The decision to allocate an extra unit will be based on the extent of land occupied by the displaced family, number of members in the family and the income. Another forum will be created named as Grievance Redress Mechanism (GRC) to resolve grievances of the affected people. Staff of the PMU who is present here will educate you on the GRC once you moved into new houses.

All except one head of household expressed their willingness to move into a condominium offered by the UDA who preferred to stay in a rented house until the condominium building is completed on the land vacated by the residents.

Note: According to the RPF, tenants that have taken properties legally on rent or lease for a specified period with registered papers, having agreed terms and conditions in black and white as permitted under Law, will be permitted to continue the tenancy /lease if mutually agreed. But such agreements are very rare and the rent/lease agreements are sealed very often verbally or by exchange of letters without attested by a notary public or lawyer. The present policy of UDA is to pay only the compensation for the structure and other applicable allowances. They are not entitled to the rehabilitation assistance applicable to displaced families. If the displaced

lessee/tenant had been carrying a business at the said premises, the occupant is entitled to loss of income and other assistance as per the Entitlement Matrix.

**Figure 2: Present Environment of the Arunodhaya Mawatha where families To be relocated live.**



**Figure 3: Stakeholder Meeting at Obeysekarapura on 11.10.2018**



The people in the above photographs are heads and members of households to be relocated. A householder who is operating a three-wheeler is also pictured. The consultant and the social staff of PMU (5) also appear in the photograph.

During the one to one discussions with the affected people the enumerators, explained the purpose of the enumeration (ply refer Para 3 of item 1.4). The main issues raised by the affected people are indicated below:

- Period given for them to vacate the present premises.
- Additional housing unit for sub families.
- Parking spaces for those who own three wheelers.
- Spaces for children to play.
- Deeds for the apartment units.
- Accommodating all 38 families together in the condominium and their proximity to each other.
- The situation if lease payment fall into arrears.
- Child safety in a crowded environment.
- Measures to mitigate drug peddling.
- Assistance for child admission into local schools.
- Finding manual labor opportunities in the vicinity of the new residences.
- Transportation of household goods to the new residences.

### **3.2: Perceptions of Some of the Affected Peoples**

The consultants visited residents who had been previously relocated to high-rise government owned condominiums in the Sudunelumpura Housing Scheme in Kolonnawa from the garbage site of Meethotamulla. The interviewees were all members of the Women's Society of the housing scheme. They appear to be quite content and happy to live in a clean house in a hygienic environment and opined that they could proudly tell someone inquiring about where they live that they are resident in a flat. The children could invite their friends to their home. One relatively young married woman said that her husband operates a three-wheeler and recently while transporting two white foreigners (in her language "Suddhas") brought them home to use their toilet. She was quite happy to allow them to use the facility as the toilet was

tiled and fitted with a flushing commode and bidet showers. She expressed the horror that she would have had to face if the husband had brought them to their former dwelling. There are also some concerns, they are apprehensive in allowing young girls to use the elevator unaccompanied until they get used to the environment. The issue of some men spoiling the premises by spitting after chewing betel leaves surfaced. The women endeavor to educate the men to keep the place clean through their women's society. This feedback is important for URP/UDA for future education programs to be conducted with the affected people prior to relocation to condominiums.

**Table 3.2: Planned Consultation**

<b>Activity</b>	<b>Objective</b>	<b>Timing</b>	<b>Responsible</b>
I. Visit to affected people's residences	i. Inform them personally the arrangements made by the PMU to move into new housing units.	Two weeks prior to shifting	Marketing and social officers of the PMU.
	ii. Check whether they have received the transport allowance of Rs 5,000.	One week prior to shifting	Marketing and social officers of the PMU.
	iii. Advise the affected people to refrain from carrying debris from their old structures to the new residences.	One week prior to shifting	Marketing and social officers of the PMU.
2. Visit affected people after relocation	i. To inquire whether they experiencing any difficulties /shortcomings in the new apartments	Two weeks after relocation	Marketing and social officers of the PMU.
	ii. Whether affected people are having difficulties to admit children to schools after relocation.		Marketing and social officers of the PMU.
	iii. To inquire from the two affected people who are losing income due to loss of business as a result of relocation whether they prefer training in suitable skills.		

	iii. Whether they have made use of the Grievance Redress Mechanism (GRM), if they have faced with any issues.		
3. Income and Livelihood Restoration Planning	To actively involve affected people in the process and discuss affected people 'preference..	When income restoration plans are formulated	Consultant Income Restoration / Marketing and social officers of the PMU.
4. Meet affected people for the formation of  (a) Thrift and Cooperative Committee  (b) Women's Development Committee  (c) An Environmental Committee  (d) Community Welfare Committee	To encourage them with saving and develop cohesiveness among the residents  To encourage them to engage in self-employment ventures, to be vigilant on children's activities, help maintain the common areas properly. Jointly develop a gender action plan  To encourage them to preserve the environment, keep the common areas clean maintain their houses hygienically  To encourage self-help, activities, welfare programs that would benefit the resident community.	Two months after relocation	Consultant Income Restoration / Marketing and social officers of the PMU.
5. Monitoring	To monitor whether the affected people are actively involved in items 3-4 in column one	Once in every three months for 12 months	Community Development Officer of the Consultation Unit of the UDA, Marketing and social officers of the PMU.

### **3.3: Disclosure of the RAP**

After the RAP has been approved by the AIIB it will be posted on the websites of UDA and AIIB.

## **CHAPTER FOUR**

### **LEGAL AND POLICY FRAMEWORK**

#### **4.1: Land Acquisition Act (LAA)**

Land acquisition is carried out under the provisions of the Land Acquisition Act of 1950 as amended (for details and processes please refer to RPF)

#### **4.2: Recovery of Possession of State Property Act**

Recovery of possession of state property is carried out under the provisions of the Recovery of Possession of State Property Act No 7 of 1979. (For details please refer to RPF.)

#### **4.3: 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 Entitlement Matrix given in RPF. The compensation for disturbances, transport allowance, loss of income payments are based on the 2008 regulations

#### **4.4: National Involuntary Resettlement Policy (NIRP)**

The main objective of the NIRP was to rectify the anomalies existed in the payment of compensation. (Please refer RPF for details)

#### **4.5: Cut-off Date**

The cut-off date for eligibility in the case of non-titleholders/encroachers will be the date of the commencement of resettlement / census survey (13<sup>th</sup> of October 2018) . The current practice of adopting the 2009 voter registry is considered unreasonable, especially for those households that had moved into a site in more recent years. Persons who encroach on the area after the cut-off-date will not be entitled to claim compensation or any other form of resettlement assistance. Fixed assets such as built structures or planted trees after this date will not be compensated.

## **CHAPTER FIVE**

### **ELIGIBILITY, ENTITLEMENTS AND ASSISTANCE**

All families to be relocated from Obeysekarapura are untitled people occupying state lands. They are not entitled to compensation for loss of land, however compensation for loss of structures will be paid at replacement cost in the case that they decline to accept housing units in a condominium built by UDA.

The UDA housing units have a floor area of 550 sq. ft. If the families decide to accept and the value of their structure is more than Rs. 7 million they will be entitled to receive the difference between the value of the structure and the value of the apartment unit. The valuation is done by the Department of Valuation at replacement cost. The present policy of the UDA is to allocate a housing unit of 550 sq.ft. to families who are to be relocated.

The housing units are provided with basic facilities including sanitation, electricity and running water.

#### **5.1: 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

Displaced will also eligible for the following payments and entitlements:

**Table 5. 1: Payments and Entitlements**

Category of Loss	Affected Person	Entitlement	Amount (Rs)
1: Permanent Loss of private residential structure	Squatters on state land	Resettlement and rehabilitation assistance	<p>1.1. Offer of a new housing unit of 550 sq.ft. in a multi-storeyed 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</p> <p><b>(37 affected families of Obeysekarapura)</b></p> <p><b>The house owner who had rented out the house is not entitled to an alternate housing unit (38-1) =37.</b></p> <p>1.2: Shifting (transportation) allowance of Rs. 5,000</p> <p><b>(37 affected families of Obeysekarapura)</b></p> <p>1.3: Right to salvage material from the demolish structure excluding asbestos but not allowed to carry</p>

<p>2.Rent allowance for Affected people</p>	<p>The affected people who desires to come back to Obeysekarapura</p>	<p>Rent allowance till the offer of permanent relocation to new housing unit.</p>	<p>these to the new housing complex</p> <p><b>(37 affected families of Obeysekarapura)</b></p> <p>2.1.Rental allowance of Rs.8,000 per month until the offer of new housing unit</p> <p><b>(For 4 households who have expressed their desire to come back to their original site at Arunodhaya Mawatha Obeysekarapura on completion of the condominiums.)</b></p>
<p>3.Loss of rental accommodation</p>	<p>The loss of rental accommodation for unmarried woman</p>	<p>Cash assistance</p>	<p><b>3.1.</b> Three months advance notice for relocation.</p> <p>3.2. Allowance for alternative rental accommodation of equivalent standard as determined by the UDA or Rs.8,000/month whichever is higher for a maximum 6 months.</p> <p><b>3.3.</b>Transportation allowance of Rs.5,000 <b>For the tenant</b> <b>The tenant is not entitled to an</b></p>

<p>4. Loss of livelihood due to relocation</p>	<p>Vulnerable and women headed families losing income due to relocation Vulnerable self-employed persons,</p>	<p>Rehabilitation Assistance</p>	<p><b>alternate housing unit. This principal also applies to the non-resident land owner</b></p> <p>4.1. Training, credit access and skill training support for vulnerable families, including women-headed households for livelihood strengthening</p> <p>4.2: 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.</p> <p>4.3: Housekeeping assignments at new housing complex and employment in civil works under the project.</p> <p><b>For 4 vulnerable families at Obeysekarapura</b></p>
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Source: RPF-UDA

The two women who are losing income due to loss of business they conducted in their houses expressed their inability to obtain a shop space even if UDA offered same due to financial limitations. The RPF provides further details on entitlements.

### **5.2: Allocation of additional unit to multifamily households**

The practice of UDA is to allocate a housing unit of floor area of 550 sq.ft for a displaced family in Obeysekarapura. If the house that the affected person vacating is more than 700 sq.ft of floor area and the family is large. The affected person is expected to submit an appeal to the UDA where a committee consisting of Project Director, Director Land and Director Legal will decide on the allocation of an extra unit subject to the payment Rs.7 million and other payments applicable to the housing unit, which was given on a concessionary basis. If the value of the house taken is over Rs.7 million, the affected person is entitled to receive the extra amount after deducting the value of the housing unit allocated to him/her. The valuation is made by the Chief Valuer at replacement cost. The RPF has not provided any flexibility in this instance, if the Appeal Committee decides to allocate an extra unit, it is compulsory for the recipient to pay the cost of the house and other applicable payments. For details please refer the GRM.

### **5.3: 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 5. 2: Pre-Resettlement Assistance**

<b>Activity</b>	<b>Action by</b>
Consultation and Awareness meeting conducted to disseminate information to affected people.	Social Officer –PMU
Information of the housing unit where the affected people will be moved.	Planning Officer-PMU
Arranging visit to the housing site with officials of the URP/UDA for the affected 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 UDA based on the procedure to allocate housing units within the condominium please refer to RPF.	Additional Project Director Planning – PMU -URP/UDA
Social Officer /Site Manager –PMU-URP/UDA	Project Director – PMU-URP/UDA
Handing over of the house 14 days prior to displacement (shifting)	Site Manager under the direction of Project Director,PMU-URP/UDA
Payment of transport assistance	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 a 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

Source RPF-UDA

#### 5.4 Post Relocation Assistance

The following activities will be undertaken after relocation of affected people to improve their social and income levels by the PMU:

**Table 5. 3: Post Resettlement Assistance**

<p>After moving the displaced people to their new housing units, PMU will monitor their adaptation to the new environment and issues confronted by them for a few months, since most all of them are not used to live in a community with shared common resources like elevators and community halls in vertical structures.</p>	<p>Social Officer, Community Development Officer, Site Manager under the direction of Director PMU-URP/UDA</p>
<p>The following committees will be formed to develop cohesiveness among the relocated people to make the condominium a desirable living environment.</p> <ul style="list-style-type: none"> <li>i. Women’s Development Committee</li> <li>ii. Environmental Committee</li> <li>iii. Community Welfare Committee</li> <li>iv. Thrift and Co-operative Committee</li> <li>v. Condominium Management Committee (CMC)</li> </ul>	<p>Social Officer, Community Development Officer, Site Manager under the direction of Director PMU-URP/UDA</p> <p>CMC will be formed once legal issues are resolved.</p>
<p>Income restoration program will be undertaken to restore income of the affected people that suffer income losses due to relocation, through financial assistance, development of skills counseling and liaising with state and private sector institutions</p>	<p>Social Officer &amp; Planning Officer URP/UDA –PMU</p>

Assist the affected people to admit their children to schools in the new locations	Social Officer – PMU-URP/UDA
Establishment of Early Childhood Care and Development Centers	These programs are now being conducted in condominiums where families have been settled, by the Community Development Officer/Consultant and his staff and could extend to places where new families are settled.
Self-employment training for youths and women	
Nutritional Programs to improve the nutritional level of resettled people specially children and mothers.	
Conduct programs to prevent addiction to drugs.	
Conduct tuition for support in classes in science, mathematics, English and Aesthetic studies	
<p>Assistance for school Dropouts</p> <ol style="list-style-type: none"> <li>i. Education counselling</li> <li>ii. Welfare measures</li> <li>iii. Self-employment training</li> <li>iv. Establishment of committees on general issues.</li> <li>v. Conduct of events to enhance the capacities of children in sports and aesthetics. These events are conducted during Sinhala and Tamil New Year, Ramadan and Deepawali celebration periods. Selected children from 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.</li> <li>vi. 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>vii. Conduct health clinics and provide free spectacles for those requiring them.</li> </ol>	<p>On-site offices have been established and day care centers are functioning, 50 professionally trained teachers are being employed to conduct these Programs.</p> <p>These activities could be conducted uninterrupted for a reasonable period under component 3 of the AIIB loan since the cost of the operation now being financed by the philanthropists and the expenditure and receipts are subject to auditing to maintain transparency and to conform to government financial regulations.</p>

## **5.5. Host Population**

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 activities that will be implemented under the post resettlement assistance are already benefitting the host community. With the arrival of more people the population in the new resettlements will increase resulting in more bargaining power with the officials and politicians to get common needs of theirs attended, they will have more manpower to engage in matters that will benefit both parties.

## **5.6: Obligations of the Recipients of Housing Units (For the information of the Affected People and Solicit their Co-operation)**

- i. The housing units are given based on a Rent Purchase Agreement with the UDA
- ii. An upfront payment (Prior to handing over the apartments) as determined by the UDA for the maintenance of the condominium will be charged from the recipients prior to handing over of the housing unit. The upfront payment could be settled in 4 installments.
- iii. A Condominium Management Committee (CMC) has to be formed for the maintenance and management of the condominium. CMC will be constituted with officials nominated by UDA and representatives of the respective households.
- iv. Formation of Thrift and Cooperative Societies and the registration of these with the Department of Cooperatives.
- v. The formation of a Women's Development Committee Environmental Committee.
- vi. A Community Welfare Committee. (For the composition and purposes of these committees please refer to the RPF).
- vii .The up-front payments collected for maintenance will have to be managed by the CMC once the collected funds have been transferred to the bank account of the CMC from the sinking fund maintained by the UDA.

viii. A monthly levy has to be paid each household for the provision of common services such as operation of lifts, common lighting, janitorial services etc. The monthly levy payable will vary with the prevailing cost of services.

## **CHAPTER SIX**

### **GENDER ACTION PLAN**

#### **6.1: Gender Profile**

There are 73 women among the affected population, 20 of whom are heads of households since they are the owners of their houses. In total 38 of the women are married and one is a widow. As regards age, 20 women are in the 18-30 age group, 7 are in the 41-60 age group and 7 are of 61 years and over, considered as senior citizens. Of the 20 women heads of household, 7 are in the 31-40 age group, 7 are in the 41-60 age group and 5 are 61 years or over.

Of the 73 women, 31 (43 percent) have studied up to 10th standard and 12 (16 percent) have passed GCE O' levels. Only 6 have passed A-Levels and one woman is a graduate. 21 women are in full time employment is 21; 10 earn Rs.25,000-50,000 per month, 11 earn less than Rs.25,000 per month is 11, and only 1 woman earns between Rs. 75,000-100,000 per month.

#### **6.2: Gender Impacts**

Of the 38 households affected, 37 will be provided with alternate accommodation that will be of a higher standard than their present houses. The titles to the housing units assigned to the displaced families will be given in the name of both spouses. The affected person who has rented his house is not entitled to receive a housing unit free of charge, but will be paid compensation at replacement cost and other applicable allowance as per the entitlement matrix. Two women will have their income directly affected.

The unmarried woman who is living in the rented accommodation was unwilling to divulge her income details and will have to find alternative accommodation to rent before the structure, which she currently occupies, is removed. The policy is to pay the owner of the rented house the replacement cost for the structure and the tenant to be paid a rent allowance for 6 months, with 3 months advance notice and Rs.5,000 for transport allowance. When inquiring from the neighbours as to the reason why the

woman concerned was not willing to share her income details with the enumerator, it was discovered that a few weeks back another family renting a house at the same locality had been forcibly thrown out by the owner for participating in an interview with a third party. They are currently occupying the community centre, at Arunodhaya Mawatha, Obeysekarapura on a temporary basis.

The women and adult children may face undue advances from undesirable characters when they are new to a location. They will have to protect their children from people who are addicted to drugs. The admission of children to schools in the new location may pose problems, especially if they have to admit their children after commencement of schools for the current year. The PMU will intervene to help the affected people to resolve the issues connected with admission of children to schools. PMU will conduct an awareness programme to educate the affected people how to deal with undesirable characters, and protect their children from drug addicts. The police post established at the condominium complex will take extra care during the adaptation period of the new arrivals. The management unit of the UDA based at the condominium premises will coordinate with the concerned government departments to help the relocated people if they confront with problems that need the intervention of the PMU.

### **6.3: Legal Protection**

In Sri Lanka child labour is prohibited by law, and 13 years of education has been made compulsory by an Act of Parliament. 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. The National Women's Charter, in conformity with the UN convention against any form of discrimination against women, sets a national agenda to eliminate discrimination against women in every form.

#### **6.4: Role of PMU**

Women will be assisted with advice and financial help as per the provisions of the Entitlement Matrix to improve their income. The PMU through the WDCs will arrange training courses for women to develop their skills to engage in income generating activities. The training will be provided by the Consultancy Unit hired by the UDA. It is a specialized branch with 50 instructors trained in diverse fields. The training programmes are tailored to get the best from the inborn talents of the women and adult children. These training programmes include income generating activities, music and dancing, Information Technology etc. The home-based income generating activities comprise: (i) sewing, (ii) beauty culture, (iii) artificial flower making, (iv) making envelopes, (v) preparation of joss sticks, (vi) preparation of sweet meats etc.

Such training facilities would be provided under the income restoration program initially and could continue with funds available under the component 3 of the AIIB loan.

The programs now being implemented by the Consultants' division of the UDA will benefit the women of the Arunodhaya Mawatha at Obeysekarapura once they are relocated to the new apartments. (See post resettlement assistance-Table 5.3)

The Social Officer attached to the PMU of URP/UDA will liaise with the Consultants' Unit to conduct the above training programs. The PMU will establish a Women's Development Committee (WDC) to disseminate information, education and improve communication to empower them (Table 5.3).

The training programmes will be conducted by staff attached to the 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". PMU

will coordinate with the contractor to provide suitable jobs during the construction period to enhance the family income of affected women.

Women will benefit from the state micro credit programmes, Cooperative Credit Societies and NGOs. The Social Officer of the PMU will seek the assistance of the Women Development Officer attached to the relevant Divisional Secretariat when dealing with women's issues to obtain the nutritional bag provided by the government for pregnant women, to involve women from Obeysekarapura in the training programmes conducted by the divisional secretariat to enhance the knowledge of women in health issues.

Unlike other resettlement projects where resettled people are scattered within 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. It will therefore be relatively easy to mobilize women for collective activities. They are able to depend on each other in case of an emergency or common activity.

## 6.5 Awareness Programs

**Table 6.1: Awareness Programs**

Education and training in the use of apartment facilities as some affected people are not accustomed to the facilities provided in the apartment units.	Social Officer -PMU
Lessons in maintaining common amenities and cleanliness of the shared environment.	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 encourage cordial relationships with host community	Social officer, Site Manager PMU
Security to maintain vigilance on drug	Site Manager with the assistance of the

traffickers and undesirable characters roaming around the vicinity of the condominium.	police on receipt of information on such matters.
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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 SEVEN**

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

No resettlement project could be implemented without conflicts between the project implementing agency and the affected people. It is not unlikely that conflicts between affected persons and project authorities will occur especially in relation to entitlement to 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, however, the Project will also establish an independent grievance redress mechanism (GRM) in accordance with the guidelines outlined in the RPF. The grievance redress procedures will provide opportunity for affected persons to settle their complaints and grievances amicably. The new procedure to be adopted is designed to avoid lengthy administrative and legal procedures and would 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 URP and highlights the procedures in place, identifying nodal point of contacts, facilitation by the Project and timeframes to address grievances.

**Table 7. 1: Grievance 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>Electronic version of the complaint form should be available from the websites of URP and MMWD. Physical copies of the form should 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 will communicate the decision to the aggrieved party in writing.</p> <p>The aggrieved party must acknowledge the receipt of decision and submit his/her agreement or disagreement within 10 working days. If no response is submitted 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>	
Second Tier: Grievance	Sociologist (PMU)	If the grievance cannot be resolved through Tier 1 to the satisfaction of	15 working days

<p>Redress Committee (GRC) at the Ministry of Megapolis and Western Development (MMWD)</p>		<p>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) should be provided to the aggrieved party as evidence of receipt. Electronic version of the complaint form should be available from the websites of URP and MMWD. Physical copies of the form should be available from the Project office 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 should 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's 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 attain views from them. The PMU will also arrange site visits and hold onsite discussions and meetings if deemed necessary.</p> <p>The PMU will be responsible to</p>	
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		<p>ensure that 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>	
<p>Third Tier: Independent Grievance Panel (IGP)</p>	<p>Additional Secretary (Urban Development), MMWD will act as Chair and nodal person</p>	<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 Organization</p> <p>Copies of all documentation,</p>	<p>15 working days</p>

		<p>including Tier 1 and Tier 2 Complaint Forms, should 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	The judicial 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>PMU must ensure that 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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\*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.

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.

## **CHAPTER EIGHT**

### **INCOME RESTORATION STRATEGIES**

The PMU will treat the project as a development opportunity for the affected people. 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 in construction related activities in the condominium sites under construction.

#### **8.1 Anticipated Losses**

1. Income of wage earners (casual labor)
2. Two houses where micro businesses are being conducted will be displaced
3. One household is selling betel, the other is a small grocery

#### **8.2 Vulnerable Families**

Vulnerable families will continue to receive subsidies given 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 an interlocutor between the affected households and the SSD)

#### **8.3 Strategies for Income Restoration Programs**

People whose businesses will be affected shall be paid a set allowance of Rs. 18,000 for loss of income. This is a single set fee for unregistered businesses since they are not maintaining accounts and not in possession of documents to prove their incomes.

Following activities will be undertaken to restore/improve the income of eligible households.

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

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

Mechanisms to improve skills and raise the incomes will be adopted by the PMU, as set out in Table 5.3. A Planning Officer from the PMU will be assigned to liaise with the Consultants' Unit in income restoration /improvement activities.

#### **8.5 Institutions that could be involved in Income Restoration Programme**

- Lending institutions
- Vocational Training Centres
- Relevant NGOS

## CHAPTER NINE

### INSTITUTIONAL FRAME WORK

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

The construction programmes will be coordinated by the Deputy Director (Technical) supported by a team of technical staff. The authority of the PMU is derived 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.

#### 9.1: Organizational Arrangement for the Implementation of RAP

**Table 9. 1: Activities and Responsibility**

Activity	Action
Identify the households to be relocated based on the criteria given in the Resettlement Policy.	Social Officer URP-UDA
Conduct awareness meetings with the stakeholders to disseminate and update information and also receive feedback from stakeholders.	Social Officer, Land Officer & Consultants Resettlement –PMU-URP-UDA
Establishment of Public Information Centre (PIC) and	Addl. Project Director

develop informatory material.	Planning –URP-UDA
Formulate project cells	Project Director –PMU-URP_UDA
Allocate the displaced non-titled affected people to the alternate accommodation	Project Director –PMU-URP_UDA
Allow affected people reasonable time (a least 2 weeks) to vacate the fully affected premises.	Project Director –PMU-URP_UDA
Help the affected people move to new residences.	PD with the assistance of the social staff of the PMU-URP_UDA
Assist the affected people with integration into the host community. Meet the host community with representatives of the families to be resettled for dialogue as a familiarization exercise.	Social Staff –PMU-URP-UDA
Attend to income restoration	Planning Officer –PMU- -URP-UDA
Attend to gender concerns as described in the RAP	Planning Officer –PMU- -URP-UDA
Help the affected people register their children in schools in the new locations where they are to be relocated if they encounter problems for admission	Social Officer- PMU- -URP-UDA
Established Grievance Redress Committees and monitor the activities	Project Director-PMU-URP-UDA
Assist vulnerable groups including women and the	Social Officer- PMU- -URP-UDA

poor	
<p>Make arrangements to pay transport allowance and other relevant payments for e.g. loss of income payment for the 2 affected people whose businesses will be affected.</p> <p>Maintain a file for each affected person</p>	<p>Project Director-PMU-URP-UDA</p> <p>Social Officer- PMU- -URP-UDA</p>
Issue deeds to new apartments if total payment is made up front.	Project Director-PMU-URP-UDA
Maintain MIS for the project through networking with relevant agencies	IT –Officer- PMU-URP-UDA
<p>Monitor the RAP internally and by external monitors and invite feedback from stake holders especially from affected people .</p> <p>To learn lessons for future resettlement programmes. Plus, points could be further improved and minuses to be addressed to prevent repetition of mistakes.</p>	Addl. Director Planning - PMU-URP-UDA
Ensure flow of funds to maintain a healthy cash flow.	Project Director-PMU-URP-UDA
Prepare/submit required periodic reports to the relevant stakeholders including AIIB.	Project Director-PMU-URP-UDA

Note: The distribution of responsibilities was agreed with the concurrence of the Additional Project Director Planning, PMU-URP-UDA

The implementation schedule outlines the time frame for the completion of each activity. Resettlement activities will commence with the allocation of staff to scheduled activities. (Please refer the implementation schedule, chapter 9)

In implementing the RAP the collaboration of several related agencies are vital for achieving the outcomes.

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

**Table 9. 2: Functions of State Institutions in Implementing the RAP**

Ministry of Megapolis and Western Development	Policy planning, securing funds, issuing of policy directives to organizations under its purview, monitoring and administration.
URP/UDA	Implement the policy directives of the M/MP&WD. Direct the divisions under its management to achieve the objectives of the government channelled through the M/MP&WD
Survey Department	Preparation of plans for the project
Valuation Department	Valuation of houses for payment of compensation if arises.
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.
Ceylon Electricity Board	Redirection of power lines that cross project boundaries to continue proceeding with project activities. Supply power to apartment units of the affected people.
Water Supply and Drainage Board	Redirection of waterlines that cross project boundaries. The WS&DB will assist the project

	by shifting the water lines, to proceed with construction of condominiums and supply water to affected people prior to occupation of apartment units
Sri Lanka Telecom	Provide telecommunication facilities. This service is will also be available from private telecommunications providers.

## CHAPTER TEN

### IMPLEMENTATION SCHEDULE

The implementation schedule carries the time frame of accomplishment of each and every activity of the plan. Resettlement activities will commence with allocation of staff to scheduled activities.

**Table 10.1 : Chronological Order of Implementing the Components of the RAP, Responsible Person /Organization and Time Frame**

No	Action	Responsibility	Timing
<b>Sequence for Common Action</b>			
1	Preparation of list of families to be relocated	Social Officer – PMU-URP-UDA	Completed in August 2018
2	Community awareness programme to explain the rationale of the relocation and exchange views with the affected families	Social Officer, Land Officer & Consultant- Resettlement – PMU-URP-UDA	10.10.2018
3	House to house consultation regarding relocation	Social staff of the PMU	12.10.2018 onwards
4	Collection of data on loss of assets and socio economic profile of the affected people	Social staff of the PMU and Consultants - Resettlement	16.10.2018- 19.10.2018
5	Familiarization visit to an existing condominium built by UDA with representatives of the PMU	Social Staff – PMU-URP-UDA	24.10.2018
6	Consultation with host community (those already in occupation of apartments in the identified condominium)	Social officers of PMU	24.10.2018
7.	Establishment of the site office	Project Director – URP-PMU	24.10.2018
8.	Advisory meetings to educate the affected people on living in a vertical structure and use of new facilities	Social officers of PMU	From 15.11.2018

9	Notice to affected people to pay the upfront payment	Project Director – URP-PMU	20.11.2018
10	Reception of upfront payment	Project Director – URP-PMU	20.11.2018 to 30.11.2018
11	Valuation of houses of affected people who desire to resettle elsewhere.	Valuation Department – PMU of URP	20.11.2018 to 30.11.2018
12	Entering into Rent Purchase Agreement with the recipients of the houses (apartment units)	Project Director – URP-PMU	1 <sup>st</sup> December onwards
13	Allocation of housing units based on the formula given in the RPF	Project Director and Social Staff of the URP-PMU	From 1.12.2018
14	Notification of valuation determined by the Valuation Department to recipients	Director-PMU of URP	15.12.2018
15	Handing over of housing units to recipients of in condominiums.	Project Director Social Staff and Site Manager	20.12.2018
16	Payment of compensation to affected people (transport, livelihood etc.)	Project Director URP-PMU	25.12.2018
17	Moving recipients of housing units to new apartments	PD with the assistance of the social staff of the PMU-URP_UDA	From 25-12.2018 to 31.12.2018
18	Take over the vacant site after moving occupants to new apartments off the cleared area	Project Director and Social Staff of URP-PMU	25-12-2018 to 31.12.2018
19.	Payment of rent allowance for affected families unable to settle in apartments immediately after vacating their previous dwellings	Project Director and Social Staff of the URP-PMU	1.1.2019
20.	Formation of CMC	Social Staff of the PMU of URP and	15.1.2019

		affected people after legal issues are sorted out.	
21	Payment of value of the houses to the affected people who agreed for self-relocation	Project Director and Social Staff of URP-PMU	20.1.2019
22	Establishment of Appeal Board	Director General of UDA	1.2.2019
23	Entertaining appeals	Project Director PMU-URP	From 15.2.2019
24.	Formation of Grievance Redress Committees for families opted to occupy alternate housing units immediately in allocated condominiums	Project Director of PMU-URP and Director General of UDA	Feb2019
25	Implementing and monitoring grievance redress throughout RAP implementation	Project Director – PMU of URP and Social Staff	From Feb2019 onwards
26	Implementation of Gender Action Plan	Planning Officer PMU of URP	Feb 2019 onwards
27	Formation of Women Development Committees-	Social Staff PMU of URP	Feb 2019 onwards
28	Formation of Thrift & Cooperative Societies,	Social Staff of PMU –URP and affected people	March 2019
29	Implementing capacity-building programmes for affected people (livelihood training, handholding support, etc.)	CDO of the consultants unit Social Staff of PMU –URP and affected people	March 2019
30	Monitoring the livelihood and wellbeing of resettled affected people	Social Staff of PMU-URP	From April 2019

31	Monitoring the implementation of the RAP through independent monitoring process	Independent Monitor	From April 2019 to March 2019 ----- April 2022 to March 2022 (for those resettled in apartment units constructed at the location where they resided after living in temporary accommodation (rented houses from the rent allowance provided by the PMU)
32.	Determination of appeals	Through the GRM process	May-June 2019

Source PMU-URP

Table 10.1 indicates the time frame for major resettlement activities. Resettlement activities will have commenced with the conducting of awareness meeting to disseminate information to the affected people

Before demolition of structures, affected people will be consulted, paid compensation in full, and time determined and agreed upon for those wanting to rebuild on their own. For others, reasonable time will be given to vacate. (At least 14 days)

**CHAPTER ELEVEN**  
**RESETTLEMENT BUDGET**

Item	Unit /Number	Quantity /No of AP	Cost per Unit /Rate (Rs.)	Amount Rs.	Amount Dollars
Transport allowance	HHs	38	5,000	190,000	1,056
Loss of income	HHs	2	18,000	36,000	200
Rent Allowance i	HHs	10	8,000*36	2,880,000	16,000
Income restoration ii	HHs	6	Lump sum	500,000	2,778
GRC iii	No. of sittings	24	10,000	240,000	1,333
External Monitoring iii	Man months	24	300,000	7,200,000	40,000
Sub Total				11,046,000	61,367
Contingencies	20 percent			2,209,200	325,936
Total				13,255,200	73,640

\*This is provisional, in case some affected people request apartment units to be constructed on the released land. The rent allowance for the unmarried woman who will lose her rental accommodation could be met from contingencies

- i. Estimate
- ii. Include 4 vulnerable families
- iii. Estimate

Note 1: Internal monitoring will be conducted by the staff of the PMU. No provision is provided by in the resettlement budget. Their salaries are included in the recurrent expenditure of the PMU.

Note 2: If funds are required to improve the income of women under gender development programme, provision provided under contingencies could be used.

US\$ 1 = Rs.180

## **CHAPTER TWELVE**

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

The monitoring program will help to ensure the project is on and will detect any shortcomings in implementation. Resettlement Monitoring comprises the collection, processing, analysis, reporting and use of information on the progress of resettlement based on the RAP. It will cover the physical and financial targets and the delivery of entitlements to displaced persons.

#### **12.1 Internal Monitoring**

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

One of the social officers will maintain the project database, with a file for each affected family. Data of the affected household and family members will be updated as information is collected by the relevant agencies. All assistance paid to the affected family should be recorded in the database. The information on individuals and individual households will be confidential and will only be accessible to staff of the PMU who have a need to access the information. It will not be uploaded to the UDA, MM&WD or AIIB websites.

The site manager of the condominium will submit a consolidated monthly statement to the data manager giving details of payments made by the relocated families for the condominium fund, maintenance charges etc. The consolidated reports on implementation of the resettlement program (which will not include names or other information that would allow the identification of specific families) can be made available to the public.

A special database will be developed for the Grievance Resolution Procedures. The secretary of the GRC will send a monthly report to the data manager on the activities

of the GRC, giving details of number of GRC held, number solved at different levels and number of complaints remaining to be solved. Individual grievances will not be made available to the public. However, consolidated tables on grievances, that do not allow the identification of complainants will be made publicly available.

The 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 allowances and 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 personal and entitlement file
- Management of baseline information on socio economic conditions of the affected people, to assess whether the socio-economic conditions improve and income and living standard improve/ restored.
- Preparation of progress reports; and Coordination within the implementing organization as well as with outside agencies.

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

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

#### **12.2: External Monitoring**

The PMU will engage an external monitoring and review agency for independent review of the safeguard implementation program to determine whether intended goals

are being achieved, and if not, what corrective actions are needed. External monitoring will have two objectives.

- To verify if the safeguard program is being implemented in accordance with the approved framework
- To verify whether affected people, households and communities are able to address negative impacts and either improved or at least restore their livelihoods and living standards

The Director PMU will get the assistance of a procurement specialist to prepare documents to select an external monitor, The quotations to select the EM will be called by the Director PMU and selection will be done by a committee chaired by the Director.

#### **12.2.1: 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 have been achieved
- Determine that affected peoples' livelihoods and living standards have been restored or improved and if not suggesting ways and means of improving performance
- Obtain views of the affected people on their relocation, entitlements and Grievance Redress Committee's performance
- Evaluate the performance of the, 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 external monitoring will be submitted to the PMU and considered at the Project Steering Committee. A TOR for hiring such a consultant should 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.

### 12.3: Monitoring Indicators

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

**Table 12. 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, and community activities? No. of awareness meetings held with the stake holders and participation No. of flyers/handbills distributed How many affected households 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 been established?
	Grievance Resolution	No. of GRC established How much do affected people know about grievance procedures and conflict resolution procedures? Have any affected people 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

		<p>/taken possession</p> <p>No., type and area of state structures acquired</p> <p>No., type and area of community structures acquired</p>
	Compensation and Rehabilitation	<p>How much affected people know about resettlement procedures and entitlements?</p> <p>Do affected people know their entitlements?</p> <p>Have all affected people received entitlements according to numbers and categories of loss set out in the entitlement matrix</p> <p>Have affected people received compensation on time</p> <p>(According to schedule?)</p> <p>How many affected people have received housing as per relocation options in the 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>
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 affected people's 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 in Women's Status	<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 Children's status	<p>Changes in school attendance by children of both genders</p> <p>No. of children attending new schools of both</p>

		genders Improvement in education levels
	New Settlement & Population	Has there been friction with the host population Has a Condominium Management Committee been established? Have they established other committees mentioned in the RAP? Have the new occupants paid the condominium management fees regularly How many families have not settled the monthly fees for providing common amenities to the UDA regularly? Has there been an increase in communicable diseases? Are there any school dropouts after relocation?

#### 12.4 Evaluation Plan

The evaluation will be conducted during and after implementation to assess whether the resettlement objectives envisaged for the displaced families from Obeysekarapura were appropriate and whether they were met. Whether the income of affected families from Obeysekarapura have been restored and enhanced. The evaluation assesses the efficiency, effectiveness, impact and sustainability drawing lessons as a guide for future resettlement planning.

Evaluation differs from monitoring because of its broader scope, its less frequent timing and its involvement of independent specialists.

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.

The evaluation will take into account relevance;

Sustainability the extent to which the positive effects of the project will continue to benefit affected people after the conclusion of the project (external funding).

The evaluation will be carried out by an external agency selected by the PMU by an open competitive process and will cover all aspects of the project. Active participation of the affected people in M&E will be encouraged as the external evaluation will be participatory in the sense that inputs will be obtained from all stakeholders, particularly the affected people and findings will be used in policy advocacy. 12.4.1 Reporting Requirements

The key output of monitoring will consist of reports 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 standardized so that information received can be easily compared with previous reports. They will highlight exceptions and departure from plans and schedules.

#### **12.4.2 Reporting Responsibilities**

Reporting to the affected people will constitute an important element 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.

#### **12.4.3 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 affected persons reported
- Number of gender issues/ practical issues of female affected persons resolved
- Number of sexually transmitted diseases reported to the health authorities
- Number of crimes reported to the police
- Number of families that require income and livelihood restoration assistance
- Number of families 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

## APPENDIX

### LIST OF AFFECTED FAMILIES AT ARUNODHAYA MAWATHA – OBEYSEKARAPURA- RAJAGIRIYA

SN	Name	Address	NIC .No
1	S.B.Letchaman Chandrakala	B/151/1,Arunodhaya Mawatha ,Obeysekarapura,Rajagiriya	801750320V
2	S.Premachandran	B/151,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	833121375V
3	Krisnamoorhi Usha Nandani	B/152,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	817644732V
4	Abeykonge Nirali Sandhyakumari	B/151/A,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	756481452V
5	Yapage Priyantha Deepal	B/163/B,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	651890195V
6	Kasthuri Arachchige Nandani	B/163/A,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	676833277V
7	Munasinghe Arachchige Renuka	B/150,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	637810170V
8	Udahage Don Kaneshika Gayani	98/14/D,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	877861074V
9	Balasuriyage Lakshman	98/14/C,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	
10	Godage Dharmawardene	98/14/A,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	581533691V
11	Hewa Fonseka Gamini	98/14/B,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	642871536V
12	Hewa Manage Nanda Dhamayanthi	B184,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	686471659V
13	Kasthuriarachchige Priyantha	B183,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya	681601732V
14	Name not available		
15	AR.A.Chandrakumara	B185,Arunodhaya	722920066V

	<b>Perera</b>	<b>Mawatha,Obeysekarapura, Rajagiriya</b>	
<b>16</b>	<b>Kolmba Aracchige Seelawathie</b>	<b>B181,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>478400829V</b>
<b>17</b>	<b>M.A.Malani Perera</b>	<b>B180,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>588652866V</b>
<b>18</b>	<b>Udagedara Rani Sugathapala</b>	<b>B179,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>698521392V</b>
<b>19</b>	<b>K.U.G.Sithara Gayaththri</b>	<b>B178,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>2000533034</b>
<b>20</b>	<b>S.M.Kusumawathie</b>	<b>B177,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>525880443V</b>
<b>21</b>	<b>R.A.Indrani Senaratne Perera</b>	<b>B176,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>645851307V</b>
<b>22</b>	<b>H.G.P.Sampath Ramanayake</b>	<b>B175,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>853010189V</b>
<b>23</b>	<b>B.Margeret Perera</b>	<b>B174,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>306361473V</b>
<b>24</b>	<b>M.S.A.Cader</b>	<b>B173,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>743191269V</b>
<b>25</b>	<b>G.G.Sriyani</b>	<b>B172,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>637441612V</b>
<b>26</b>	<b>Priyadharshani Edirisinghe</b>	<b>B171,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>868132477V</b>
<b>27</b>	<b>K.M.Jude Lakshman</b>	<b>B170,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	
<b>28</b>	<b>S.U.A.Suresh Chandana Silva</b>	<b>B169,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	
<b>29</b>	<b>J.A.Chandrawathie</b>	<b>B168,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>587941970V</b>
<b>30</b>	<b>H.Nishan Lakmina</b>	<b>B166,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>712902523V</b>
<b>31</b>	<b>Peter Fernando</b>	<b>B165,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>612784442V</b>

<b>32</b>	<b>Muniyandi Gunasekara</b>	<b>B164,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>700493555V</b>
<b>33</b>	<b>S.A.S Dimuthi Silva</b>	<b>B162,Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>781081213V</b>
<b>34</b>	<b>V.Stevan</b>	<b>B151/01/B Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>1970315703315</b>
<b>35</b>	<b>P.A.Wasanthi</b>	<b>B151/01/B Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>836084535V</b>
<b>36</b>	<b>P.A.Violetnona</b>	<b>B150/D, Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>396520540V</b>
<b>37</b>	<b>Nadun Koralage</b>	<b>307D, Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>671742761V</b>
<b>38</b>	<b>K.Susilawathie</b>	<b>149/B/9, Arunodhaya Mawatha,Obeysekarapura, Rajagiriya</b>	<b>846913513V</b>