

Resettlement Plan

August 2011

Document Stage: (Draft Final) Updated Version

SRI: Additional Financing for National Highway Sector Project

Matara (0+100) - Godagama (4+360) section of Matara - Akuressa (A024) Road

Prepared by Road Development Authority, Ministry of Ports and Highways

For the

Asian Development Bank.

CURRENCY EQUIVALENTS

(as of August 2011)

Currency unit – Sri Lanka Rupee (Rs)

US \$ 1.00 = Rs. 110

ABBREVIATIONS

ADB	Asian Development Bank
AI	Agricultural Instructor
CEA	Central Environmental Authority
CEO	Chief Engineer's Office
CSC	Construction Supervision Consultant
CV	Chief Valuer
DH	Displaced Household
DMS	Detailed Measurement Survey
DD	Detailed Design
DH	Displaced Household
DSD	Divisional Secretariat Division
DS	Divisional Secretary
ESD	Environment and Social Division, RDA
PIB	Public Information Booklet
PS	Pradeshiya Saba
GN	Grama Niladhari
GND	Grama Niladhari Division
GOSL	Government of Sri Lanka
GRC	Grievance Redress Committee
Ha / ha	Hectare
KM / km	Kilometer
LA	Local Authority
LAA	Land Acquisition Act
LARC	Land Acquisition and Resettlement Committee
LARD	Land Acquisition and Resettlement Division, RDA

LAO	Land Acquisition Officers
LAR	Land Acquisition & Resettlement Unit
LARS	Land Acquisition and Resettlement Survey
MOPH	Ministry of Ports and Highways
MOL	Ministry of Land and Land Development
NEA	National Environmental Act
NGO	Non-governmental Organization
NHSP	National Highways Sector Project
NIRP	National Involuntary Resettlement Policy
PD	Project Director
PEA	Project Executing Agency
PIU	Project Implementation Unit
PMU	Project Management Unit
RF	Resettlement Framework
RP	Resettlement Plan
RDA	Road Development Authority
ROW	Right-of-Way
Rs.	Sri Lankan Rupees
SD	Survey Department
SES	Socio Economic Survey
SEW	Southern Expressway
SIMO	Social Impact Monitoring Officer
SPS	ADB Safeguards Policy Statement, 2009
TA	Technical Assistance
TL	Team Leader
IOL	Inventory of Losses

UC	Urban Council
TOR	Terms of Reference

NOTE

In this report, "\$" refers to US dollars.

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

In preparing any country program or strategy, financing any project, or by making any designation of or reference to a particular territory or geographic area in this document, the Asian Development Bank does not intend to make any judgments as to the legal or other status of any territory or area.

Table of Contents

Executive Summary	X
Chapter 1 - PROJECT DESCRIPTION	1
1.1. Description of the Road Project	1
1.2. Project Profile	2
1.3. Administrative Boundaries of the Road Project	4
1.4. Objectives of the Resettlement Plan	4
1.5. Methodology	5
Chapter 2 - LEGISLATIVE AND POLICY FRAMEWORK	7
2.1. Legislative Framework	7
2.2. Policy Framework	11
2.3. Existing Gaps in LAA and NIRP vis-à-vis SPS	15
Chapter 3 - SCOPE OF LAND ACQUISITION AND RESETTLEMENT	18
3.1. Impact to Private land and Structures	18
3.2. Impact to Common Properties	22
3.3. Impact to Government Properties	23
Chapter 4 - SOCIOECONOMIC PROFILE	23
4.1. Demographic information on Displaced Households (DHs)	25
Chapter 5 - INFORMATION DISSEMINATION, CONSULTATION AND PARTICIPATORY PROCESS	35
5.1. Consultation process with agencies responsible for land acquisition and resettlement	35
5.2. Public Disclosure and Information Dissemination	35
5.3. Consultation during implementation of RP	40
Chapter 6 - ENTITLEMENTS	41
6.1. Eligibility Policy	41
6.2. Operational guidance of entitlements	42
6.3. Project Entitlement Matrix	44

6.4. Cut-off Date	52
Chapter 7 - GRIEVANCE REDRESSES MECHANISM	53
7.1. Grievance Redress Committee	53
7.2. Other agencies that the DPs could forward their grievances	56
Chapter 8 - RELOCATION OF HOUSING AND SETTLEMENTS	58
8.1. The Options Available for DPs for Relocation	58
8.2. Resettlement Preferences	59
Chapter 9 - INCOME RESTORATION AND REHABILITATION	62
9.1. Loss of income and livelihood of the affected DPs	62
Chapter 10 - RESETTLEMENT BUDGET	68
10.1. Total Cost for Resettlement	68
Chapter 11 - IMPLEMENTATION SCHEDULE	71
Chapter 12 - INSTITUTIONAL FRAME WORK FOR RESETTLEMENT	72
Chapter 13 - MONITORING AND REPORTING	77
13.1. Internal Monitoring	77
13.2. External Monitoring	78

List of Tables

Table 1.1. Affected Grama Niladari Divisions of the DS Division	4
Table 2.1. Legislative GAP analysis	15
Table 3.1: Distribution of affected land lots among DSDs	18
Table 3.2: Number of households and lots acquired disaggregated by type of use - Private lands	18
Table 3.3: Summary of Land Acquisition/Resettlement Impacts	19
Table 3.4: Number of Private Structures by Type of Structures and Degree of Impact	20
Table 3.5: Category of structures and the affected area	21
Table 3.6: DPs' Land Ownership Situation of the land lots to be acquired	22
Table 3.7: Impact on community properties	22
Table 3.8: Impact on Government Land	23
Table 4.1. Household size of DHs	25
Table 4.2. Spatial Distribution of Population	25
Table 4.3. Women freedom to decision making at household and community activities (Multiple responses, n=50)	26
Table 4.4. Civil Status of Displaced Household heads (DHH) by Gender	26
Table 4.5. Civil status of DPs	27
Table 4.6. Population distribution of DPs by age and gender	27
Table 4.7. Age of DP s disaggregated by gender	28
Table 4.8. Educational status of displaced persons	28
Table 4.9. Educational attainment of DHs disaggregated according to gender	29
Table 4.10. Loss of livelihood of DPs by the project	29
Table 4.11. Workers /Labourers in Business /Enterprises displaced by the Project	30
Table 4.12. Monthly income derived by DPs from their displaced livelihood	30
Table 4.13. Primary and secondary sources of income of DP household members	31
Table 4.14. Monthly income & expenditure of the displaced households (N=80)	32
Table 4.15. Vulnerable DHs by category of vulnerability	32
Table 4.16. DP's Perceived social and economic advantages of the road project (Multiple responses) N=372	33
Table 4.17. DP's perceived adverse social and economic impacts of the project / road project (Multiple Responses N=372)	33
Table 5.1. Completed and Planned Public Consultation and Disclosure Activities	37
Table 8.1. DPs Preferred Method of Compensation	58
Table 8.2. DPs Preferred Method of Resettlement	59

Table 9.1. Lost livelihood of DPs by the project	62
Table 9.2. Workers /Labourers in Business /Enterprises displaced by the Project	63
Table 10.1. Estimated Cost of Land Acquisition and Resettlement of Road Project B207 (Revised and updated)	68
Table 10.2 Land Value in Project Area	70
Table 11.1 Implementation Schedule – Major Events	71
Table 12.1. Matrix of Roles and Responsibilities of Government Agencies and Other Organizations involved in Resettlement Planning and Implementation	75
Table13.1. Monitoring and Evaluation Indicators	79

List of Figures

Figure 1.1. Location map of candidate section of B207 road	3
Figure 7.1. Proposed Structure of GRC	54

List of Annexes

Annexure 1.1	Location map 2
Annexure 1.2	LARS Questionnaires
Annexure 2.1	National Involuntary Resettlement Policy
Annexure 3.1	List of Affected Properties (Private land)
Annexure 3.2	List of Affected Properties Private Land and Structures
Annexure 3.3	List of Affected Common Properties (Land & Structures)
Annexure 3.4	List of Affected Properties (Government Land)
Annexure 5.1	Entitlement Matrix (Sinhala Version)
Annexure 5.2	Details of consultations held during RP updating exercise
Annexure 13.1	TOR for external monitoring and reporting consultant/ agency

EXECUTIVE SUMMARY

PROJECT DESCRIPTION

This updated version is essentially the revised account of the draft RP submitted by the Road Development Authority to ADB in May 2011 on the Matara-Godagama section of A 024, commencing from Nupe junction at 00+100 and ending at Godagama at 04+360 with a distance of 4.2 km. This is one of the six road projects which will be rehabilitated and upgraded under the National Highways Sector Project (NHSP) Southern Link Roads, by the Road Development Authority (RDA). Rehabilitating and upgrading works will be funded by the Asian Development Bank (ADB) as an Additional Financing for National Highways Sector Project (Loan 2217 SRI SF). The proposed development will widen the ROW from 10.3m-11m to 21.0-25.8m including drains, shoulders and other road furniture. As per the preliminary plans prepared, there are 473 lots that are identified for the acquisition and the road section traverses through seven Grama Niladari divisions.

Resettlement planning process of the Matara – Godagama road section development project commenced in 2007 by a team of officers of NHSP, conducting LARS and SES for information gathering. In this updating exercise, a fresh survey was conducted by the consultant based on the preliminary plans available with the PMU. Further, few consultation activities also were carried out during the updating exercise.

LEGISLATIVE AND POLICY FRAMEWORK

The Land Acquisition Act (LAA) of 1950 is the most important legal provision which ‘Makes provisions for acquisition of the Lands and Servitudes for public purposes and provides for matters connected with or incidental to such provision’. It provides the payment of compensation at market rates for lands, structures and crops. It has several amendments and the latest being the version of 1986 and the Revised Regulations, 2008 gazetted as No. 1585/ 7 on Tuesday, 20th of January 2009. Further, National Environment Act (NEA), National Involuntary Resettlement Policy (2001) and ADB’s Safeguard Policy Statement (2009) are key policy instruments supporting resettlement planning and implementation in the country.

SCOPE OF LAND ACQUISITION AND RESETTLEMENT

As per the primary plans prepared by the Dept. of Survey, 473 lots in the extent of 2324.8 perches need to be acquired of which 458 lots in the extent of 2162.7 perches are under private ownership. Private individuals are the right holders to have compensation and resettlement support from government parties, being the suffered party of the government action. A great majority of the private land, 77% of lots and 73% in the area of extent is belonged to residential and commercial properties. Of the residential and commercial category of land use, 94% of the private owned land (1488.5 perches) undergoes more than 10% impact level and among them 10% of the private land (164.7 perches) undergoes more than 100% impact level. In the category of primary structures, 57.7 % of them are fully

affected. Out of this, 103 such structures (42.5%) can be rebuilt within the same plots while 42 (16.7%) of them need relocation elsewhere.

SOCIOECONOMIC PROFILE

The area falling within the road project is urban and semi-urban in composition. The literacy level of the people is considerably high and they are exposed to urban type of living with the easy access to delivery systems. Majority of the residents of the area is gainfully employed and has reasonable standard of living. The DP population in project area is 1600, of which 835 are males and 765 are females. The total number of Displaced Households (DH) is 407 and entire population of DPs belongs to Sinhalese, the major ethnic community in the country. A great majority of DHs are male being 382 of the total 407 DHs. Each male and female population shares almost a half of the total population of 1600.

In the project area economically dependent population is low as 30%. The level of education attainments between male and female is similar in all levels, being around 50%.. A total of 202 persons have identified as economically displaced, and most losses are seen in commercial activities, amounting to 188 persons out of 202 economically displaced persons. Income of most DPs is fallen between Rs.7,500 and Rs. 50,000/- . Mainly, vulnerable group consists of women headed families (25) and families headed by old age persons (22 families). In addition, there are 15 disabled DHs, but there are no very poor families among vulnerable group. There are no indigenous people located in the vicinity of the road.

INFORMATION DISSEMINATION, CONSULTATION AND PARTICIPATORY PROCESS

Information dissemination, consultation and participatory process involved with DPs and other stakeholders maintained transparency throughout the RP process. This openness reduces potential conflicts; minimize risk of project delays and help PMU to formulate resettlement and rehabilitation to suit the needs of DPs. After the initial familiarization discussions held with the officials of the relevant state departments, prior to the commencement of land acquisition process, series of public information disclosure events were launched to create awareness among DPs on land acquisition process and mitigation efforts to counteract negative impacts. Divisional Secretary/Matara and his staff played an important role in organizing and participating at awareness creation sessions with DPs.

During the RP updating exercise, consultations were carried out with DPs. The consultations were also planned for the future. The provision of the final RP to affected DSD and distribution of the Sinhala version of the entitlement matrix to DPs are important activities under the planned consultation activities.

ENTITLEMENTS

Under the existing land laws those who own land or servitudes are the primary beneficiaries eligible for statutory compensation. However, most of the non-title holders of above categories don't have testimonial evidence to suit statutory requirements of the land acquisition process and therefore they are often left out from statutory compensation

processes. NIRP is an attempt to expand the coverage of beneficiaries displaced from acquisition described as non-titleholders who don't have strong testimonial evidence for their relationship to land. Ex-gratia package introduced by the Ministry of Ports and Highways is a complementary instrument goes with the LAA to accelerate acquisition process. Mainly, it provides DPs the difference between statutory compensation and replacement cost and concessions for a range of DPs affected economically and socially. The Entitle Matrix is a crucial part of the Resettlement Plan with necessary information to decide compensation for different categories of claim holders. GOSL will provide necessary funds to pay compensation as shown in the Entitle Matrix.

GRIEVANCE REDRESSES MECHANISM

Grievance Redress Mechanism is necessary to support genuine claimants to resolve their problems through mutual understanding and consensus reaching process with relevant parties. This is in addition to the available legal institutions for resolving unsatisfied DP's appeals against the disagreeable decisions. GRC approach gives an opportunity for DPs bring their unsolved grievances to the committee established for the said purpose by way of requests and appeals against any disagreeable decisions or practices arising out of project activities. GRC is not the only body that DPs can approach for grievances solving. There are series of formal bodies; some are with special focus on certain matters, available for DPs to take their unsolved grievances, problems and issues. PMU's responsibility is to make DPs knowledgeable and familiar with these institutional arrangements and play the role of a facilitator if DPs wish to process their grievances and claims through those institutions for better judgments.

RELOCATION OF HOUSING AND SETTLEMENTS

The PMU with the assistance of Divisional Secretary will take adequate measures to help DPs to relocate in the best possible manner as wished by DPs. The decision on relocation is in the hands of DPs and PMU will see that DPs have sufficient information for their decisions. There are mainly two options for DPs to relocate after handing over their properties to the project; 1) DPs could obtain the replacement cost of the properties and other entitlements and relocate in a location selected by himself or 2) resettle in a site develop by the PMU subject to availability of lands in the area in consultation with DPs. PMU will assist wherever possible to find alternate locations to re-establish business of the displaced. A large majority of DPs, nearly 85.7%, need relocation elsewhere prefer cash compensation and most of them are shops/commercial units.

INCOME RESTORATION AND REHABILITATION

Fifty four business premises are partially affected, and 102 are fully affected. Out of 102 fully affected business premises, 68 units could be re-established on same premises, and only 34 units need relocation elsewhere. The impact on agriculture pursuits is very insignificant due to urban and semi urban nature of the project area. The loss of income due

to temporary disruption to business during readjustment period will be compensated as per the provisions made in the entitlement matrix. Those who lost income from their business, industries and services are eligible to receive substantial income depending on their previous income received from their respective engagements. PMU will support for skill development and entrepreneur development for members of fully displaced families and they are eligible for priority considerations for project related recruitments, especially during the construction phase.

RESETTLEMENT BUDGET

Total resettlement budget is financed by funds provided by the GOSL. The total budget is Rs 1,008,154,584 which is equivalent to US\$ 9,165,042. This includes cost of statutory compensation, replacement cost and administrative cost involved in the RP implementation.

IMPLEMENTATION SCHEDULE

The implementation schedule carries the time frame of accomplishment of each and every activity of the plan. Resettlement activities will commence from 1st March 2011 with the recruitment of team leader/consultants, resettlement assistants and supporting staff. The resettlement plan will be implemented during a period of one and half years from March 2011.

INSTITUTIONAL FRAMEWORK FOR RESETTLEMENT

The overall implementing responsibility of the project lies with the GOSL and the Ministry of Ports and Highways (MP&H) is the execution line ministry for the matters pertaining to the highway sector. RDA being the executing agency for road development has administrative responsibility for implementation of the project under general supervision of the Ministry of Ports and Highways. MP&H has established Project Management Units (PMU) for execution of specific projects come under RDA under the supervision of RDA with direct linkages and access to MP&H. Thus PMU is the focal agency for implementation of the RP.

MONITORING AND REPORTING

Resettlement Monitoring Means the collection, analysis, reporting and use of information on the progress of resettlement, based on the RP. Monitoring focuses on physical and financial targets and the delivery of entitlements to persons Displaced. Monitoring is usually conducted internally by the executing agency. For this project, external agency will be hired by PMU for external monitoring to ensure quality of monitoring and safeguard compliance.

Chapter 1 - PROJECT DESCRIPTION

1.1. Description of the Road Project

1. The proposed road, Matara-Godagama, commencing from Nupe junction at chainage 00+100 and ending at Godagama at chainage 04+360 with a distance of 4.2 km, is one of the six road projects which will be rehabilitated and upgraded under the National Highways Sector Project (NHSP) Southern Link Roads, by the Road Development Authority (RDA). Rehabilitating and upgrading works will be funded by the Asian Development Bank (ADB) as an Additional Financing (Loan 38357-43 Sri) for National Highways Sector Project (Loan 2217 SRI SF). Matara-Godagama section is the beginning part of Matara-Akuressa, (A 024) road which is 19.2km in length, starting from Colombo-Galle-Wellawaya (A 002) Highway at Nupe junction.
2. The section between Matara and Godagama of A 024 road connects areas of northern parts of Matara district and beyond to Matara town, and it is the most end part before reaching Matara town for incoming traffic to Matara and also to other cities located along A002, like Tangalle and Hambantota. Adding to this situation, narrow width, poor alignment, and the high population density along the road area has made this section a bottle neck for traffic during most part of the day. Many public offices, religious places and leading schools are located at the Nupe end of this road due to its location near to the city center: only 1km away from the district city of Matara. The location map of the road is given in figure 1.1. Refer Annexure 1.1 for detailed location map based on Google earth imagery.
3. Essentially, present situation of the road is a constraint for national development, economic growth, and poverty reduction. Moreover, as this road section is the main access to Southern Expressway (SEW) through interchange at Godagama, it has to be improved to suit the future traffic flow between Matara and SEW. Present day traffic levels vary from 12,000 veh/day at the starting point (Nupe junction) to 8,500 veh/day at the end section at Godagama. With the opening of SEW (in 2011) the projected traffic levels is estimated to increase to around 12,500 veh/day at the starting point and 9250 veh/day at the end section of Godagama¹The proposed rehabilitation and improvements are necessary to enhance transport facility to reduce time of travelling and cost of transportation. Reducing travelling time and cost are positively linked with the economic efficiency of all production units of the project area. This is contributing for increased production and employment in the area with direct positive impact on income levels of the people. Most DPs have the capacity to use improved situations for their advantageous, yet resettlement planning will assist them to restore their lives in an organized manner within an agreeable timeframe, without leaving behind any one of them.
4. This updated version of Resettlement Plan (RP) has fundamental insights from the National Policy on Involuntary Resettlement adopted by GOSL in 2001 (NIRP) and ADB Safeguard Policy Statement, 2009 (SPS). According to these guidelines, the preparation of a

¹ Feasibility and Detailed Engineering Design Study, egis bceom international in association with CEA, 2010.

RP acceptable to the Ministry of Land and Land Development (MOL) and ADB is a principal requirement prior to commence construction work of the project. In addition, the Land Acquisition Act 9 of 1950, with the latest amendment in 1986, the Road Development Authority Act of 1981, the National Environment Act of 1980 (amended in 1988) are some of the basic legislations and policy documents often referred to in this exercise. Asian Development Bank has played a leading role in promoting safeguard compliance in road development in Sri Lanka and support extended for preparation of Resettlement Framework (RF) for National Highway Sector Project (NHSP) in 2006. This is an example for combining conceptual insights with operational realities. Therefore, Resettlement Framework adopted by RDA with ADB inputs (SPS) has become a central piece of guidelines for preparation of Resettlement Plans by RDA.

1.2. Project Profile

5. A total length of 4.2 km starting from Nupe Junction will be widened to a carriageway with 4 lanes (two lanes per direction). Road way improvements will also include hard shoulders of 2m on either side, earth or line drains with 0.9m where required. The existing average carriage way of 5m width will be increased to 14m, while exiting ROW of 10.3-11m will be increased to 21.0 -25.8m. The road section has four box culverts of which three are replaced and one will be improved/ rehabilitated. Among the three bridges located at 0.27 km, 1.98 km, 0.27km and 2.87 km respectively, two will be reconstructed and one is planned for widening.

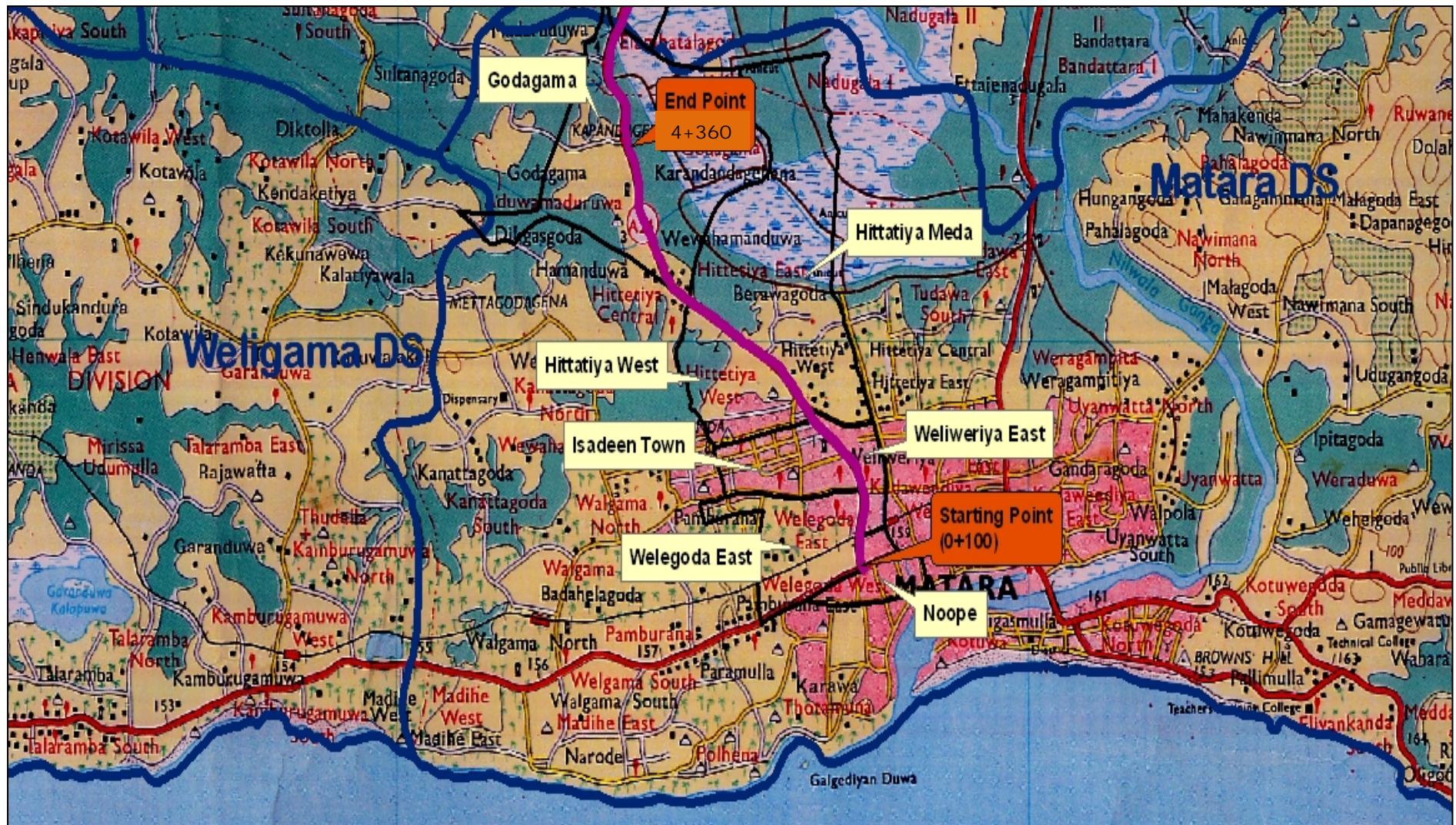


Figure 1.1. Location map of candidate section of A024 road

1.3. Administrative Boundaries of the Road Project

6. This project road is located in Matara Four Gravets Divison (Matara DSD) of Matara district. The road traverses through seven Grama Niladari Divisions, namely Nupe, Weligoda East, Issadeen Town, Weliveriya East, Hittatiya West, Hittatiya Meda, and Godagama. The road project falls within two local council boundaries; 1) Matara Municipality and 2) Matara Pradesiyasaba. There are 473 land lots to be acquired in the affected area.

Table 1.1. Affected Grama Niladari Divisions of the DS Division

DS Division	Number of GNDs	Names of GNDs
Matara	7	Nupe, Welegoda East, Issadeen Town, Weliweriya East, Hittatiya West, Hittatiya Meda, Godagama

Source: Preliminary Plans prepared by the Dept. of Surveys for A024 Road and consultation with DS staff/Matara.

1.4. Objectives of the Resettlement Plan

7. The main objective of this RP is to overcome adverse effects caused by the land acquisition associated with the road improvement project. It aims at improving Displaced Persons' (DPs') own capacity to restore, if not improve their living conditions and livelihoods by paying their due entitlements appropriately and in a timely manner and by assisting them in identifying options and opportunities for livelihood restoration. This updated version of the RP is made with the availability of Preliminary Plans (PPs) prepared by the Dept. of Survey giving exact locations, boundaries of individual lots and names of the persons who have legitimate claims for such land lots. These PPs are made under Section 6 of the Land Acquisition Act (LAA) and are expected to be published through gazette notifications under section 7 of LAA. PPs have been prepared based on the detailed designs and acquisition drawings. Therefore, PPs prepared for statutory requirements are considered as very reliable, lawful documents with high level of accuracy. This RP provides a frame work with official commitment from RDA to mitigate adverse effects, and rehabilitate/improve lives of DPs by the land acquisition.

8. DPs are aware of the common benefits of the project, including improvements to transport system, opportunities for increased income and employment, increased benefits and enhanced access to delivery systems of health, education, water & sanitation, communication and so on and increased value of properties etc. These are general benefits of the project that are common to all; and affecting directly and indirectly. The degree of benefits to individuals vary according to his/her role in the socioeconomic environment. RP is not an exercise that looking for DPs to accrue those common benefits which are neither quantifiable nor time bound at individual level. If DPs have these benefits, it is well and good. RP has a broader vision on this with a proactive role; it examines the damages, losses and

likely risks caused by land acquisition for each and every DP and propose specific actions to mitigate all these negative impact in order to make DPs status in par with pre-project era or make them better off than their pre project status at each and every DP level.

9. In line of above considerations, a RP was prepared for this road section during the Feasibility Study (FS) with the aim of ensuring that the land acquisition and resettlement impacts caused by the proposed road construction are identified, mitigated and compensated in accordance with the applicable legal enactments, policies and principles of the Government of Sri Lanka (GOSL). Special attention was paid to adhere to the policies and principles of the Asian Development Bank with the focus on its Safeguard SPS. NIRP (2001) is the key policy document of the GOSL on resettlement planning. The Project Management Unit (PMU) of RDA will hold prime responsibility for execution of this Resettlement Plan.

10. The RP prepared during the FS needs to be up dated to include exact/ accurate information on Displaced Persons (DPs), land acquisition, resettlement and compensation package.

11. Hence this RP (updated version) was prepared based on the legitimately prepared PPs, which provide accurate information on lands and structures that need to be acquired. Therefore the numbers and amounts (costs) presented in this updated RP version supersede the rough estimates made in the previous RPs which were based on the existing centre line of the road stretch.

1.5. Methodology

12. Resettlement planning process for the development of this road section commenced in year 2007 under NHSP resettlement staff. The process included both Land Acquisition and Resettlement Survey (LARS) and Socio Economic Survey (SES). Refer Annexure 1.2 for the LARS questionnaire. PMU resettlement staff received a training from the Environmental & Social Division (ESD), which is the focal safeguard compliance division of the RDA. Prior to the surveys, with the initiation of PMU, an awareness meeting was held under the chairmanship of the Divisional Secretary, Matara with the participation of senior officers from the relevant agencies such as Grama Niladharies, Samurdi Officers, and Agricultural Assistants etc. In addition, the clergy, office bearers of community organization, and a considerable number of DPs have participated in this meeting. A concise note on the project profile and detail description on compensation package had been distributed among the displaced persons during the survey. This initial LARS had coved 391 DP households excluding 73 wastelands and common accesses. SES has done on 20% sample survey basis of the DPs. This process ended with the preparation of draft RP submitted to ADB in May 2011 (with revisions).

13. In this updating exercise in July 2011, present resettlement consultant studied information available in the previous RPs and the filled questionnaires of SES and LARS during the initial survey. A fresh survey based on the PPs was conducted to update the information available in RP prepared during detailed design stage and to include any new developments in the project area which have not been considered in the previous RPs. This

survey made special focus on private lands as the impact of acquisition of such lands have a significant impact on resettlement compared to the impacts of acquiring public/ common lands.

14. Although an initial awareness programme/ public consultations were conducted by the PMU and latter during the detailed designs, few consultations with the public were carried out during this assignment. The main purpose of such consultation was to ascertain information about the effectiveness of the previous two attempts on information dissemination to the public about the development project, especially about the compensation package to the DPs. Knowledgeable persons such as Notary Public, lawyers, real estate agents and long standing residents were interviewed wherever possible to obtain latest land values of the project area.

15. As stated above this RP (updated version) is based on the PPs for this road section which provide legitimate information on the acquisition boundaries, lands and structures (including common properties and utility service lines) that are to be acquired for road development. Thus the information in the RP (updated version) supersedes the information in the previous RPs for this road section.

Chapter 2 - LEGISLATIVE AND POLICY FRAMEWORK

16. This chapter discusses the legislative and regulatory framework for land acquisition and resettlement and policies pertaining to resettlement.

2.1. Legislative Framework

The Land Acquisition Act of 1950 (LAA) and Subsequent Amendments and Regulations

17. The Land Acquisition Act (LAA) of 1950 is the most important legal provision which 'Makes provisions for acquisition of the Lands and Servitudes for public purposes and provides for matters connected with or incidental to such provision'. It provides the payment of compensation at market rates for lands, structures and crops. The Land Acquisition Act of 1950 was modeled mainly on the English Land Clauses Acts, The Acquisition of Land Act 1919 and the Acquisition of Land Authorization Procedure Act 1946 and the Land Acquisition Act amended by Act 28 of 1964 is the premiere and oldest Land Acquisition Act in force today. It has several amendments and the latest being the version of 1986 and the Revised Regulations, 2008 gazetted as No. 1585/ 7 on Tuesday, 20th of January 2009.

18. The operational procedures of the LAA (1950) are as follows;

- Preparation of acquisition proposal by the requesting agency and submission to the Ministry of Land and Land Development (MLD) through the Secretary of the Ministry under which the requesting agency is functioning. In case of road projects, this is the Ministry of Ports and Highways.
- Approval of the proposal by MLD, posting of notices by the relevant divisional secretary/secretaries (as designated Acquiring Officer/s) and preparation of advanced tracing by the Dept. of Survey on the requisitions issued by relevant divisional secretaries (Section 2 of LAA).
- If sec 38 (a) is not invoked, divisional secretary to proceed with Section 4 of the LAA to call objections from the interested parties in the land. Even after inquiring of the objections called under section 4, if the relevant land is required to be acquired ,the requirement will be conveyed by the line ministry (in case of roads, Ministry of Ports and Highways) to the Ministry of Land and Land Development.
- Minister of Land then issues and order under Section 5 confirming the acquisition of the relevant land which will be followed up through a gazette notification in all three languages. In the same order Ministry of Land and Land Development directs the divisional secretary to take action to prepare the preliminary plans (PPs).
- Based on the Minister's order under Section 5, DS issue a requisition to the Superintendent of Surveys of the district to prepare and submit the plan.
- On receipt of PP the DS will published in Government gazette notification in all three national languages (Sinhala, Tamil and English) that he/she intends to conduct inquiries under section 9 of LAA and request people to submit their claims for ownership of land before the date mentioned by him in the

- gazette notification. In addition to the gazette notification a paper notice will be published by the DS in all three languages for information of the stakeholders.
- Then inquiries will be conducted to determine the ownership and DS will issue an order declaring ownership under Section 10 (i) of LAA.
 - Acquiring officer either makes the decision on the claims or refers the claims to the district courts or primary courts if he is unable to determine the ownership.
 - Acquiring officer (Divisional Secretary of the area) holds an inquiry into the market value of the land, the claims for compensation and the legality of claimants (advised by valuation officers) and award of compensation under section 17 of LAA.
 - Then the possession will be taken over under Section 38 or in an urgent situation in made section 38 (a) even though the LAA permits to takeover possession before paying compensation any land acquired by the state. At present, possession of land is taken over **ONLY** by paying compensation in full. This is a very positive outcome of the NIRP and SPS, 2009 of ADB. After taking over the possession DS will take action to vest the properties acquired under the name of relevant beneficiary/ies (RDA for road development) under section 44 (j) of LAA and register the title with the registrar of the land of relevant district.
 - Following the decision (either by the acquiring officer or the courts) the acquiring officer makes an award after determining the persons who are entitled to compensation, the total amount of compensation deemed to be allowed for the acquisition and the apportionment of the compensation among the persons with interest and;
 - In the event of disputes over the determination of compensation, it may be appealed to either the compensation review Board or Court of appeal within 21 days of the receipt of the notification of the award. If there are no appeals, the compensation will be paid.

Land Acquisition Resettlement Committee (LARC) Process

19. Under LAA, claimants were paid only the depreciated values for structures. Therefore a wide spread general opinion was developed indicating that compensation paid for land through LAA process is very much less than the prevailing market values. This was a main reason for property owners to object any land acquisition irrespective of the benefits going to be accrued by proposed development projects. This had very destructive elements as public objections, distrust, and misgiving related to LAA paved ways and means for destructions to development processes; questioning the intended development projects which were to come after land acquisition. This situation was fertilizing numerous forums of pressure groups of different interests; mostly in the direction of local political arena.

20. Under LAA any aggrieved party on the valuation determined by the Department of Valuation is expected to appeal to the Land Acquisition Review Board within 21 days of receipt of the Section 17 order from the Divisional Secretary. If party is dissatisfied with the decision of the Review Board, the party can make a petition of appeal to the Supreme Court. No stamp duty is charged for this appeal. However, experience showed that the process involved here was time consuming; moreover, in most occasions, variation between the assessment of the Dept. of Valuation and the review board's decision was very marginal.

21. Responding to this situation with the commencement of the Southern Transport Development Project (STDP) land acquisition which involved with taking over 1500 buildings and a large extend of land along a 126km stretch, the government decided to introduce a new scheme to compensate the displaced people in 2001, outside the LAA by creating a body called Land Acquisition and Resettlement Committee (LARC). This body set up to determine the replacement cost (not the depreciated value) of the buildings and the market value of the land of the displaced people, composed of the following members;

Composition of the committee

- Relevant DS (Chairman)
- Representative of the valuation Dept
- Representative of the survey Dept
- Representative of the RDA
- Displaced person

22. The notable feature of this committee is that the displaced person himself is a vote carrying member of the board.

Super LARC (Ministerial Compensation Appeal Board)

23. Any displaced person who is not satisfied with the quantum of compensation decided by the LARC will have option of appealing to the super LARC committee which is established by the decision of the cabinet of ministers.

Composition of the super LARC

- Secretary Ministry of Ports and Highways or a person delegated by him/ her.
- Chief Valuer or his representative.
- Secretary Land or his representative
- Survey General or his representative
- Director General of RDA or his representative.

24. The displaced person will also be called for the inquiry and the decision of the super LARC is final.

Land Development Ordinance (1935)

25. By virtue of this ordinance and its subsequent amendments, households that are occupying crown land may request permission from the Divisional Secretary to be regularized on the Land in question. The Acquiring officer (Divisional Secretary) makes an investigation and may recommend giving a one-year permit initially, if the land is not reserved land or not required for any other government purpose. Subsequently, the person may be given a long lease which constitutes a legal title without right to disposal. The term for such titles is 'Swarna Boomi' (golden land) or 'Jaya Boomi' (victorious land).

26. There are two categories of encroachments into crown land. (1) Middle income category, the households that have other agricultural land and (2) Lower income category,

the landless households will be given special consideration for allocation of crown land that is not reserved land.

Road Development Authority Act No. 73 of 1981

27. The Road Development Authority Act (1981) provides for the establishment of the RDA and specifies the powers, functions, duties and responsibilities of the RDA. Part II of the Act deals with declaring areas for 'road development', which under the meaning of the Act includes the construction of new roads or the maintenance or improvement of existing roads (Improvements are deemed to include any widening, leveling, provision of footpaths, treatment for mitigation of dust or any other works beyond ordinary repairs).

28. The functions and duties of the RDA include, inter alia, carrying out integrated road planning and development, submitting such plans for government approval, and following approval, implementing the road development plans, works and activities.

29. Under Section 8 of the Act, the Minister, after taking into consideration the requirements of local and national planning and what is expedient for the regulation and control of road development, may declare a 'road development area' following an order or notice (which sets out the requirement and physical boundaries) published in the gazette.

30. Section 22 deals with land acquisition for road development as a "public purpose" and provides for the acquisition by, and transfer to, the RDA of immovable or moveable property within any declared road development area, for which the RDA will pay any sum payable under the LAA [Section 22 (2)]. Therefore, after the Section 2 notice has been published, if land or other property is to be acquired, the procedures to do so are as set out in the LAA.

State Land Ordinance No 8 of 1947

31. This ordinance is known as the State Land Ordinance No 8 of 1947. Section (b) of the ordinance explains the land grants which can be made and the rents to be obtained for the grants. As it is mentioned in section 22, the period of the grant be up to 50 years only and the prescribed form given in the ordinance be filled and signed by the officer authenticated to sign for the grant. A person seeking a crown land has to appeal to the Government Agent of the area. Such person has to pay the rent decided by the Land Commissioner or the Government Agent of the area. Provisions also have provided to officers such as General Manager Railways and chairman of the Colombo Port to rent out the lands under their purview, under special circumstances.

Prescriptive Ordinance No 22 (1871)

32. Under sections 3 and 13 of this ordinance, households who have encroached into private land and have been occupying the land for at least 10 years may apply through the courts for prescriptive rights to the land.

33. Following are the other subsequent statute laws, which enable the compulsory purchase of property for special purposes or have interfered with the compensation in the

term of ‘Market Value’ and has imposed certain restrictions, conditions and circumstances in which value has to be determined, when properties are compulsorily acquired by the State or become vested in the state, by the force of legislations on payment of compensation.

- Urban Development Authority Law No 41 of 1978
- National Housing Development Authority Act No.17 of 1979
- Greater Colombo Economic commission Law No.4 of 1978
- Town and Country Planning Ordinance Of 1946
- Land Reform Law No.1 of 1972 - Land Reform Commission Act. No.26 of 1972
- Colombo District (Low Lying Areas) Reclamation and Development Board Act No.15 of 1968
- Rent Act No.7 of 1972 and amendments thereto, No.55 of 1980 and No.26 of 2002
- Co-operative Societies Law No.5 of 1972
- Ceiling on Housing Property Laws No1 of 1973
- Apartment Ownership Law No.11 of 1973
- Tourist Development Act No.14 of 1968
- Coast Conservation Act
- Agrarian services Act no.58 of 1979
- Roads and Thoroughfares Act no.45 of 1956 and Law no.37 of 1973
- Mahaweli Authority of Sri Lanka Act No.23 of 1979
- Walawe Lands Act No.11 of 1958

National Environmental Act No 47 of 1980 (NEA)

34. These are some provisions in the NEA Act No.47 of 1980, with the amended Act No 56 of 1988 which refers to Involuntary Resettlement. The Hon. Minister in charge of the subject of environment has prescribed projects and undertakings which approval shall be necessary under the provisions of the NEA.

35. The Minister by gazette notification No 858/14 of 23rd February 1995 has determined the types of projects and undertakings which need the approval under the terms of the NEA. The schedule includes item 12 which refers to “involuntary resettlement exceeding 100 families, other than resettlement resulting from emergency situations”.

2.2. Policy Framework

36. Land Acquisition Act provides compensation only for land, structures, and crops and provisions are not available to address key resettlement issues to mitigate or avoid impacts on people resulting from land acquisition. In addition, non titled people and other dependents on land cannot be assisted under the LAA.

37. To address the current gaps in the LAA in addressing the key resettlement issues such as exploring alternative project options that avoid or minimize impacts on people, the government of Sri Lanka (through the cabinet of Ministers) adopted the National Policy on Involuntary Resettlement (NIRP) on the 24th May 2001. The NIRP also highlights the need for consultation of DPs and their participation in the resettlement process actively. The CEA

was tasked to review and approve Resettlement Plans (RPs) prepared by project executing agencies. The plans also required to be publicly available.

38. In addition to NIRP, ADBs Safeguard Policy Statement, 2009 have similar requirements and guidelines reinforcing each other.

National Involuntary Resettlement Policy (NIRP) 2001

39. The Government has adopted National Involuntary Resettlement Policy (NIRP) in order to address the adverse social and economic impacts on people who are displaced by the acquisition of land by the state for development purposes. The hardships encountered by displaced persons due to compulsory land acquisition often caused for social unrests and miseries adding turmoil to various disruptions. Among these miseries, impoverishment of displaced families due to loss of land and livelihood opportunities, food insecurity, lack of access to common property and public services and disruption to existing social organizations were very noticeable. The development taking place without due consideration to resettlement issues of the displaced persons caused for loosing public interest and confidence on development. This led to grow public resistance for development which has very negative implications in the process of development.

40. The legislative enactments like LAA and other such provisions and regulations with their amendments are directed towards paying for compensation for land, structures and crops to lawful owners of such assets. These enactments don't have remedial measures for non-titled holders although they are using the land in question over many years. The consequences of land acquisition occurring to them are completely outside matters that have to be solved differently. In addition, apart from provision of funds for compensation payments, project execution agencies didn't have any responsibility for looking after the fate of displaced persons. Even, in the case of title holders, just receipt of compensation doesn't necessarily make them better off. At least majority of them need numerous assistances to restore their lives to pre project levels or to improve better. The non title holders need much more assistance to reinvigorate their new life with shelter, employment and social and economic infrastructure etc.

41. NIRP took these ill-effects of land acquisition in to consideration with the aim of ensuring 'that all efforts are made to minimize involuntary resettlement in projects and where it is unavoidable, displaced people are assisted to re-establish their livelihoods' (NIRP Forward). NIRP assign responsibility of implementing a Resettlement Plan addressing key resettlement issues such as (i) exploring alternative project options which avoid or minimize impacts on people; (ii) compensate those who do not have title to land; (iii) consulting displaced persons and host community on resettlement options, (iv) providing for successful social and economic integration of the displaced persons and their hosts; and; and (v) full social and economic rehabilitation of the displaced persons.

42. NIRP was developed thorough a consensus reaching process with the participation of all concerned government agencies and authorities; NGOs and foreign development agencies and other stakeholders. The steering committee appointed by the government reviewed the existing laws and policies and approved the National Involuntary Resettlement

Policy on 5th March 2001 and the government of Sri Lanka adopted it (by cabinet approval) as a National Policy on 24th May 2001.

Objectives of the NIRP

- Avoid, minimize and mitigate negative impacts of involuntary resettlement by facilitating the reestablishment of the DPs on a productive and self-sustaining basis. The policy also facilitates the development of the DPs and the project by
- Ensuring that DPs are fully and promptly compensated and satisfactorily resettled. The livelihoods of all displaced persons should be re-established and their standard of living improved;
- Ensuring that no impoverishment of people shall result as a consequence of compulsory land acquisition for development purposes by the state;
- Assisting DPs in dealing with the psychological, cultural, social and other stresses caused by land acquisition;
- Making all DPs aware of process available for redress of grievances, which are easily accessible and immediately responsive; and
- Having in place a consultative, transparent and accountable involuntary resettlement process with a time frame agreed to by the project executing agency and DPs.

43. NIRP applies ‘to all development induced land acquisition and Resettlement Action Plan must be prepared where 20 or more families’ (NIRP Forward). NIRP requires that a comprehensive RP be prepared where 20 or more families are displaced. In case where less than 20 families are displaced, the NIRP still requires a RP with lesser level of detail. NIRP applies to all projects irrespective of source of funding.

44. A detailed NIRP which include rationale, objectives, scope, policy principles, institutional responsibilities, monitoring and evaluation etc. are given in the Annexure 2.1

Safeguard Policy Statement, 2009 of ADB

45. The ADB’s Safeguard Policy Statement 2009, recognizes and addresses the resettlement and rehabilitation impacts of all the Displaced persons, irrespective of their titles, and requires the preparation of RP in every instance where involuntary resettlement occurs. The ADB policy requirements are:

- avoid or minimize impacts where possible;
- consultation with the displaced people in project planning and implementation;
- payments of compensation for acquired assets at the replacement cost;
- ensure that no one is worse off as a result of resettlement and would maintain at least their original standard of living;
- resettlement assistance to Displaced persons, including non-titled persons; and;
- special attention to vulnerable people/groups.

46. The main policy principles of the SPS are:

- Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- Carry out meaningful consultations with displaced persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and reporting of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when displaced livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
- Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

- Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to displaced persons and other stakeholders. Disclose the final resettlement plan and its updates to displaced persons and other stakeholders.
- Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.
- Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

2.3. Existing Gaps in LAA and NIRP vis-à-vis SPS

47. There are differences between LAA and the NIRP and SPS in relation to approach to land acquisition and payment of compensation. Although the SPS and NIRP are more or less congruent, there are differences when compared with the LAA and SPS. Even though the LAA is not subordinate to the NIRP, for the payment of compensation the NIRP and SPS are being followed. The gaps in the LAA vis à the NIRP and the SPS are analyzed in the table 2.1.

Table 2.1. Legislative GAP analysis

Aspect	GOSL Laws/Policies	ADB's SPS	Measures to Bridge the GAP
Requirement of an RP	Does not require under the LAA as amended, NIRP requires that a comprehensive RP for projects exceeding displacement of more than 20 families and a RP of lesser detail if the number of families displaced is less than 20. A project affecting 100 families is considered as a prescribed project under the NEA; such project requires the approval of the CEA before implementation but does not address the	RP is required For category A and category B projects.	PMU follow the NIRP which spell out the type of RP to be prepared and implemented.

Aspect	GOSL Laws/Policies	ADB's SPS	Measures to Bridge the GAP
	resettlement issues.		
Compensation for non-title holders	Provided in the NIRP, Not in the Act (LAA)	The borrower will compensate them for the loss of assets other than land such as dwellings and also for any other improvements to the land at the full replacement cost. The entitlements will be provided to those who have occupied the land or structures in the project area prior to the cut-off date for eligibility or resettlement assistance.	Provision is available in the entitlement package approved by the Cabinet of Ministers to make fair and just treatment. Entitlement matrix is a part of RP
Consultation with stake holders	Does not require under LAA as amended. It is a requirement under NIRP	Consultation is required with displaced persons (Same as NIRP)	PMU follow the NIRP and Safeguard Policy Statement, 2009 as indicated in the RP
Public disclosure	Provided in the NIRP, Not required under the LAA as amended. If the project is subject to an IEE or EIA, the report should be available for the information of the public or public comments respectively.	Public disclosure is required	RP will be disclosed to the public and will be available in the website of ESD and ADB. The entitlement matrix will be translated into local language and circulated to DPs.
Income Restoration	LAA does not have provisions. But NIRP stipulates the necessity of income restoration and improving the standard of living.	Income should be restored	PMU follow NIRP and Safeguard Policy Statement, 2009, details are given in the RP
Taking over possession before Payment of compensation	Act provide, NIRP does not allow	Does not allow	PMU will follow the NIRP and Safeguard Policy Statement, 2009 as indicated in the RP
Grievance Redress Mechanism	No provision in the LAA as amended a requirement under the NIRP	Requirement under the Safeguard Policy Statement, 2009	Provided in the RP
Acquisition within 48	Under 38(a) of LAA, after	The borrower /client	PMU follow the

Aspect	GOSL Laws/Policies	ADB's SPS	Measures to Bridge the GAP
hrs on an urgency basis	48 hrs, even without paying compensation. But according to NIRP, not without paying replacement cost and reasonable notice. NIRP does not supersede the LAA since it is a statutory act. But in order to provide relief to the displaced people, NIRP is being implemented on a directive by the Cabinet of Ministers of the GOSL.	will ensure that no physical or economic displacement will occur until 1) compensation at full replacement cost has been paid to each displaced person 2) other entitlements listed in the RP have been provided to the DPs 3) A comprehensive income and livelihood rehabilitation program supported by adequate budget is in place for the DPs	NIRP and SPS
Replacement Cost	Provided in the NIRP, replacement cost according to regulation gazetted on 20 th January 2009.	At full Replacement Cost	Project will follow the NIRP and Cabinet approved entitlement matrix
Assistance for vulnerable people	LAA is silent on this aspect. NIRP require special treatment for the vulnerable groups.	Safeguard Policy Statement, 2009 requires a special assistance for the vulnerable people.	Provision is available in the RP
Compensation by installments	LAA provides statutory compensation to be paid in installments, but NIRP does not agree	As per SPS full compensation at the replacement cost has to be paid to the displaced person before any physical or economic displacement will occur.	RP provides statutory compensation to be paid in one lump sum.

Source: Consultations, NIRP, Safeguard Policy Statement 2009 and LAA.

48. It is proposed to bring amendments to the Land Acquisition Act, during this process the gaps that exist between Act and the NIRP might be considered in order to give legislative muscle to the policy on involuntary resettlement. The SPS and NIRP are almost similar in context.

Chapter 3 - SCOPE OF LAND ACQUISITION AND RESETTLEMENT

49. The project road, Nupe-Godagama section of A 024 road runs through a highly populated area, and hence the influence area of the project is rich in housing stock and commercial establishments. As per the information available with the preliminary plans prepared by the Dept. of Survey for this road section, 473 lots² have to be acquired. The total extent of 473 lots is 2324.8 perches of which 2162.7 perches are of private lands, 157.6 perches of common lands and 3.8 perches are government lands.

50. This entire land extent is located within Matara Four Gravets DS division of Matara district. Table 3.1 below shows administrative distribution of the land area under acquisition.

Table 3.1: Distribution of affected land lots among DSDs

District	DSD	No. of Affected Lots	Affected Area (perches)
Matara	Matara Four Gravets	473	2324.8

Source: Preliminary Plans of Survey Dept. 2011

3.1. Impact to Private land and Structures

51. The impacts of acquiring private lands have far more effect on DPs compared to acquiring public/ common property land. Thus the RP made special focus on private lands affected by the acquisition in view of taking appropriate measures to mitigate negative impacts falling on private individuals. Refer Annexure 3.1 and 3.2 for list of displaced persons of affected land and structures. These land lots were identified with the type of their use to make remedial resettlement interventions. Thus table 3.2 below gives the distribution of private lands on different uses.

Table 3.2: Number of households and lots acquired disaggregated by type of use - Private lands

Type of use	No. of Lots	%	No. of DHs	%	Affected Area (perches)	%
Residential	161	35.1	150	36.8	744.8	34.4
Commercial	194	42.3	160	39.3	837.6	38.7
Agricultural	18	3.9	17	4.1	108.0	4.9
Non Agricultural	43	9.3	42	10.3	297.1	13.7
Marshy lands, Access Roads and Storm Water Drains	42	9.1	38	9.3	175.2	8.1
Total	458	100	407	100	2162.7	100

Source: Field Survey June, 2011 (RP updation)

² Land lot is a parcel of land with identified boundaries recorded at the Land Registry. A lot can be owned by one or more persons and similarly they can own more than one lot.

52. A great majority of land lots to be acquired are commercial and residential properties amounting to 77 percent of the land lots under private ownership. These lots represent 73 per cent of the area in extent earmarked for acquisition from private individuals. The resettlement implication with these land lots are that their values are high and mostly owned by economically and socially better off group of people whose expectations and aspirations are also high with increased demand for restoration of their lives. The land use for agricultural purpose accounts for 3.9 per cent of the lots required to be acquired with 4.9 per cent area representation, accounting for 108 perches. This shows relative insignificance of agricultural land use in the area along the road side, and the predominance land use in commercial and residential activities. Similarly, land use for non-agriculture purposes looks meager in the project area showing only 9.3 per cent of land lots for the said purpose. The non-agriculture lot covers an area without a house or any other structure, but may have trees or bare land portions without generating any income.

53. Table 3.3 below summarizes various forms of impact caused by different losses in quantitative terms.

Table 3.3: Summary of Land Acquisition/Resettlement Impacts

Impact	Extent Affected	Unit	No of DHs
Permanent loss of private Residential/Commercial land			
10% or less of land affected	93.9	Perch	63
11-50% of land affected	602.3		94
50% -100%of land affected	721.5		116
100% of land affected	164.7		39
Permanent loss of Agricultural/Non Agricultural land			
10% or less of land affected	42.0	Perch	33
11-50% of land affected	82.9		16
50% -100%of land affected	174.6		27
100% of land affected	105.6		9
Loss of Structures			
Shops	118	No of Structures	96
Houses	95		90
Shop Houses	38		38
Other secondary structures (Parapet walls, toilets, wells, huts...etc.)	243		158
Relocation			
Shops	26	No of	23

Impact	Extent Affected	Unit	No of DHs
Houses	8	Structures	8
Shop Houses	8		8
Permanent loss of Livelihood			
Owners of displaced shops	34	Persons	34
Workers from displaced shops	27		27
Loss of crops/trees	737	Trees/crop plants	102
Loss of rental accommodation	42	Persons	42

Source: Field Survey June, 2011 (RP updation)

54. The above table shows that there are 39 DHs, owing 164.7 perches have 100 % impact while 116 DHs, owing 721.5 perches have more than 50% impact with regard to loss of residential or commercial land. In altogether, 249 DHs, owing 1488.5 perches are facing with more than 10% impact level and only 63 DHs, owing 93.9 perches have impact less than 10%. The land area related to more than 10% impact level accounts for 69% of the total extent of private land acquired for the project; requiring adequate interventions to mitigate adverse effects falling on DHs.

55. In the category of permanent losses occurring to agricultural/non agricultural lands, 363.1 perches owing to 52 DHs will have more than 10% impact level while only 42 perches owing to 33 DHs will have impact less than 10%. The land area under agricultural/non agricultural use having more than 10% impact level accounts for 16.7 % of the total private land to be acquired.

56. Displaced Households amounting to 224 have lost 251 primary structures in the categories of shops, houses and shop cum houses while 158 DHs have lost secondary structures like parapet walls, toilets and wells etc. Twenty six (26) shops and eight (8) shop-houses belonged to thirty one (31) DHs and seven (8) houses belonged to seven (8) DHs need relocation. 61 DHs (27 paid workers and 34 shop owners) have lost their livelihood permanently due to displacing of their shops. 42 DHs loose rental accommodation.

57. The table 3.4 below attempts to make a cross-examination on the type of structures affected by the land acquisition and the degree of impact occurring on them.

Table 3.4: Number of Private Structures by Type of Structures and Degree of Impact

Type of Structure	Partially Affected	Fully Affected but can be rebuilt within the same plot	Fully Affected and needs to be relocated elsewhere
House only	52	35	8
Shops/commercial	40	2	26

Type of Structure	Partially Affected	Fully Affected but can be rebuilt within the same plot	Fully Affected and needs to be relocated elsewhere
Combined shop and house	14	16	8
Sheds and Temporary structures	3	21	0
Other Secondary Structures (parapet walls, tombs, wells etc.)	52	147	20
Total	161	271	62

Source: Field Survey June, 2011 (RP updaton)

58. As shown by table 3.4 above, the significant matter is that in the category of primary structures (houses, shops/commercial and combined shop houses), 57.7 % of them, amounting to 145 out of 251 such structures are fully affected. Out of this, 103 such structures (41.0%) can be rebuilt within the same lots while 42 (16.7%) of them need relocation elsewhere. This shows the severity of the impact caused by land acquisition on Nupe - Godagama section of A 024 road section and the challenge lies in front of resettlement planning. As reported in the survey, partially affected 106 primary structures (42.2% from total such stock) can be rehabilitated within existing premises. Field checks reviewed that above mentioned 251 primary structures are belonged to 224 DHs (DHs is not in the table)

59. In case of secondary structures, like parapet walls, wells, tombs and temporary sheds etc., 188 are fully affected out of 243 such structures. From fully affected 188 secondary structures, 168 can be restored within the same premises while 20 of such units need relocation elsewhere. These 20 secondary structures are tombs, out of 27 such units. Partially affected 55 secondary structures are usually restored within respective premises.

60. Table: 3.5 below shows affected area in extent of different types of structures.

Table 3.5: Category of structures and the affected area

Type of structure	Affected area m ²	%
House	5658.0	29.7
Shop	7681.45	40.4
Combined house/shop	4124.0	21.7
Secondary structures	1524.70	8.0
Total	18988.2	100

Source: Field Survey June, 2011 (RP updating) and Preliminary Plans for A024 road section

61. With regard to structures, most affected are the primary structures being 91.8 % of the total area attributed to structures. In resettlement aspects, this is very sensitive as these are the structures where people live in and do their business. Except shops, living places alone accounts for 51 % of the affected structures in terms of their space.

62. Table 3.6 below presents the land ownership situation of DPs in the area under land acquisition.

Table 3.6: DPs' Land Ownership Situation of the land lots to be acquired

Land Tenure	Residential Land lots		Commercial Land lots		Agricultural Land lots		Non Agricultural lots		Marshy lands, Roads and Drains		Total
	Major	Minor	Major	Minor	Major	Minor	Major	Minor	Major	Minor	
Sole Owner /Title holder	45	93	92	40	5	8	11	22	13	17	346
Shares ownership with another person	5	9	13	8	2	3	4	6	5	7	62
Lessee /Renter	2	5	23	12	0	0	0	0	0	0	42
Squatter	1	1	4	2	0	0	0	0	0	0	8
Total	53	108	132	62	7	11	15	28	18	24	458

Source: Preliminary Plans prepared for A024 road and Field Survey June, 2011

63. Above table prepared with information from PPs suggest that 75.5% of land lots have clear sole owner titles amounting to 346 out of 458 lots. This clear and simple ownership situation makes acquisition and compensation process simple and straightforward. In this case, almost three-quarters of land lots have this favorable situation. Almost a half of sole owner lots are with major impacts while the other half is with minor impacts. The sharing ownership involved in these lots is not significant in numbers; a majority of this category comes from commercial lots amounting to 21 in total with 13 major and 8 minor affects. Lessee/renter lots are seen only in residential and commercial lots represent only 9% of the lots, amounting to 42. There are 8 squatters found in residential and commercial land lots; 5 of them are with major impacts.

3.2. Impact to Common Properties

64. Table3.7 below represents the affected areas of community properties.

Table 3.7: Impact on community properties

Name of the common property	Magnitude of Impact	Affected Area (perches)
Rahula College - Matara	Partial	37.1
Anagarika Dharmapala College - Godagama	Partial	4.7
Hiththetiya Raja Maha Viharaya	Partial	68.7
Godagama Sri Pantharamaya	Partial	9.5
Five cemeteries	Partial	37.4
One canal bund	Full	
Transformer	Full	
Four Common Roads and Railway line	Full	36.2
Two road side statues	Full	

Two water distribution lines	Full	
Water point/communal water system	Full	
Total		193.6

Source: Preliminary Plans prepared for A024 road and Field Survey June, 2011 conducted for RP updating exercise

65. Two government schools, two Buddhist temples and five cemeteries are partially affected from land acquisition with minimum damages to primary structures. The primary structures of these properties are located far behind the ROW, giving no serious effects to residents and other users of these facilities. Land extents going to be acquired from these institutions look substantial, like 37.1 perches from Rahula College and 68.7 perches from Hithetiya Raja Maha Viharaya, due to the fact that these property boundaries go along the road a long distance in a belt shape. However, in Rahula College, a water tank, a well and a section of old boys' association's building are affected, and they can be restored with the support of PMU soon. As stated by many road users of the area during the RP updating discussions, these institutions would have more benefits from road widening as it ensures easy access to schools, temples and cemeteries through an improved road with less accidents risks and free from congestions. In case of cemeteries, 37.4 perches are from five cemeteries and, therefore one cemetery may forgo only a little extent of land: less than 8 perches. RP will follow up payment of compensation and other applicable mitigation measures to restore partially affected these common properties soon, considering the public interest attached to these common properties. Refer Annexure 3.3 for list of common properties.

66. The other common properties, except two road side statues, are related to infrastructure facilities and utility services. Although they are fully affected, they can be replaced with the provision of necessary funds and replacement can be accelerated through effective coordination by the PMU. Already agencies responsible for these works have been consulted by PMU during their consultations with relevant agencies for land acquisition.

3.3. Impact to Government Properties

67. As in the case of community owned land, Government owned land also has no acquisition affects on structures except their parapet walls and boundary fences. The services provided by them are undisturbed and fences and parapet walls will be rehabilitated with the provisions made by the project. The area affected is very tiny portion amounting to 3.8 perches in total. Refer Annexure 3.4 for list of government properties.

Table 3.8: Impact on Government Land

Name of the Government Land	Affected Area (perches)	%
Industrial Development Board	1.3	34.2
Urban Council - Matara	0.3	7.8
Ceylon Electricity Board (Transformer)	0.7	18.4
Co-Operative Society	1.5	39.4
Total	3.8	100

Source: Preliminary Plans prepared for A024 road and field Survey June, 2011 conducted for RP updating exercise

Chapter 4 - SOCIOECONOMIC PROFILE

68. The area falling within the road project is urban and semi-urban in composition. The literacy level of the people is considerably high and they are exposed to urban type of living with the easy access to delivery systems of the state and private sector service providers. Majority of the residents of the area is gainfully employed and has reasonable standard of living.

4.1. Demographic information on Displaced Households (DHs)

69. The DP population within the project area (within the acquisition boundary) is 1600, of which 835 are males and 765 are females. The total number of Displaced Households (DH) is 407 and entire population of DPs belongs to Sinhalese, the major ethnic community in the country. However, in elsewhere of the DS division, and in the district too, ethnic distribution consists of Muslims and Tamils in small numbers. As per 2001 population estimates of the Dept. of Census and Statistics, Matara district population was 762,370 of which 21,833 were Tamils and 22,133 were Muslims and 718,404 being Sinhalese.

70. Table 4.1 gives the size of households with regard to their family members.

Table 4.1. Household size of DHs

Household Size	Total	%
1 – 2	78	19.2
3 – 4	187	45.9
5 – 6	109	26.8
7 & above	33	8.1
Total	407	100

Source: Preliminary Plans prepared for A 024 road and field Survey
July, 2011 conducted for RP updating exercise

71. The average family size of the household is 3.93, little below the national average of 4.1, and 65% of families, amounting to 265, are with less than four members. Nearly, one-third of families (35%) have members more than five. Only 33 families of 407 have members more than seven, having 8.1 percentage value. This family size distribution represents an urban-rural mix population composition, leaning more towards urban side.

Spatial distribution of population

72. Table 4.2 below shows spatial distribution of population within two identified socioeconomic clusters.

Table 4.2. Spatial Distribution of Population

Location	No of DH	%	DP Population	%
Urban	130	31.9	520	32.5
Semi –urban	277	68	1080	67.5

Total	407	100	1600	100
--------------	------------	------------	-------------	------------

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

73. Table 4.2 above shows that while nearly 1/3 of the households are grouped under urban, 2/3 of them belongs to semi-urban classification. The validity of this classification is that these different locations where people live have influences on their standard of living. It is considered that people live in urban areas have more accesses to public utilities and income earning opportunities while people living in semi-urban and rural areas don't have those facilities at same levels. However, the differences between urban and semi-urban areas in the project area with regard to public utilities and income earning are minimal and most occasions those differences couldn't be viewed easily. This is due to the fact that in the immediate vicinity of public roads running through developed areas attract sufficient public utilities similar to their adjoining urban areas. These services are diminishing only towards interior locations from the road side. Those locations are not within the affected areas of this project. In addition this area is very close to the district city center of Matara, with an average distance of 4-5 km.

Role of women

Table 4.3. Women freedom to decision making at household and community activities (Multiple responses, n=80)

Change	Frequency	%
Time allocation on household matters	53	66
Independent purchasing power	22	28
Budget allocation on household needs	25	31
Decision making on household matters	35	44
Decision making on agricultural activities	4	5
Decision making on financial matters	14	18
Social events & organization	11	14

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

74. Table 4.3 shows the situation of women in the project area in respect of their participation in decision making at family and community levels. It seems that nearly 66% have to devote time for day to day household chores, and 28% of them have independent purchasing power. 31% of women have influence on family budget allocation on household needs. Their influence on agriculture activities and financial matters seems very low as 5 and 16 percents respectively. Similarly their role in social events and organizational matters are low as 18 percent. This is an area for attention during RP implementation, including disbursements of compensation payments and other benefits. Project staff has to be mindful on this issue and has to promote women participation on above events.

Table 4.4 provides marital status of Household Heads by gender classification.

Table 4.4. Civil Status of Displaced Household heads (DHH) by Gender

Civil Status	Male		Female		Total	
	Number	%	Number	%	Number	%
Married	355	92.9	13	52	368	90.4
Unmarried	23	6.0	1	4	24	5.9
Widow/widower	4	1.1	11	44	15	3.7
Total	382	100	25	100	407	100

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

75. A great majority of DHHs are male being 382 of the total 407 DHHs, recording 93.8%. In Sri Lankan experience, female becomes household heads when their spouses are dead or separated from the family. This is evident in this case as 11 out of 25 female DHHs are being widows. Female DHHs are only 6.1% of the total DHHs. While 23 male DHHs are unmarried; only one female DHH is unmarried.

76. Table 4.5 below represents civil status of displaced persons. It shows civil status of displaced persons.

Table 4.5. Civil status of DPs

Civil status	Male		Female		Total	
	Number	%	Number	%	Number	%
Married	458	54.9	431	56.3	889	55.6
Unmarried	368	44.1	314	41.0	682	42.6
Widow/widower	9	1.1	20	2.6	29	1.8
Total	835	100	765	100	1600	100

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

77. Each male and female population shares almost a half of the total population of 1600; male 52.1% and female 47.8%. Similarly the marital status is also closely similar to each other group in respect of married and unmarried categories. Widows (20) are almost twice as widowers (9), confirming to the general phenomenon that life expectancy of male partners are lower than that of women in general.

Population distribution by age and gender

78. Table: 4.6 gives gender and age distribution of DP members adding another dimension to DP profiles.

Table 4.6. Population distribution of DPs by age and gender

Age Category	Male		Female		Total	
	Number	%	Number	%	Number	%
Below 5	39	4.7	47	6.1	86	5.4
6-14	95	11.4	76	9.9	171	10.7
15-30	219	26.2	221	28.9	440	27.5
31-45	170	20.4	151	19.7	321	20.1
46-60	192	23.0	171	22.4	363	22.7
Over 60	120	14.4	99	12.9	219	13.7

Total	835	100	765	100	1600	100
--------------	------------	------------	------------	------------	-------------	------------

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

79. Both, female and male groups have almost similar shares, around 50% each, in the gender distribution of the total population of 1600, except in the age group of under 5 years. In this age group, percentage value of female population (6.1%) is mildly higher than their male counterparts (4.7%). In other age groups, male to female ratio is moving around 50:50.

80. This age and gender distribution shows that ratio of children under 14 years is around 16.1 % of the population while economically active population accounts for 70 % of the population. In this particular population, economically dependent population is low as 30%, representing less than one-third of the population. This age composition represents mature society in terms of age of DPs.

81. Table 4.7 below shows age distribution of DHHs by gender consideration.

Table 4.7. Age of DHHs disaggregated by gender

Age Category	Male		Female		Total	
	Number	%	Number	%	Number	%
18-30	24	6.3	0	0	24	5.9
31-40	56	14.7	3	12.0	59	14.5
41-60	209	54.7	14	56	223	54.8
61-70	75	19.6	4	16	79	19.4
>70	18	4.7	4	16	22	5.4
Total	382	100	25	100	407	100

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

82. This table shows that a large percentage of DHHs, in both sexes, belong to the 41-60 year age group; 55% male DHHs and 56% female DHHs. Approximately, 80% of the household heads are over 41 years of age, representing a mature age status of family heads. This has many advantages for resettlement planning. It is easy to work with a matured group of people who are closer to life realities. Representing urban characteristics, young age DHHs within 18-30 years are very few as 5.9% of the total number of DHHs. In general, low age marriages are fewer in urban sector due to various socioeconomic reasons.

Education Information

83. Table 4.8 below summarizes educational status of DPs.

Table 4.8. Educational status of displaced persons

Education level	Male		Female		Total	
	Number	%	Number	%	Number	%
None	38	4.6	60	7.8	98	6.1
Primary	83	9.9	61	8.0	144	9.0
Secondary	629	75.3	558	72.9	1187	74.2
Tertiary	85	10.2	86	11.2	171	10.7

Total	835	100	765	100	1600	100
--------------	------------	------------	------------	------------	-------------	------------

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

84. As per above data, 89.3% of household members of displaced families have reached secondary or above ordinary level education. 74% of household members, 1187 out of 1600, have secondary level education. The level of education attainments between male and female is similar in all levels having similar percentage values. In case of no education level, female are considerably higher (7.8%) than male members (4.6%).

Table 4.9. Educational attainment of DHHs disaggregated according to gender

Education level	Male		Female		Total	
	Number	%	Number	%	Number	%
None	5	1.3	1	4	6	1.5
Primary	10	2.6	2	8	12	2.9
Secondary	332	86.9	21	84	353	86.7
Tertiary	33	8.6	1	4.	34	8.4
Post Graduate	2	0.5	0	0	2	0.5
Total	382	100	25	100	407	100

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

85. Similarly to the educational attainment of displaced family members, household heads also have higher educational attainments as 95.6% of DHHs have secondary and above education attainments. At secondary level education, male and female attainments are similar although at primary level female DHHs have accounted for 8% as against 2.6% male attainments. The level of tertiary and postgraduate attainments is higher with males, possibly because many male partners are involved with professions that need tertiary education qualifications.

Economic Displacement

86. Table 4.10 below carries information on lost livelihood due to the project with gender breakdowns.

Table 4.10. Loss of livelihood of DPs by the project

Type of livelihood	Temporarily Displaced		Permanently Displaced		Total	
	Male	Female	Male	Female	Male	Female
Farming own land	2	1	1	1	3	2
Agriculture Laborer	3	2	2	1	5	3
Non – Agric Laborer	1	0	0	0	1	0
Commercial Activities	113	18	51	6	164	24
Total	119	21	54	8	173	29

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

87. A total of 202 persons have identified as Economically Displaced as they lose their livelihood due to the project. Among them, 140 persons have lost their livelihood temporarily while 62 people have lost them permanently. Most losses are seen in commercial activities amounting to 188 persons out of 202 persons. Livelihood losses incurred to farming and non-agriculture labor people are insignificant being less than five. The losses incurred to female members are less in numbers in all types of livelihood opportunities in the table. This is due to the fact that female involvement is fewer in these livelihoods under reference.

88. As seen above table 4.10 most of lost livelihood is found in commercial activities and therefore, it is worthwhile to show the situation of different categories of displaced persons. Table 4.11 below provides this information by adding another dimension to table 4.10. It focuses attention on labor force.

Table 4.11. Workers /Laborers in Business /Enterprises displaced by the Project

Type of livelihood	Temporarily displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
Manager/Supervisor	18	3	7	1	25	4
Permanent Employee	23	10	14	2	37	13
Unskilled Labor	4	0	3	0	7	0
Other Categories	2	0	0	0	2	0
Total	47	13	24	3	71	17

Source: Preliminary Plans prepared for A 024 road and Field Survey July, 2011 conducted for RP updating exercise

89. In all categories of labor force, 60 persons are temporarily displaced and 27 persons are permanently displaced. Among displaced labor force, male are much more than female in all categories.

90. Table 4.12 below shows information on monthly income derived by DPs from displaced livelihood in sequence to the information provided by tables 4.10 and 4.11.

Table 4.12. Monthly income derived by DPs from their displaced livelihood

Monthly income derived by the DPs from their displaced livelihood (Rs.)	Temporarily displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
<5,000	1	2	1	1	2	3
5,000-7500	3	0	2	0	6	0
7,500-10,000	26	9	11	1	35	10
10,001-15,000	25	4	9	2	34	5
15,001-25,000	28	3	12	1	40	3
25,000-50,000	17	2	11	2	27	6

50,000-100,000	6	0	4	0	11	0
100,000-200,000	4	0	2	0	6	0
>200,000	9	1	2	1	12	2
Total	119	21	54	8	173	29

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

91. This table is important for resettlement planning as it provides information on monthly income losses in all ranges with gender and severity dimensions. Table shows that only two male DPs and three male DPs are earning less than Rs. 5000/- and only six male DPs were earning between Rs. 5,000- Rs.7,500 a month. Income of most DPs is fallen between Rs.7,500 and Rs. 50,000/- as 160 out of 202 DPs are found within this income range. 31 DPs are recorded with income over Rs. 50,000/-. Out of the 202 DPs who lose their income, female accounts for 14.3%, representing 29 women. PMU has the responsibility of rehabilitation of these losses predominantly incur to middle income earners of the project area.

Primary and Secondary Sources of Income

92. Displaced persons' income is not derived from a single source. Table 4.13 gives information on different sources of income earned by DPs.

Table 4.13. Primary and secondary sources of income of DP household members

Income category	Primary Source (No. of Persons)	Secondary Source (No. of persons)	Total
Commercial	264	6	270
Agriculture	19	0	19
Government	82	12	94
Wages	7	0	7
Private Sector	24	8	32
Other	30	9	39

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

93. The above table shows that a large number of DP household members, 264 persons, receive income from commercial activities as primary source. Government and private sector sectors are the next primary sources available for DPs to derive income in considerable manner, as 106 are receiving income from those sources. The secondary source of income is of less importance for DPs as only 35 persons are receiving income from a secondary source, mainly from government, private sector and undefined sources. The information in this table clearly shows the predominance of commercial sector and government service in the project area.

Income and Expenditure of DPs

94. In income assessment, information on expenditure levels plays a key role. As income is earned to spend for living, income alone is not sufficient to assess total picture of the

living. Expenditure information plays an important role here to assess the adequacy or inadequacy of income received by DPs for their living. In addition, most importantly it serves as a proxy to know income levels of DPs when income calculations have limitations to reach actual situations.

Table 4.14. Monthly income & expenditure of the displaced households (N=80)

Level of income or expenditure (Rs.)	Income		Expenditure	
	No. of house holds	%	No. of house holds	%
<1000	0	0	0	0
1001-3000	0	0	0	0
3001-5000	1	1.2	1	1.2
5001-7000	2	2.5	0	0
7001-9000	1	1.2	3	3.8
9001-11000	3	3.8	4	5.0
11001-13000	2	2.5	3	3.8
13001-15000	5	6.3	6	7.5
15001-17000	4	5.0	7	8.8
17001-19000	2	2.5	8	10
19001-21000	5	6.3	1	1.2
21001-23000	6	7.5	3	3.8
>23000	49	61.3	44	55
Total	80	100	80	100

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

95. Although, families receiving income and spending them under different income levels in the above table are not exactly corresponding to same DHs, table suggests that for most earning/expenditure groups, expenditure levels are higher than that of corresponding income levels. After 19000/- income level only, expending families become lesser than income earning families. Example: five families receive income within Rs. 19,001- Rs. 21,000 and only one family spend between Rs. 19,001- Rs.21,000/-, but in low level of income classes like Rs. 7001- Rs. 9001 range, one family receive that level of income while three families have that expenditure range. In low levels of income, expenditure becomes more which possibly be covered by various income transfers, subsidies and debts etc.

Vulnerable families

96. Vulnerability has various negative impacts on income earning and family welfare. Table 4.15 gives information on vulnerable categories.

Table 4.15. Vulnerable DHHs by category of vulnerability

Vulnerability	Number	Percentage
Household Families headed by very old people	22	35.5
Disabled	15	24.2
Very Poor	0	0
Women Headed	25	40.3
Total	62	100

Source: Preliminary Plans prepared for A 024 road and field Survey July, 2011 conducted for RP updating exercise

97. As per this table, women headed families (25) and families headed by old age persons (22 families) form the highest number of families with vulnerability. In addition, there are 15 disabled members, but no very poor families among vulnerable group.

Attitude of DPs towards the development of the project and socioeconomic expectations

Table 4.16. DP's Perceived social and economic advantages of the road project (Multiple responses) N=407

Perceived social and economic advantages	Frequency	Percentage
Social		
Improvement of road security	160	39.3%
Improve the quality of environmental conditions	48	11.8%
High demand for lands	263	64.6%
Increase the land value	231	56.8%
Improve tourism	22	5.4%
Other	2	0.5%
Economic		
Generate additional income	111	27.2%
Reduce cost of living	11	2.7%
Develop business premises & work place	79	19.4%
Develop social infrastructure	118	29.0%
Develop transport facilities	201	49.4%
Other	2	0.5%

Source: Field Survey July, 2011 conducted for RP updating exercise

98. Many as 494 responses of DHHs perceive that demand for lands would increase and value also go up as a result of project implementation. A large number of DHHs, 160 were of the view that project will improve road safety. In economic perspective, many of the DHHs are pessimistic by expecting additional income generation, developing business premises, social infrastructure and transport facilities.

Table 4.17. DP's perceived adverse social and economic impacts of the project / road project (Multiple Responses N=407)

Perceived social and economic impacts	Frequency	Percentage
Social		
Loss of relatives and neighbors	54	13.3%
Loss of friends	43	10.6%
Loss of religious places	13	3.2%
Effects on children's education	82	20.1%
No sufficient remaining lands to resettle	46	11.3%
Increase in air and sound pollution	148	36.3%

Temporary disturbance on family life	136	33.4%
Other	12	3.0%
Economic		
Loss of Income	174	42.8%
Increasing cost of living	81	19.9%
Parting from business premises and work places	47	11.5%
Limitation of social infrastructure	50	12.3%
Temporary disruption on transportation	74	18.2%
Temporary disruption on tourism	8	2.0%
Loss of goodwill	11	2.7%
Other	14	3.4%

Source: *Field Survey July, 2011 conducted for RP updating exercise*

99. As perceived by respondents, most alarming adverse effects are related to increase air and sound pollution, loss of neighbors and friends and effects on children's education. In economic arena, losses of income and rising cost of living and temporary loses caused by disruption of facilities have priority over other losses. With regard to perceived adverse social and economic impacts of the project, respondents have confusions over temporary losses and permanent losses and inconveniences caused during construction. This is an area for interventions by PMU to improve awareness on temporary losses and long time effects. Information sharing through appropriate participatory processes will have immense benefits in narrowing the gap between DPs and the PMU.

Indigenous people

100. There are no indigenous people located in the vicinity of the road or even in the DS division or the district of Matara.

Chapter 5 - INFORMATION DISSEMINATION, CONSULTATION AND PARTICIPATORY PROCESS

5.1. Consultation process with agencies responsible for land acquisition and resettlement

101. Information dissemination, consultation and participatory process involved with DPs and other stakeholders maintained transparency throughout the RP process. This openness reduces potential conflicts; minimize risk of project delays and help PMU to formulate resettlement and rehabilitation to suit the needs of DPs.

102. In line with this approach, prior to land acquisition and resettlement process commenced, PMU conducted few workshops to improve mutual understanding on the roles and responsibilities of key collaborating partner agencies responsible for land acquisition namely, Ministry of Land and Land Development, Departments of Valuation, Survey, Government Printer and the Divisional Secretaries. Ministry of Ports and Highways supported the PMU to organize these workshops and they served as important forums in reaching consensus on complicated legislative issues.

5.2. Public Disclosure and Information Dissemination

103. Public disclosure of information and maintenance of transparency by the PMU with all stake holders, specially the displaced persons are basic policy requirements of the NIRP and the Safeguard Policy Statement, 2009 of ADB. When PMU approaches become transparent and open, the chances for establishing mutual trust between the PMU and the stake holders are greater. This process will have salutary effect on all activities of the road project unlike to the suspicion and mistrust caused by closeness of affairs that will end up with serious negative effects on project implementation.

104. As described above, after the initial familiarization discussions held with the officials of the relevant state departments, prior to the commencement of land acquisition process, series of public information disclosure events were launched to create awareness among DPs on land acquisition process and mitigation efforts to counteract negative impacts. Divisional Secretary/ Matara and his staff played an important role in organizing and participating at awareness creation sessions with DPs.

Consultation during formulation of RP

105. PMU with the support of MoPH deployed 12 resettlement assistants to facilitate the process of public consultation before the commencement of land acquisition and socio economic survey. A work shop was conducted in Colombo for the representatives of main agencies related with the land acquisition and resettlement to ensure their support to the

programme in place to disseminate information regarding land acquisition, formulation of RP and its implementation process. Thereafter, a preparatory meeting was held with the Divisional Secretary, Matara to organize an awareness meeting with all relevant stakeholders at divisional level.

106. The resulted meeting at DS level was attended by clergymen, politicians of the area Gramaniladaris, Samurdhi Niyamakas, agricultural assistants, and representatives of the community based organizations and representatives of the relevant government departments. This meeting was attended by over two hundred and nine people including 17 officials, politicians and local dignitaries, making it a good forum for distribution of hand outs (information flyer) on the project profile and compensation package with brief introduction on those instruments. NHSP staff headed by the project director made elaborated presentations on the design of the road project, land acquisition process and introduction to the Land Acquisition Act as core topics. Further, the forum was used to discuss strategies and proposals to address resettlement issues. After making thematic presentations, session turned to an open discussion to exchange views between the officers and audience on policies, rules and regulations, and implementation issues related to land acquisition and resettlement. At this meeting, NHSP was able to make clarifications on many issues raised by the audience in a cordial atmosphere. The participants of the meeting pledged their support for the expeditious implementation of the project at the end.

107. The information flyer distributed among the participants who are displaced by the land acquisition and resettlement contains the description of the proposed improvement to the highway, entitlement matrix, and the addresses and telephone numbers of persons to be contacted for further clarifications and information. There were few follow-up inquiries from DPs subsequent to the above meeting held at DS level and PMU promptly responded to them by way of arranging personal meetings, telephone conversations and information exchange in verbal and written forms.

108. After the initial meetings held with principal collaborating agencies related to land acquisition and resettlement as referred to in the first paragraph of this chapter, several workshops and meetings were conducted for various audiences at divisional level who have direct involvements with land acquisition and resettlement matters. These audiences included DS and his/her staff, DPs and their representatives, GNs, Samurdhi Niyamakas, representatives of NGOs/ CBOs. Departments of Surveys and Valuation supported these meetings providing inputs in awareness creation on Land Acquisition Act and its implementation procedures, valuation procedures and payment of compensation and necessary participation expected from DPs. The details of the meetings held in this regard are listed below;

Location	Participants
National Building Research Training Centre, Battaramulla, Colombo	DSS, ADSS, Superintendent of Surveys, Regional valuers, Two Buddhist monks, Hon. Minister of Information, Provincial Council members, Municipal Council members, Additional District Secretary, Divisional Secretary, Representatives from the Departments of

	Survey, Valuation, UDA, Principal of Rahula College, Representatives of Community Based Organizations and NGOs and large no. of would be displaced persons. Divisional Secretaries, Asst. Divisional Secretaries, Land Officers, subject Clerks.
--	--

109. Above consultation sessions not only generated valuable insights for formulating the RP for the project area but also provided a forum for consensus reaching and project ownership process although it took some time to yield results. In general, participatory planning is a time consuming exercise, but it has far reaching results in the implementation phase for success as plan is prepared in consultation with all relevant partners, including DPs.

Information Disclosure

110. The information disclosure process initiated at the early stage of the planning focusing on the land acquisition process, payment of compensation, entitlements and other resettlement issues will continue with strong participatory elements till the end of the project.

111. This RP (updated version) will be available for the general public to study. It will be displayed at public places such as DS Offices and Local Authorities (Municipal Council / Urban Council / Pradeshiya Saba) where DPs have easy access.

Table 5.1. Completed and Planned Public Consultation and Disclosure Activities

(a) Completed consultations and disclosure

Activity and location	Objective	Timing	Responsible Unit	Feedback / Issues / Concerns / Raised	Action Taken
Workshop with concerned Departments (80 persons attended this workshop which was held at the Buildings Research Centre, Pelawatta, Battaramulla, Colombo)	To disseminate information regarding the project and seek DPs support to accelerate land acquisition & RS process	Before meeting the public, 26 May 2007	LAR Unit of NHSP	Staff shortages ,and assistance from RDA on logistics, sundry expenses	Recruiting acquisition officers by PMU to assist the DSs, Provide logistical support for land surveying by private surveyors under the supervision of SD
Public Meeting with DPs, NGOs, CBOs and national and local level	To explain the parameters of the road	Before the conduct of the Census	DS &LAR unit of the NHSP	Income loss, relocation at same location even if the	UDA agreed to allow reconstruction of structures

Activity and location	Objective	Timing	Responsible Unit	Feedback / Issues / Concerns / Raised	Action Taken
politicians (A total of 219 persons attended this meeting which was held at Rahula College, Matara)	project, land acquisition process, ADB's Social Safeguard Requirements & NIRP on involuntary resettlement payment of compensation and entitlement matrix	&SES Survey 4 June 2007		remaining extent does not conform to the minimum requirements imposed by local councils/UDA. Payment of reasonable compensation issues raised by would be DPs	at the same location even if the remaining extent is smaller than the required extent and expedite matters
Distribution of information flyer/communication literature (information flyers were distributed among the participants at the public meeting held at Rahula College on 4 June, 2007 and during the survey period)	Public disclosure, maintenance of transparency, confidence building, Keep uniformity	Before the conduct of the LARS & SES in 2007	LAR unit of the NHSP & ESD of RDA	Accelerate the land acquisition and resettlement process, request by DPs	Follow-up actions with relevant agencies to accelerate the land acquisition process
Census and Socio-economic Survey (A corridor/ strip of land was selected based on the existing centre line for the census & SES during 2007 Feasibility and lands and structures along the acquisition corridor with completion of Detailed Designs)	Consultations and collection of data on loss of properties and socio eco indicators, and for the preparation of the RP	Before publication of section 2 notice under LAA	LAR unit of the NHSP & ESD/RDA	More information on resettlement options and individual problems of ownership and tenurial issues by concerned DP's	Met those DPs individually to explain the remedies available
Instruction classes for DS and DS staff involved in land acquisition, held in the Training center,	To explain the Processes relating to LAA and	Before the publication of Sec2	LAR unit of NHSP	Queries regarding rates to be applied in calculating	Guide lines on Calculation of rates circulated,

Activity and location	Objective	Timing	Responsible Unit	Feedback / Issues / Concerns / Raised	Action Taken
Wakwella, Galle (attended by 153 persons)	resettlement and expedite the work	16-10-2007		cost of buildings, staff shortages, logistics by DSS and Land Officers	additional staff to be provided by the PMU.
Visit to DP's residences	Distribute the Section 2 Notice	After the publication of the section 2 notification	DS,GNN,PMU	Accelerate the land acquisition and resettlement process, request by DPs	Follow-up actions with relevant agencies to accelerate the land acquisition process

(b) Planned consultations and disclosures

Activity	Objective	Timing	Responsible Unit / Agency
Consultation with DPs	Explain the process ending with taking over the possession of lands	Before publication of the Section 38 (a) notice	DS,ESD,PMU,
Meeting DPs in groups at GN Division level	Prepare them to face the title determination inquiries, Section 9 (1) and brief them on the documents to be submitted at the inquiry	Before Sec.9 (1) inquiries	GNN, RAA & PMU
Meeting with DPs & host communities on selection of relocation sites, if available to be developed by the PMU	Discuss relocation options for decision making	Before relocation	DS, GNN, RAA, PMU & ESD
Meeting DPs at GND level (with LA process being initiated)	Assure compliance of resettlement support	During acquisition and resettlement process	DS, GNN, RAA, PMU & ESD
Disclosure of final RP (updated version) in affected DSD and ADB web	Support stakeholders understanding on RP and its implementation	Two weeks after draft version is distributed	PMU, ESD/ RDA and ADB
Distribution of the Sinhala version of the entitlement matrix to DPs. Refer Annexure 5.1.	Support DPs understanding of their entitlements.	Simultaneous to the distribution of final RP to affected DSD.	PMU and ESD

Note: The consultation is an on-going process there is a continuous dialogue between the resettlement staff and the DPs.

5.3. Consultation during implementation of RP

112. During the field visit made to the project area during the month of August 2011 for the updating of RP, the visiting consultancy team observed that compensation process has begun and LARC and super LARC discussions have commenced. DPs have shown reasonable understanding on land acquisition and resettlement issues as a result of awareness creation efforts made by the PMU since 2007. The consultancy team had the opportunity to visit all land and structures marked for acquisition. At the time of making the updating visit, exact ground markings on the acquisition line based on the PP were visible on ground. Therefore the DPs were aware exactly of the portions of lands and structures which will be affected. This team exchanged information with DPs and other stakeholders like staff of DS office, Matara, state sector service providers like electricity, water, health and education , road users, land brokers etc along the road section. This turned to be an added consultative session, mostly taken place on individual DP level. Along the road side, DPs provided latest information on land values and their views on land values that were very similar to that of local level real state agencies, public notaries and land registry staff at Matara divisional level. Refer Annexure 5.2 for consultations carried out during survey activities.

113. Already, a great deal of consultative efforts had been taken by the PMU commencing from participation of the highest level of relevant agencies down to the divisional level. Now, with the commencement of implementation of resettlement activities at ground level, PMU is of the view to strengthen its consultative and disclosure process by promoting continuous dialogue with smaller DP groups adopting a more client friendly approach, securing participation of all relevant DPs and other partners. This consultative dialogue will help to identify and intervene with the problems encountered by DPs timely and efficient manner. It has advantages to get closer to the needs of vulnerable DP groups of populations as approach will be able to catch specific requirements of populations with a closer look than focusing on general issues at a higher level.

Chapter 6 - ENTITLEMENTS

114. Under the existing land laws (Land Acquisition Act No. 9 of 1950 and subsequent amendments), those who own land or servitudes are the primary beneficiaries eligible for statutory compensation. LAA has provisions for consideration of other categories prescribed as “every other person interested in that land or any part of thereof as co-owner, mortgagee, tenant or otherwise, and the nature of the interest in that land, and any rents and profits received or receivable on account of the land....” in Section 8 of the Act. However, most of the non-title holders of above categories don’t have testimonial evidence to suit statutory requirements of the land acquisition process and therefore they are often left out from statutory compensation processes. NIRP is an attempt to expand the coverage of beneficiaries displaced from acquisition described as non-titleholders who don’t have strong testimonial evidence for their relationship to land. The cabinet approved Ex-gratia package introduced by the Ministry of Ports and Highways is a complementary instrument that goes with the LAA to accelerate acquisition process. Mainly, it provides DPs the difference between statutory compensation and replacement cost and concessions for a range of DPs affected economically and socially.

6.1. Eligibility Policy

1. The eligibility policy, as spelled out in the LAA, National Policy on Involuntary Resettlement and policy statements of international funding agencies such as ADB, World Bank (WB), is to provide a comprehensive coverage for lost assets and restoration and/or enhancement of livelihoods for all categories of displaced people, whether displaced directly, indirectly, permanently or temporarily, with or without title, and tenants/lessees. For all lost lands and assets compensation will be at replacement cost.
2. The losses of a temporary kind to private property are frequent during the construction period. The contractors need to occupy private land to store the material, equipment and vehicles. They also need land to erect temporary camps for laborers. The private property can often get damaged due to such uses. In accordance to the policy expectations, all such losses will have to be fully compensated and concerned PMU has the responsibility for realization of such compensations.
3. The above policy frame work has effective provisions to ensure the living conditions of vulnerable groups including woman-headed households, elderly headed households and differently able persons etc. These vulnerable segments of populations have serious limitations and impediments in adjusting to quick changes occur in their living environment. Elimination from the land where they have been living for ages is an unbearable occurrence for them in all aspects.

6.2. Operational guidance of entitlements

Replacement Cost

115. Replacement cost could be defined as the compensation required in replacing a similar land in a similar location and a building of similar floor area and construction.

Loss of Buildings

116. Replacement cost will be paid for all buildings irrespective of the age of the building. DPs are entitled to retain the salvage materials .In order to translate the concept of helping the displaced persons to achieve a higher level of living standard than what they experienced prior to the implementation of the project, a DP who was in occupation of even a cadjan hut (temporary) is entitled to a cash grant of Rs.300, 000/- for the loss of the house in addition to other compensation available for them.

Loss of Agricultural Land

117. Agricultural land is a land that is under perennial crops or cultivated seasonally or annually by the owner or lessee or tenant, in conformity with the current international practice, households will be classified as fully displaced persons when the loss is,

Total area	Displaced area	Compensation applicable
Less than 01 acre	10%	Cash or land (if available)
Compensation,		for loss of crops Livelihood grant
More than 01 acre	25%	same as above

118. Title holders who lose less than 10% from a total holding of one acre or less and less than 25% from an extent of more than 01 acre are classified as marginally displace persons and are only entitled to cash compensation and for loss of crops.

Temporary Loss of Private Land

119. During construction, temporary occupation of privately owned land may be required to excavate materials for filling and formation of embankments. If such a necessity occurs the contractor with the concurrence of PMU will sign a temporary occupation contract with the owner of the land specifying;

- (1) Period of occupancy
- (2) Terms and compensation amounts mutually agreed
- (3) Compensation for material losses for the duration of the temporary occupation period
- (4) Compensation for other disturbances and damages caused to property
- (5) the frequency of compensation payment
- (6) Rehabilitation and restoration measures
- (7) land will be returned to the owner at the end of the temporary occupation period restored to its original condition or improved, according to the agreement.

Determination of Rates for Properties Acquired

120. The rates that will be used for the calculation of compensation for the acquired properties will be based on the prevailing market rates in order to reflect the cost of replacement of the properties acquired. NIRP and Safeguard Policy Statement, 2009 mandate that the compensation payable to DPs should be adequate enough to replace their loss assets. Project has taken into consideration those policy guidelines in determining the relevant rates.

Special Needs of Vulnerable Households

121. Vulnerable households have been identified during the census and socio-economic surveys .Women headed households, families with very elderly persons, differently able persons, people in abject poverty and with no titles to their land have been included in to this category. They are entitled to a special grant of Rs.15,000/- per household in addition to the compensation available for other losses. PMU will support them during the construction of their houses.

Special Preparation for the Vulnerable Groups

122. PMU undertakes to develop specific plans for the vulnerable groups as they would feel the effect of resettlement more seriously than others .The identified group of vulnerable people will be helped by community organizers who will identify their needs and interests in consultation with them, prior to resettlement. These community workers in a position to help the vulnerable DPs to build their skills, identify opportunities, and review constraints that hinder improvement to their socio economic status with the support of PMU. The small groups of vulnerable people depending on the category and degree of vulnerability may be linked to national institutions that provide assistance and interventions to such groups.

Entitlements for Tenant Cultivators (Under Paddy Lands Act)

123. Paddy Lands Act of 1958 recognizes the tenant rights for cultivation paying a prescribed share of harvest to the land owner. The Paddy Lands Act ensures the perpetuity of tenancy. As per the provisions of the Paddy Lands Act, part of the compensation of the acquired property is allocated to the tenant.

Land Owned by state Corporations

124. People who are in possession of lease agreements with state corporations are entitled to loss of income for the balance period of the lease agreement.

6.3. Project Entitlement Matrix

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
A. AGRICULTURAL LAND				
Loss of Agricultural land	Owner with title deed or registration certificate	All (cash) payments for land will be at replacement costs. Cash payment for loss of standing crops and trees at market prices In case the DP loses 10% or more of their productive, income generating assets and / or remaining portion is economically not viable for continued use as determined by LARC, these options will be available: - 1) If opted by DP, the remainder land will be acquired or injury will be paid at replacement cost if economically not viable. Reasonable time will be given to harvest perennial crops if not payment will be made at market value. 2) Preference will be given to DPs for land for land option (similar location and productive quality, subject to availability or cash payment for loss of land at full replacement costs. Cash Payment for loss of income for portion of land as per the land acquisition Act or as determined by the LARC.	Payment for lost assets and restoration of livelihood. Payment for loss of income based on entitlement under Land Acquisition Act [46 1 (iii)] or as determined by the LARC.	RDA, CV, DS, LARC. LARC
Loss of access to agricultural land	Tenant, user with lease	No payment for land. Cash payment for loss of standing crops and trees at market prices, if cultivated by tenant or user with lease; AND Cash payment for loss of net income for portion of land affected for the remaining leased/assigned period.	Payment to cover lost crops and restoration of livelihood	RDA, CV, DS, LARC.
Loss of access to agricultural land	Ande farmer (sharecropper)	No payment for land. Cash payment for loss of standing crops and trees at market prices; AND Transition subsistence (in cash or kind) allowance equivalent to loss of crop or harvest for portion of land affected for the remaining	Payment to cover lost crops and restoration of livelihood	RDA, CV, DS, LARC.

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
		period of sharecropping agreement.		
Loss of access to agricultural land	Non-titled user or squatter on private land or state land	No payment for land. Cash payment for loss of standing crops and trees at market prices, if cultivated by him.	Payment to cover lost crops and restoration of livelihood.	RDA, CV, DS, LARC.
B. RESIDENTIAL LAND AND STRUCTURES				
Loss of Residential land and structure	Owner with title deed or registration certificate	All (cash) payments for land and structure will be made at replacement costs. All payments at replacement cost in cash, according to the actual loss to repair or rebuild the structure to original or better condition when remaining land sufficient to rebuild upon; For structures not having sufficient land to rebuild upon will be entitled to the following: 1. All (cash) payments for land and structure at full replacement cost (for materials and labor) in cash, WITHOUT deduction for depreciation or salvageable materials; 2. Assistance from LARC to locate alternative plot for relocation; OR 3. Rehabilitation package G 2. Shifting allowance see G1. 4. Displaced persons who lose their residence completely he/she is entitled to extra allowance between Rs. 150,000 to Rs. 500,000 depending on the location. 5. For non-title holder the allowance for a alternative land varies from the Rs. 100,000 to Rs. 250,000 depending on the location. Rent allowance varying from Rs. 20,000 to Rs. 100,000 will be paid according to the location (Local Authority Area). Minimum payment for a house (Hut) irrespective of the title will be Rs. 300,000	Payment for lost assets, assistance to reorganize on existing land or relocate on alternate land and support for transition period.	RDA, CV, DS, LARC.

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility																	
Shops and Houses under the Rent Act	Owner/Renter/ Lessee	<p>Difference between replacement cost and statutory payment to be divided between the owner and the occupant on the following basis.</p> <p>Payment of compensation at replacement cost, according to the following criteria.</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th rowspan="2">Period of occupation</th> <th colspan="2">% of payment</th> </tr> <tr> <th>occupant</th> <th>owner</th> </tr> </thead> <tbody> <tr> <td>Over 20 years</td> <td>75</td> <td>25</td> </tr> <tr> <td>10-20 years</td> <td>50</td> <td>50</td> </tr> <tr> <td>05-10 years</td> <td>25</td> <td>75</td> </tr> <tr> <td>Less than 05 years</td> <td>10</td> <td>90</td> </tr> </tbody> </table>	Period of occupation	% of payment		occupant	owner	Over 20 years	75	25	10-20 years	50	50	05-10 years	25	75	Less than 05 years	10	90	Equitable distribution of compensation depending on the period of occupation.	D.S, Valuation Department, RDA
Period of occupation	% of payment																				
	occupant	owner																			
Over 20 years	75	25																			
10-20 years	50	50																			
05-10 years	25	75																			
Less than 05 years	10	90																			
Loss of rental accommodation	Tenant, user with lease	If there is partial loss of rental accommodation, DP has the option to stay with the owners agreement OR if DP chooses to move out, cash assistance of Rs. 15000 AND Assistance in finding new affordable rental accommodation.	Cash payment for rental allowance or cash value of remaining lease, assistance for finding alternate rental accommodation and support during transition period.	RDA, CV, DS, LARC.																	
Loss of residential structure	Non-titled user, non-permitted user or squatter	No payment for land. All payments for structure at replacement costs in materials, cash according to the actual loss for repairing or rebuilding the structure; AND If affected land is state land DP may rebuild on the remaining land with permission, and if affected land is private land the project will encourage DP to relinquish the land and relocate on alternate land or DPs can rebuild on existing land then shifting assistance G 1 i. If DP has to relocate then	Payment for lost assets, assistance to reorganize on land or provision of alternate site if choosing to relocate and support for transition period.	RDA, CV, DS, LARC.																	

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
		<p>Rehabilitation package – G 1 ii and G 2.</p> <p>If part of the structure is acquired the area to be considered for payment will be calculated up to the structural support point.</p>		
C. COMMERCIAL LAND AND STRUCTURE				
Loss of commercial land and structure	Owner / operator of registered business	<p>All (cash) payments for land lost at full replacement cost; Payment at replacement cost in cash, according to the actual loss to repair or rebuild the structure to original or better condition when remaining land sufficient to rebuild upon; Payment for any associated loss of income while commercial structure is being rebuilt. For structures not having sufficient land to rebuild upon will be entitled to the following:</p> <ol style="list-style-type: none"> 1. All (cash) payments for structure lost at full replacement cost (for materials and labor) cash, WITHOUT deduction for depreciation or salvageable materials; 2. Assistance from LARC to locate alternative plot for relocation; OR if opted by DP on recovery of the undeveloped value of the plot depending on availability of land 3. For income losses cash payment not exceeding three times the average annual net profits from business, as shown by the books of accounts, for three calendar years immediately preceding acquisition or livelihood restoration grant, whichever is higher 1. For businesses who do not maintain books of accounts cash payment equivalent to 6 months net income OR 4. 	<p>Project shall give reasonable time for DPs to continue their business operation while rebuilding their structures. DPs will rebuild their structure as soon as payment is released and clear the area in the agreed timeframe. Transition assistance and income restoration.</p>	RDA, CV, DS, LARC.

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
		Livelihood assistance grant, Rs. 15,000 whichever is the higher; 5. Rehabilitation Package – G 2 and G2 ii if required.		
Loss of commercial Structure	Tenant operator of registered business /	If there is partial loss of structure, DP has the option to stay with the owners agreement or if DP chooses to move out, cash assistance of 15,000 AND Assistance in finding new affordable rented premises to re-establish business For income losses cash payment not exceeding three times the average annual net profits from business, as shown by the books of accounts, for three calendar years immediately preceding acquisition or livelihood restoration grant, whichever is higher. For businesses who do not maintain books of accounts cash payment equivalent to 6 months net income OR Rs. 15,000 Livelihood assistance grant, whichever is the higher. If part of the structure is acquired the area to be considered for payment will be calculated up to the structural support point.	Cash payment for livelihood restoration, assistance for finding alternate rental accommodation and support for income losses and during transition period.	RDA, CV, DS, LARC.
Loss of commercial Structure	Owner or operator of non-registered business / squatter	For structure – all payments for structure lost at replacement cost in cash, according to the actual loss; AND For income - cash payment equivalent to 6 months income OR Livelihood assistance grant, whichever is the higher; AND If affected land is state land DP or if land is private land the project will encourage DP to relinquish the land and relocate on alternate land or; AND Rehabilitation package – Items G.2, and G.2 ii if required.	Payment for lost assets, transition assistance and income restoration	RDA, CV, DS, LARC.
D. OTHER PRIVATE PROPERTIES OR SECONDARY STRUCTURES				
Partial or complete loss of other property or	Owners of structures (regardless if the land is	All (cash) payments for affected structure at replacement cost; OR Cost of repair of structure to original or	Payment for loss and relocation if required	RDA, CV, DS, LARC.

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
secondary structure (i.e. shed, outdoor latrine, rice store, animal pen etc)	owned or not)	better condition; OR Cash assistance for relocation of structure.		
Loss of tombs or graves	All owners	All cash payments per tomb to cover the cost of exhumation (including any religion ceremony) if required relocation OR cash payments af Rs. 15,000 per tomb to cover the cost of exhumation (including any religious ceremonies if required)	Payment for loss and relocation if required	RDA, CV, DS, LARC.

E. LOSS OF INCOME OF EMPLOYEES OR HIRED LABORERS

E.1 Temporarily Affected

While business re-establishes (i.e. reorganizing on remaining land or relocating in the same area)	All affected employees, wage or daily laborers' in private or government businesses	Cash payment of Rs. 15000 or Three month salary whichever is more	Businesses will be encourage to retain existing employees Payment for lost income during business re-establishment	RDA, CV, LARC
--	---	---	--	---------------

E.2 Permanently Affected

Job loss due to relocation of business to another area or business operator decides not to re-establish	All affected employees, wage or daily laborers in private or government businesses	Cash payment of Rs. 15000 or Three month salary whichever is more	Payment for lost income, rehabilitation package to provide support and income restoration	RDA, CV, LARC
---	--	---	---	---------------

F. TREES & STANDING CROPS (already included under A)

Loss of crops and trees	Person who cultivates crops and/or trees owns by private /state; if the trees in private the timber given to owner and if trees in state land the timber given to timber cooperation;	For owner, payment for crops and trees at market prices; For tenant, payment for crops shall be paid to tenant; For sharecropper, payment for crops shall be shared between owner and sharecropper according to the sharecropping agreement; For all - advance notice to harvest crop; AND Payment for net value of crops where harvesting is not possible; AND Cash payment for loss of trees and standing crops at market prices; AND Rights to resources from privately owned trees (i.e.	Payment for losses Payment for trees calculated on market value on the basis of land productivity, type, age, and productive value of affected trees	RDA, CV, DS, LARC
-------------------------	---	--	---	-------------------

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
	(regardless if the land is owned or not)	timber or firewood) All felled trees will be given back to the owners.		

G. LIVELIHOOD RESTORATION & REHABILITATION ASSISTANCE

G.1 Materials Transport Allowance

i. Reorganization of residential structure	DPs reorganizing or rebuilding on same plot	Cash assistance (shifting allowance) of Rs 5000 to 15000 depending on the floor area of the house DP/household	Payment for disturbance and to assist in rebuilding	RDA, CV, LARC
ii. DP requiring relocation for housing	Relocating DPs	Cash assistance (relocation allowance) of Rs. 5000 up to an amount of Rs 15,000 DP/household for transportation to new location or site based on floor area of the house in occupation before relocation.	Allowance to cover transport of household or commercial effects, salvaged and new building materials	RDA, CV, LARC

G.2 Livelihood Restoration (Grant & Training)

i. Permanent effects on livelihood	DPs/household	Livelihood restoration grant - as cash assistance of Rs 15,000 per household (plus professional assistance and advice, if required, to invest funds or to set up a business at a commercially viable location).	Cash sum to offset income losses not directly paid for, to provide support while business re-establishing or as start-up investment for new business if DP has to change livelihood.	RDA, CV, LARC
ii. Permanent effects on livelihood	Displaced farmers with major effects remaining on affected land	Assistance to increase productivity on remaining land (i.e. increasing cropping intensity, use of high yielding seeds, diversification and introduction of new seeds or crops etc) and assistance to access existing subsidies.	Access to existing agricultural extension services and development of new services as per the specific needs of DPs as identified through consultation with them, support for access to existing subsidies, development and training from Department of Agriculture, Tea Smallholding Authority, Agrarian Services Department, Coconut Development Board, and Rubber Control Department	RDA, CV, LARC

G.4 Special Assistance

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
Agricultural Lands other than paddy lands title holder	Owner	<p>For the agricultural land compensation payable under A and B in item one is applicable, payment of 5% of the statutory value subject to a minimum value of Rs.10,000 and a maximum of Rs.100,000, if vacant possession is handed over on or before a date nominated by the RDA/DS</p> <p>Sufficient time to be given to harvest crops or</p> <p>Compensation for the loss of crops.</p>		RDA, Valuation Department, D.S
Incentive payment	Owner or occupant at the time of handing over the property.	Ex-gratia payment of 25% of the statutory value of the building to be paid, if the vacant possession is handed over on a date stipulated by the D.S/ RDA, subject to a minimum of Rs.25,000 and maximum of Rs.500,000	To encourage DPs to handover the acquired properties on a timely basis.	D.S, Valuation Department, RDA
Effects on vulnerable DPs	Vulnerable DPs including the poor, elderly DPs, ethnic minority households IPs, female - headed households, and disabled	<p>A special grant of Rs 15,000 per DP/household to improve living standards of vulnerable DPs and households</p> <p>Assistance to vulnerable households in finding suitable land for relocation and shifting.</p>	<p>Assistance, over and above payment for lost assets, to reduce impacts of resettlement which can disproportionately affect the already vulnerable and to ensure that the project does not simply re-establish levels of poverty, vulnerability or marginalization</p>	RDA, CV, LARC

H. COMMUNITY ASSETS

Loss of buildings and other structures (schools, temples, clinics, walls etc), infrastructure (local roads,	Divisional Secretary of the division, urban ward, village, local community or local authority owning or benefiting	<p>Restoration in existing location of affected community buildings, structures, infrastructure and common property resources to original or better condition; OR</p> <p>Replacement in alternative location identified in consultation with affected</p>	<p>Full restoration of buildings, structures, infrastructure, services or other community resources by contractor (costs to be borne by</p>	RDA, CV, LARC
---	--	---	---	---------------

Type of loss	Entitled Persons	Entitlements	Intent/ Requirement	Responsibility
footpaths, bridges, irrigation, water points or communal hand pumps etc), common resources (such as water supply, community forests)	from community property, infrastructure or resources	communities and relevant authorities; OR (Cash) Payment at full replacement cost; AND restoration of buildings, structures, infrastructure, services or other community resources.	project) or payment for such if agreement for local authority or community to undertake the restoration works.	
Any unanticipated adverse impact due to project intervention		Any unanticipated consequence of the project will be documented and mitigated based on the spirit of the principles agreed upon in this policy framework.		

6.4. Cut-off Date

125. As per the cutoff date stipulated in the previous RPs eligibility for entitlement is the date of publication of the Section 2 notice under LAA for titleholders and for non title holders as well. The date of Section 2 notification is 3rd October 2007 for this stretch of road. In case of title holders, the relevance of cut-off date is related to the additional constructions and improvements which have to be excluded from compensation. In case of non-titleholders, cut-off date is important as it prevents new encroachers coming to the area after formal identification of land required for the project. The Section 2 notification is the first official announcement making publicly on the acquisition and hence provide a meaningful ground for the cut-off date.

Chapter 7 - GRIEVANCE REDRESSES MECHANISM

126. Grievance Redress Mechanism (GRM) is necessary to support genuine claimants to resolve their problems through mutual understanding and consensus reaching process with relevant parties. This is in addition to the available legal institutions for resolving unsatisfied DP's appeals against the disagreeable decisions. In respect of this section of the road, as PMU has been already functioning, opportunities prevailed from design stage to implementing stage to take mitigation measures to resolve grievances from the inception of the project. Field level information confirms that PMU has successfully used public consultation, stakeholder participation and awareness creation sessions to reach public consensus on the project. This positive approach of the PMU has to be continued and strengthened with the commencement of land acquisition process as more grievances at individual level of DPs will crop up after land acquisition commences.

7.1. Grievance Redress Committee

127. The best practice for resolving grievances is to settle issues in the first instance at the community/village or the Grama Niladai level through consultative process. This community based approach is an informal setup that can be tried at lower levels with the initiatives of PMU and its extension staff. However, issues that can't be addressed at this level informally have to be taken at a higher level formally for reconciliation. RDA has considerable experience in handling grievances of DPs especially with the implementation of SEW project, which is incidentally the first major expressway of the country. The main objective of establishing Grievances Redress Committee (GRC) setup in Southern Transport Development Project (STDP) was to solve these problems in an efficient, timely and cost effective manner in a cordial environment. With this experience, road development projects of RDA have adopted a similar approach with GRCs keeping some uniformity in resolving grievances. Grievance Redress Committee established by the RDA has well defined functions, composition, and a procedure to redress grievances. A GRC system based on the Resettlement Framework for NHSP is proposed for Matara – Godagama section of A024 road.

128. GRC approach gives an opportunity for DPs bring their unsolved grievances to the committee established for the said purpose at divisional level. The innovative intervention of this approach is the establishing of a GRC at a divisional level consisting of key official partners involved in land acquisition and a representative from public as committee members to find solutions for DPs unsolved grievances. Any disagreed DP can bring his case to this committee, free of charge (not even a stamp duty), for hearing of his/her case. GRC is not the only body which DPs can approach to solve their grievances. There are series of formal bodies; some are with special focus on certain matters, available for DPs to take their unsolved grievances, problems and issues. PMU's responsibility is to make DPs familiar and knowledgeable with these institutional arrangements and play the role of a facilitator if DPs wish to process their grievances and claims through those institutions for better judgements. A GRC can deal with complaints relating to unaddressed losses or social and environment issues resulting from project implementation. It cannot challenge the

statutory entitlements of DPs and should refrain from making decision relating to designs or engineering matters or on any compensation matters that are pending before the Compensation Review Board or courts.

Composition of GRC

129. The GRC will be a five member committee and headed by the Assistant Divisional Secretary with the relevant division, Project Manager/Resettlement Officer, District Valuation Officer, and four civil society representatives (who may be chosen from among the recognized NGOs/ CBOs, clergy, persons representing DPs groups and women). In addition, the Resettlement Officer/ Social Impact Monitoring Officer (SIMO) of the RDA/ PMU will function as the Secretary of the GRC and will be responsible for keeping record of all grievances registered and action taken on them. When required, the GRC can seek the assistance of other persons/institution.

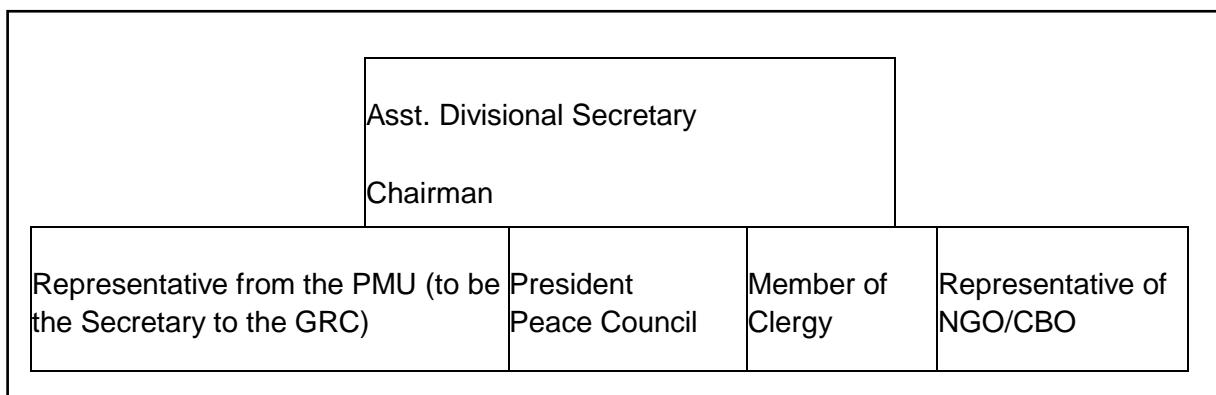


Figure 7.1. Proposed Structure of GRC

130. There is a provision in the LAA for any aggrieved party to appeal to the LARB, in respect of the statutory valuation determined by the Valuation Department. Such appeals should be made within 21 days of the award of the compensation under section 17 of LAA.

Operational aspects of GRC

131. **For Whom:** Any DP may approach the GRC to seek its assistance in resolution of any problem, complaint or dispute concerning land acquisition, compensation and resettlement. DPs dissatisfied with awards may also appeal to the GRC where GRC will refer it to the appropriate forum after examining the complain. Only appellants or others specifically authorised may attend the GRC meetings.

132. **Functions:** The function of the GRC is to remove grievances, settle disputes of the displaced persons regarding land acquisition, compensation and resettlement. The GRC mandate and procedures will be given wide publicity so that DPs have a better understanding of their entitlements, rights, and responsibilities. Grievances relating to land titles, which is a legal issue, will remain outside the purview of this Committee, and persons with such grievances will be advised to approach the appropriate courts of the laws to settle

such disputes. DPs will be exempted from all administrative and legal fees associated with the grievance settlement procedure, except for cases filed in courts.

133. **Venue of the GRC Meetings:** The GRC will meet at the project site keeping in view the convenience of the displaced persons. But it will be free to hold its meetings at any other locations if that will be more convenient to DPs.

134. **Working System:** The GRC will deal promptly with any issue relating to land acquisition, compensation and resettlement that is brought before it. The GRC will make all efforts to see that these issues are also resolved within 2-3 weeks. The GRC will take decisions on the basis of a majority vote.

135. **Powers:** The GRC has no authority to deal with cases pending in a court of law. It cannot challenge the legal entitlements of DPs. The GRC will also refrain from making decisions on issues relating to design and related engineering matters and on pending compensation cases. However, the GRC can invite the contractor and the engineer to clarify issues including construction impacts.

136. **Procedure for Resolution of Disputes:** Displaced persons will be free to present their grievances without any fear or pressure from government authorities. They can present their grievance verbally. They can also present their grievances in writing, for which assistance will be provided if so required.

137. The decisions of the GRC will be conveyed to DPs in writing. Three copies of the decisions will be provided: one for the DP, second copy for the Project office and the third copy for the Divisional Secretary. The decisions of the Grievance Redress Committee will be in conformity with the resettlement policy and the entitlement matrix.

138. **Appeal against GRC Decisions:** Displaced persons not satisfied with the GRC decisions can appeal to higher authorities in the Project, the Ministry of Ports and Highways, or to even Courts of Law.

139. The displaced persons who are aggrieved by the decision of GRC will be free to approach higher authorities for grievance redress.

140. GRC is not the only body that DPs can approach for grievances solving. There are series of formal bodies, some are with special focus on certain matters, available for DPs to take their unsolved grievances, problems and issues. PMU's responsibility is to make DPs knowledgeable and familiar with these institutional arrangements and play the role of a facilitator if DPs wish to process their grievances and claims through those institutions for better judgements.

Grievance Redress Process

Step One	The displaced person approaches the Project staff at site with a complaint regarding his problems that he thinks have not been addressed properly or compensation is inadequate restore is loss properties and standard of living. The project staff explains him to steps taken to assist him and solved his grievances but, he remains unconvinced.
Step Two	Not satisfied with the explanation by the Project staff, DP goes to the Grievance Redress Committee about which he had come to know from a consultation meeting that he had once attended. He first makes his complaint to the GRC verbally but he follows it up with a written petition. The GRC assures him that his complaint will be looked into and a reply sent to him within 4-5 weeks. If the complaint is within the mandate of the GRC, GRC will examine it and submit the findings to appropriate forum for necessary action. If required DP will be invited to GRC when his complaint is taken for scrutiny. If the complaint is not based on a proper understanding of compensation procedure or any legal issue was involved or complaint is not within the mandate of GRC the DP will be accordingly informed within 15 days. This again leaves the DP disappointed.
Step Three	The DP persists and this time knocks at the door of the Compensation Review Board with hopes of getting his grievance redressed forever. But this does not happen.
Step Four	The last resort left for the DP is the Court of Law if he still feels that none of the above organization has delivered justice to him. The decision of the court would be final. Since his problem has adjudicated by a competent, knowledgeable legal body.

7.2. Other agencies that the DPs could forward their grievances

Land Acquisition Compensation Review Board (LARB)

141. There is a provision in the LAA itself for any aggrieved party to appeal to the LARB, in respect of the statutory valuation determined by the Valuation Department. Such appeals should be made within 21 days of the award of the compensation under section 17 of LAA.

Samatha Mandalaya – SM (Board of Mediation)

142. This is a body of distinguished citizens functioning as a conflict resolving committee appointed by the Ministry of Justice for each Judicial District, the decisions of the Samataha Mandalaya is not binding on the parties to the conflict. It has no mandate to enforce decisions, this is purely a consultative process, and disputes between DPs could be referred to SM to persuade the parties to arrive at an amicable solution without resorting to protracted litigation.

Human Rights Commission (HRC)

143. By the constitution of Sri Lanka, commission has been established to entertain and inquire into the violation of human rights by state officials and agencies. This is a built in mechanism provided by the state to safeguard the rights of the citizens against arbitrary and illegal actions of the state officials. An aggrieved party could seek relief from HRC. Chairman and members of the HRC is appointed by the President.

Parliamentary Ombudsman

144. Independent official appointed under the Constitution, to inquire into the grievances brought to his notice by the members of the public.

Parliament Petition Committee (PPC)

145. An aggrieved member of public could bring to the notice of the Hon. Speaker of Parliament through a member of parliament (peoples' representative) about his grievance. Hon. Speaker will direct the PPC to inquire into the matter. The committee will direct the offending party to provide relief to the aggrieved, if the committee finds that relief sought is justifiable.

Parliament Consultative Committee of the Ministry of Ports and Highways

146. This is another forum where an aggrieved DP could direct his grievance. Secretary to the Ministry of Ports and Highways, Chairman and Director General and other relevant senior officers are members of this committee which will be chaired by the Minister in charge of the portfolio of highways.

Litigation

147. A displaced person aggrieved by a decision of any public official in the process of implementation of the land acquisition and implementation process could challenge such decisions in an appropriate court of law, if such person is unsuccessful in obtaining a reasonable redress through discussions.

Legal Aid Commission

148. Government of Sri Lanka has established an agency to help people who cannot afford legal expenses, when they seek redress from the judiciary .On an application made to

the Secretary of the Legal Aid Commission with evidence of his income, the Legal Aid Commission will make arrangements to appear for the aggrieved party in a court of law without fees.

Chapter 8 - RELOCATION OF HOUSING AND SETTLEMENTS

149. The PMU with the assistance of Divisional Secretaries will take adequate measures to help the displaced persons to relocate their businesses in a manner that would not disrupt their style of lives and socio economic standards. In the area covered by the road project, the partially displaced houses and business establishments could be relocated in the same premises, if sufficient land is available to do so. It would be a very desirable option for the DPs. However, the decisions in this regard are completely in the hands of DPs and PMU will see that DPs have sufficient information for their decisions.

8.1. The Options Available for DPs for Relocation:

- a. On the same premises if sufficient land is available to reconstruct the lost building.
- b. On a land up to 20 perches provided by the PMU in consultation with the DP and the host community, provided suitable land is available in close proximity to the DPs original habitats.
- c. On a land selected and bought by the DP of his own for relocation (self-relocation)

Table 8.1 below shows DHHs preference on method of compensation

Table 8.1. DPs Preferred Method of Compensation

Preferred Compensation for Land	Frequency	Percentage
Land for land	6	1.4
Cash compensation	36	8.8
Don't arise	365	89.6
Total	407	100

Source: Field survey July 2011, conducted for RP updating exercise

150. Out of the 42 DHHs who have to be relocated elsewhere (Table 3.4), only 6 DHHs (1% of all 407 DHHs) wished to have land for land option and 36 DHHs (8.8% of all 407 DHHs) wished to have cash compensation. For 365 DHHs (89.6% of all 407 DHHs), this is not an option as they don't come under the category of relocation elsewhere. They are entitled for various other cash compensation payments.

151. In the case of sites chosen by the PMU in consultation with the DPs and host community, if such sites are available, all infrastructure facilities required at the resettlement site will be provided by the PMU. This involves only six (6) household heads and host community negotiations may not problematic as impact created for host community by six (6) settlement units is very minimal.

152. Where a DP has taken the decision to relocate by himself/ herself at a site purchased by him/ her or another site owned by him/ her, such DPs are entitled to following additional assistance depending on the local authority area of his original residence. However, to ensure that relocating households would not be impoverished or worse off as a result of their relocation, the following measures will be undertaken to assist the DPs based on the entitlement matrix developed for this project.

Local Authority Area	Amount of additional compensation
Municipality	Rs.500, 000
Urban Council	Rs.300, 000
Pradeshiya Sabah	Rs.150, 000

153. Replacement cost will be paid for all buildings irrespective of the age of the building. DPs are entitled to retain the salvage materials. All DPs subject to relocation are entitled to following payments to assist them in the relocation process.

1. **Rent allowance** of Rs.50, 000 to Rs 100,000 (one time) depending on the area of his original residence and the floor area.
2. **A transport allowance** of Rs.5000 to 15,000 depending on the floor area of the original residence
3. **A livelihood grant** of Rs.15, 000 to vulnerable households.

8.2. Resettlement Preferences

154. As the number of DP households get displaced is 42, this question was not asked from many DPs. Out of the 42 DPs responded, 36 preferred to resettlement by self with the receipt of cash component. These DPs are of the view that self relocation owes greater flexibilities in respect of site selection, arranging public utilities (being an urban area), privacy and timing considerations etc. In addition, this community is economically and socially belongs to a better-off group, and therefore they wish to have matters under their control with a considerable degree of independency. Table 8.2 presents a summary of the method of resettlement preferred by DPs.

Table 8.2. DPs Preferred Method of Resettlement

Preferred Relocation	Frequency	Percentage	
Resettlement by self	36	85.7	Same plot or another place
Resettlement as community	6	14.3	With government assistance
Don't know/ can't say	0	0	
Total	42	100	

Source: Field survey July 2011, conducted for RP updating exercise

155. In addition, 34 of these 42 DHHs are shops/commercial units, and owners of these commercial units are of the view that most suitable locations for their business have to be selected on individual basis to suit particular business requirements. According to them, common resettlement approaches would undermine their expectations.

Incentive Payments

156. All DPs who hand over the possession of their properties on a date prescribed by the PMU will be entitled to an ex-gratia payment of 25% of the statutory valuation of the building subject to a minimum of Rs.25,000 and a maximum of Rs. 500,000.

Relocation Assistance for Encroachers

157. A housing block up to 10 perches free of charge is targeted at a fully serviced resettlement site developed by the PMU. In lieu of a building block, if encroacher's the original habitat was in a Municipal or Urban Council area, he/she eligible for 50% of the cash grant entitled for a title holder and Rs.100,000 if he/she comes from a Pradeshiya Sabah areas. They are also entitled to all other payments applicable to title holders except for the compensation for the land.

Cultivated Agricultural Land

158. A 5% of the statutory payment is made (section 17) subject to a minimum of Rs. 10,000 and a maximum of Rs. 100,000.

Relocation of Sub Families

159. Those married adult children who had lived with parents in the same house at least 03 years prior to the publication of Sec 02 notice under LAA, are entitled to a plot of land if suitable land is available from a fully serviced resettlement site up to 10 perches free of charge or cash grant applicable to an encroacher in lieu of a plot of land.

Loss of Community Facilities and Resources

160. Affected community buildings and facilities will be repaired to their previous condition or replaced in consultation with displaced communities and relevant authorities. These include schools, temples, health centers, public wells, irrigation canals, foot bridges, cemeteries and accesses to community resources.

Loss of Public Utilities

161. PMU will meet the relocation cost of all public utilities destructed, while respective state agencies that are specialized in such functions undertake construction/relocation responsibility of them under PMU's monitoring.

Damages Caused During Construction

162. All damages caused during construction will be compensated by the contractor. This activity is monitored by the Social and Environmental Impact Monitoring Officers attached to the PMU.PMU has a close supervision on contractors.

Construction Related Disturbances

163. If DPs living close to the ROW have to be temporarily evacuated during blasting and other operations that can make harmful incidents to DPs, contractor has to compensate for the disturbances and inconvenience caused to them.

Transfer of Ownership of Housing Lots Allocated at Resettlement Sites

164. Titles to the housing lots given to the DPs will be transferred to them as soon as possible and all legal and stamp fees will be borne by the PMU.

Chapter 9 - INCOME RESTORATION AND REHABILITATION

9.1. Loss of income and livelihood of DPs

165. Fifty four business premises are partially affected (40 shops/commercial and 14 combine shop/house), and the number of fully affected business premises is one hundred and two (78 shops/commercial units and 24 combine shops/houses). Out of 102 fully affected business premises, 68 units could be re-established on same premises and 34 needs relocation elsewhere. As project road runs through an urban area, impact on agricultural pursuits is near zero level; only three DPs framing their own lands are temporarily displaced, and two DPs are permanently displaced. Five agriculture laborers are temporarily displaced and another three permanently displaced.

166. The loss of income due to temporary disruption to business during readjustment period will be compensated as per the provisions made in the entitlement matrix. Those who lost income from their business and services are eligible to receive substantial income depending on their previous income received from their respective engagements. There are 57 such DPs losing their income permanently while 131 DPs are losing their income temporarily.

Table 9.1. Lost livelihood of DPs by the project

Type of livelihood	Temporarily Displaced		Permanently Displaced		Total	
	Male	Female	Male	Female	Male	Female
Farming own land	2	1	1	1	3	2
Agriculture Laborer	3	2	2	1	5	3
Non – Agric Laborer	1	0	0	0	1	0
Commercial Activities	113	18	51	6	164	24
Total	119	21	54	8	173	29

Source: Preliminary Plans prepared for A024 road and field Survey July, 2011 conducted for RP updating exercise

167. A total of 202 persons have lost their livelihood due to the project. Among them, 140 persons have lost their livelihood temporarily while 62 people have lost them permanently. Livelihood losses incurred to farming and non-agriculture labors are insignificant, like 14 persons. There is only one non-agriculture labor with temporarily displacement. It is a significant matter that most losses are seen in commercial activities amounting to 188 persons out of 202 DPs (93%). The losses incurred to female members are less in commercial activities as this is not a prominent economic activity of female population in the country. Very often, these road side commercial ventures have limited staff consisting of owner/manager and an assistant. As most of these commercial ventures are like garages, carpentry/furniture shops and welding plants etc., their female staff is significantly low. As

such only 24 female DPs are undergoing livelihood losses in all categories of commercial activities, permanently and temporarily, accounting only for 11.8% of all DPs with livelihood losses.

168. Table 9.2 below provides inside information of work force by adding information on the composition of labor force.

Table 9.2. Workers /Laborers in Business /Enterprises displaced by the Project

Type of livelihood	Temporarily displaced		Permanently displaced		Total	
	Male	Female	Male	Female	Male	Female
Manager/Supervisor	18	3	7	1	25	4
Permanent Employee	23	10	14	2	37	13
Unskilled Labor	4	0	3	0	7	0
Other Categories	2	0	0	0	2	0
Total	47	13	24	3	71	17

Source: Preliminary Plans prepared for A024 road and field Survey July, 2011 conducted for RP Updating exercise

169. According to the information in table 9.2,a total of 60 workers of all categories are temporarily displaced while 27 workers of all categories are permanently displaced. As such, a total of 87 workers are displaced as a result of the project. The male DPs undergo livelihood losses account for 80.6% of the total number of DPs undergoes livelihood losses while female corresponding value is 20.4%.

170. As mentioned above, this composition of workforce in above business enterprises gives an idea of the size of business enterprises. Out of the total work force, 29 perform as Manager/supervisor and 59 work as subordinate level workers. This suggests that there are only two workers for a manager for supervision. This shows the simplicity and smallness of business enterprises located along the road.

Project as a Development Opportunity

171. In principal, PMU views the resettlement programme as a development opportunity for the displaced. As a priority matter, project benefits should flow to the displaced through associated institutional interventions such as adequate and timely compensation, income restoration programmes, rehabilitation of vulnerable groups, and employment opportunities in construction related activities etc.

172. Before designing a plan for income restoration, an appraisal will be done with the participation of needy displaced persons to assess their needs, potentials and preferences for income restoration. Some of the strengths visible among the displaced persons and the environment include; reasonably high level of literacy, access to credit facilities, diversity of businesses, and macro-economic climate prevailing in the area. These desirable features emerged through socioeconomic profiles of the area were further confirmed during one to one discussions had with many of the businessmen in the area.

173. Matara is the capital city of Matara district and endowed with a reasonably wealthy population, with above average per capita purchasing power in the city area. Economy of the district is largely contributed by tea plantations, industries and services. Large numbers of people are employed in the public and private sector organizations. Tourism too plays a significant part in the economic growth of the district. The prevailing physical and socioeconomic climate is very conducive for business opportunities and the situation prevailing in the area provides ample opportunities for those who are compelled to relocate their businesses elsewhere, in small to medium scales. The favorable situation for businesses will be enhanced by many folds with the commissioning of SEW. Assistance provided by the PMU, is an additional encouragement for this favored situation.

Strategies for Income Restoration Programme (IRP)

174. Most of the displaced would suffer only temporary loss of business. The IRP strategy would be based on multiple approaches, reinforcing each other, targeted at them as detailed given below.

Proposed invigorative activities for income generation

- a) Increase the awareness of the DPs
- b) Development of vocational, managerial and entrepreneurial skills
- c) Improve and promote leadership qualities
- d) Formation of societies by members to address common issues.
- e) Training in Human Resources Development
- f) Training in occupational skills development
- g) Members of target groups attend regular meetings conducted by RDA
- h) Members of target groups open savings accounts and promote banking practices
- i) Feedback information to the PMU to facilitate the implementation process.

Organization to implement Income Restoration Plan

175. PMU will act as a facilitator and a coordinator for the DPs to obtain the services and inputs available from the respective state and private institutions in the area of entrepreneur development. NGOs and CBOs will play a key role in planning and implementation of income restoration programme, as it is necessarily a community level programme. PMU provides logistic support and initial funds required to implement the programme. The Resettlement Officer attached to the PMU will be the focal person of PMU with regard to income restoration. Whenever required, expertise services for specific areas will be drawn from outside sources to assist DPs. The restoration plan will have linkages with following institutions.

- Banks and other financial institutions
- Vocational Training Authority
- National apprentice and Industrial Training Authority
- Assistance of the NGOs such as Chambers of Commerce

- All income restoration programs will be undertaken in consultation with individual DPs and their associations

Categories of DPs Entitled to Income Restoration Benefits

- Farmers losing agricultural lands
- Farmers with less than one acre of residual agricultural land
- DPs losing reasonable income from homestead gardens.
- DPs losing businesses.
- Very poor who need institutional support to improve their income.
- Vulnerable categories

Potential Income Restoration Programmes

176. RDA has conceived resettlement as a development opportunity aiming at full rehabilitation of DPs. There is difference between title holders and non-title holders for income generation programme. Everyone will be afforded with an opportunity to improve their living standards as planned. Provisions also have been included in the Entitlement Matrix to assist the farmers, agricultural holders, tenants, business units and others who lose their income as a result of this project.

177. As project involves only primary improvements to existing road, majority of effects will be from the strip acquisition of their property frontages. This nature of acquisition is very severe in highly urbanized areas where residential and commercial areas are very close, with little or no room to move back for relocation on the same plot. However, people residing close to public roads are aware that one day their land would be required for improvements for the road and this is true in the case of main roads. This is not an unexpected occurrence for them. In this situation, DPs are compelled to lose their existing homes and or businesses. Sri Lankan experience is that they prefer to stay close to the roads and remain on lands with reduced standards in order to remain on land enjoying direct road frontages. DPs will be given the option under these conditions to remain on the existing plot if the road widening allows and will not be forced to relocate. All DPs whose livelihoods are displaced under the project will be provided with livelihood restoration measures which will include the following.

- A livelihood restoration allowance to assist as seed money to re-establish a business
- Allowance and interventions for poor and vulnerable families
- Vocational or skilled training
- Project related employment

178. When identifying potential income generating opportunities for needy people, greater emphasis will be paid to raw materials, availability of required infrastructure and market potentials.

Training in Skills Development

179. One person from each fully displaced household will be selected for the development of skills. Adult children of the households losing dwellings and commercial premises will be given priority in the selection of trainees.

Training in Entrepreneur Development

180. Entrepreneur development will be provided to selected individuals who are capable of benefiting from such training after an initial screening purpose. This is an advance step from income generation interventions focus on low income earners. The basic requirements would be willingness to commence a business or an industry and ability to raise capital. PMU will act as a facilitator to raise the capital and develop business plans of the interested DPs.

Employment Opportunities during the Construction Phase

181. It is envisaged that the following contractual opportunities will be available to DPs during the construction phase of the project.

- Light vehicle drivers.
- Heavy vehicle drivers.
- Masons.
- Carpenters.
- Welders.
- Bar benders
- Computer operators,
- Clerks
- Office Aids
- Labourers.

182. The PMU will liaise with the contractor to find employment opportunities in the construction related activities.

183. Above are related to the preliminary preparations at general programming for income generation targeting DPs at project level. The programme doesn't stop at this level. It has to go deeper beyond this level to address requirements of each and every DP who need income restoration assistance from the project. This involves micro level planning for income generation at individual DP level. Project will employ its settlement staff to support each and every DP who needs to start income generation activity especially by providing coordination support to obtain technical and financial assistance from best relevant sources. For individuals, from identification of an activity, including preparation of feasibility reports to when applicable up to marketing arrangements; require timely interventions of the project office till they reach sustainable levels. Project office takes this responsibility and immediately makes arrangements to sensitize its settlement staff on planning and implementation of individual level income generation projects for desired DPs.

Interim Measures

184. Compensation for the loss of income due to acquisition of properties or employment will be paid as listed in the entitlement matrix.

Chapter 10 - RESETTLEMENT BUDGET

10.1. Total Cost for Resettlement

185. Total cost of land acquisition and resettlement will be in the region of Rs. 1,008,154,584, equivalent to US\$ 9,165,042. This amount includes provisions for income restoration including training and contingencies.

Table 10.1. Estimated Cost of Land Acquisition and Resettlement of Road Project A024 (Revised and updated)

Item No.	Item	No.	Unit	Rs/unit	Total Rs	Total US\$
Compensation for Lands	Agricultural Lands (Highlands)	108	Perch	25,000	2,700,000	24,545
	Commercial Lands	838		379,500	318,021,000	2,891,100
	Residential Lands	745		220,000	163,900,000	1,490,000
	Non Agricultural Lands	297		20,000	5,940,000	54,000
	Marshy lands, Roads and Drains	175		15,000	2,625,000	23,864
Compensation for Structures	Houses - Class 1	4366	m ²	28,200	123,121,200	1,119,284
	Shops/Houses - Class 2	13098		17,045	223,255,410	2,029,595
	Secondary Structures	1525		3,000	4,575,000	41,591
	Loss of tombs	20		15,000	300,000	2,727
Loss of Income:	Business Income	156	DHH	15,000	2,340,000	21,273
	Loss of Wage/Salary	202	DH	15,000	3,030,000	27,545
Trees:	Fruit Trees	472	Trees	2,000	944,000	8,582
	Timber	265		5,000	1,325,000	12,045
Allowances	5% of Statutory (Agriculture)	5% of sum	Lump sum		135,000	1,227
	25% of Statutory (Buildings)	25% of sum	Lump sum		86,594,153	787,220

Item No.	Item	No.	Unit	Rs/unit	Total Rs	Total US\$
	Shifting allowance	145	DHH	15,000	2,175,000	19,773
	Relocation allowance	42	DHH	150,000	6,300,000	57,273
	Vocational Training Grant	62	DP	15,000	930,000	8,455
	Temporary Accommodation	42	DHH	50,000	2,100,000	19,091
	Special grants for VP	62	DHH	15000	930,000	8,455
External Monitoring		18	Months	242,000	4,356,000	39,600
Sub Total					955,596,763	8,687,243
Administration Cost 0.5%					4,777,984	43,436
Contingency 5%					47,779,838	434,362
TOTAL					1,008,154,584	9,165,042

Source: Field survey July 2011, conducted for RP updating exercise and detail designs of A024 road
+ As trees are of varying ages, an average rate was taken for budgeting purpose (Dollar calculation was taken as Rs. 110 per US\$)

186. This estimate is prepared based on the revised numbers of DPs (data from PP) and present market values that were obtained during this RP updating exercise. It also considered the values presented in the previous RPs which were based on the information collected during the previous investigations and surveys carried out by the previous study teams. In this report relevant parties such as notaries, housing estate dealers and knowledgeable residents of the area were consulted. Their general view was that during the past 3 – 4 years land / property prices have not significantly changed, around 5 – 10% increase can be reasonable variation. Accordingly, 10% increase for land / properties have been included in this updating exercise.

Rates used in the Preparation of the Resettlement Budget

187. The rates used in the preparation of the resettlement budget (during the FS) have been derived from the rates used in paying compensation of DPs of STDP, interviews with stakeholders, rates paid for the DPs of the adjoining project (Nupe–Nilwala Bridge widening and improvement project), discussion with Valuation officers, property developers, paper advertisements by prospective sellers etc. As the road project area is falling within only one DS division (Matara Four Gravets) the comparison of rates, among the GN divisions of the Matara DS division have also been analyzed. The present study also referred to the above information sources. The opinion of the personal engaged in the business was that the land and property prices have not drastically enhanced during the last five years. According to them, a slight increase of 5-10% is reasonable to be considered. Hence, the previous rates were increased by 10% to arrive at a realistic resettlement budget. Rates used for this budget (budget of this report) are given in the Table 10.2 below.

Table 10.2 Land Value in Project Area

Location / GN Division	Commercial Land (Rs.)		Residential Land (Rs)	
	Minimum (Per)	Maximum (Per)	Minimum (Per)	Maximum (Per)
Hittetiya	110,000	275,000	82,500	220,000
Welegoda	110,000	275,000	82,500	220,000
Weliweriya	220,000	385,000	110,000	275,000
Pamburana	440,000	660,000	110,000	220,000
Noope	550,000	770,000	330,000	550,000

Source: Field survey July 2011, conducted for RP updation

Chapter 11 - IMPLEMENTATION SCHEDULE

188. The implementation schedule carries the time frame of accomplishment of each and every activity of the plan. Resettlement activities has commenced from 1st March 2011 with the recruitment of team leader/consultants, resettlement assistants and supporting staff. The resettlement plan will be implemented during a period of one and half years from March 2011.

Table 11.1 Implementation Schedule – Major Events

Activities	Time after Commencement	Responsibility
Recruitment of resettlement staff and initial training	Month 1	MoPH, PMU/RDA,
Conduct of Census & SES and input of data & analysis	Month 2-3	PMU, LARD/ESD
Preparation of RP and submission to MoL & ADB for approval	Month 4	PMU, MoL, ESD, ADB
Land Acquisition -Process	Month 1-11	PMU, DS, SD, VD, GP, RDA, MoPH, MoL
Payment of Compensation	Month 6-10	PMU, SD, VD, MoPH, CSC, NGO
Relocate houses, shops, businesses	Month 16-18	PMU, LARD/ESD, CSC, NGO
Clear the ROW	Month 17 - 18	PMU, CSC
Issue notice for commencement of civil workers	Month 10-18	PMU and ,MoPH, ADB
Income Restoration	Month 17 - 18	PMU, LARD/ESD, CSC, NGO
Management Information System	Month 1- ongoing	PMU, LARD/ESD, CSC, NGO
Grievance Redressing	Month 5 - ongoing	GRC, Samatha Mandala, Other state institutions
Internal Monitoring	Month 03 - ongoing	PMU,LARD/ESD,CSC
External Monitoring	Month 6 – 24	External monitor, PMU, ARD/ESD & ADB

Chapter 12 - INSTITUTIONAL FRAME WORK FOR RESETTLEMENT

189. The overall implementing responsibility of the project lies with the GOSL and MoPH is the line ministry for the matters pertaining to the highway sector. RDA being the execution agency for road development has administrative responsibility for implementation of the project under general supervision of the Ministry of Ports and Highways. MoPH has established Project Management Units (PMU) for execution of special projects due to their importance, priority, magnitude of investment and external collaboration etc. PMUs have to accomplish a time-bound programme through a planned set of interventions agreed upon by concerned authorities. PMUs work under the general supervision of RDA, but have direct linkages and access to MoPH to expedite their work. Thus, PMU is the focal institution responsible for RP's implementation at operational level. PMUs have been strengthened with certain degree of financial autonomy and administrative flexibility subject to the guidance and supervision of the Ministry of Ports and Highways and directives of the General Treasury.

190. Opening of a new road or improving and widening existing roads involve accomplishments of several legal and social requirements in addition to their construction related work. In this regard, several agencies have direct involvements with these activities and early identification of them has several advantages for project implementation. Following are the key state agencies that will have direct involvement with resettlement interventions;

1. Ministry of Ports and Highways
2. Ministry of Land and Land Development
3. Divisional Secretary and his staff including Grama Niladaris
4. Survey Department
5. Valuation Department
6. Government Printer
7. Central Environmental Authority
8. Urban Council Matara
9. Ceylon Electricity Board
10. Water Supply and Drainage Board
11. Sri Lanka Telecom Ltd.

191. Contractors and consultants employed by the PMU, Community Based Organizations of DPs, NGOs and other civic organizations also play a significant role in the implementation process of the road project.

Project Management Unit

192. The Project Management Unit is headed by Project Director who's staff consisted of engineers, technical officers, two consultants; 1) land acquisition, and 2) resettlement, and the administrative staff.

193. PMU performs following major activities;

- Conduct awareness meetings with stake holders to disseminate information in respect of the project and make continuous efforts to update information with necessary feedback and support two-way communication regarding information collection and dissemination
- Distribute informative bulletins to ensure transparency
- Conduct Land Acquisition and Resettlement (LARS) and Social and Economic (SES) surveys to collect necessary data for resettlement planning
- Coordinate and assist the land acquisition process with the DS, Survey and Valuation departments and other relevant government agencies and DPs
- Prepare Resettlement Plans and implement them with the aim of restoring/improving the lives of the Displaced Persons at least to the pre project level.
- Support execution of reasonable compensation package to realize the objectives of the NIRP.
- Assist/ and coordinate with relevant agencies to restore/improve the income of the DPs
- Coordinate with the community based organizations to assist the DPs in resettlement activities.
- Identify resettlement sites in consultation with the DPs and host communities when necessary
- Assist DPs on resettlement in new sites selected jointly
- Expedite the payment of compensation by assisting the DS and the DPs
- Coordinate/monitor the activities of GRCs.
- Assist vulnerable; including women and poor.
- Monitor the resettlement plan with identifiable indicators.
- Develop a plan to address gender concerns.
- Implement the construction programme through contractors and supervision consultants.
- Monitor the construction programme.
- Prepare/submit required periodic reports to the relevant state agencies and ADB.
- Ensure flow of funds to maintain a healthy cash flow
- Maintain MIS for the project with networking to MoPH and RDA

ESD & Land Division

194. ESD & Land Division is the focal division of RDA for safeguard compliance. ESD assists PMU in conducting the Land Acquisition and Resettlement and Social and Economic surveys including training of survey enumerators and data analysts. Reviewing of RPs is a major function of ESD before they are submitted to the external authorities, including ADB. ADB has assisted to establish and improve ESD with its technical assistance support in 2006/2007.

Divisional Secretariat

195. Divisional Secretary is responsible for civil administration of the division and hence land acquisition comes under his/her purview within the division. He/ She has coordinating responsibilities of all development work, in addition to planning and implementation of its own development projects/ programmes in the division. DS is empowered with statutory provisions to acquire land and vest them with the agencies that required land under LAA.

Similarly, before commencement of construction, RDA has to wait till DS vest land in RDA after going through LAA process. Although, formally all land acquisition work has to be done by the DS office, now for acceleration of the process, PMU assists DS for various activities of the acquisition, including arranging meetings with DPs and other stakeholders, preparation of paper work and gazette announcements for DS signature, and distribution of DS office notices to public. DSs are happy with this arrangement as it helps him to overcome DS office resource constraints with regard to land acquisition.

Field Office of the PMU

196. A field office will be established to facilitate the land acquisition and resettlement inclusive of income restoration activity. This office will be located within the project area. A Resettlement Assistant will be stationed at this office with supportive staff to attend to the problems of DPs and take necessary actions to solve them under the guidance of Project Director/ NHSP. It will help DPs to have better solutions by way of coordinating DPs and relevant authorities that are functioning in the areas where DPs need attention. Especially, this field office will be an attractive resource center for DPs who need income restoration support. It will be equipped with information required for various types of livelihood development opportunities and post product situations, including marketing. This office will help DPs to identify feasible income generating ventures and implement them successfully with the support of PMU.

Construction Supervision Consultants (CSC)

197. Construction Supervision Consultant is responsible to monitor, supervise and guide the construction and assist resettlement planning and implementation.

Responsibility of RDA on Payment of Compensation

198. For acceleration of acquisition process and ensuring justice for DPs, PMU support DPs with following;

1. Advise the DPs regarding the list of documents to be submitted at the title determination inquiries conducted under Section 9 of the LAA.
2. Ensure timely cash flows to assist DSs to pay the statutory payments as they are due.
3. Prepare individual cheques and hand them over to DS to effect payments
4. Assist DS to inform the DPs in advance regarding the payment of compensation
5. Prepare the list of DPs with categories of compensation they are entitled to
6. Document grievances if any made by the DP
7. Make arrangement to pay the interest due on the statutory payment through the DS
8. Arrange to distribute a certificate with details of the compensation paid to each DP
9. Allow a period of 4-6 weeks after the payment of statutory compensation and other assistance for the DP to hand over vacant possession of the property
10. PMU should pay the incentive payment due to the DP immediately after the DP handover the vacant possession within the prescribed period to the DS/PMU.
Store all data in respect of compensation in a pre-prepared data base.

12. Maintain a file for each DP, this file should contain, data on each DP collected at land acquisition and LARS and SES survey and the details of payments made and other correspondence with the DPs.

Responsibilities of DPs during compensation payment

199. Produce all relevant documents at the Section 9 inquiries to establish the rights and ownership of the DP, including title deeds, government grant certificates, lease permits, rental agreements, documents on tenancy rights, registration extracts etc...which is relevant to each DP.

200. Ensure DP present personally to receive compensation as far as possible, if due to an unavoidable reason if DP is unable to collect the payment cheque personally, a proxy could collect the payment upon authorization by the DP in writing certified by the GN of the area, on the alternative he/her could request for another date to accept the payment. (Statutory payment from the DS)

201. It is the responsibility of the DP to raise objections, if any within 21 days of the issue of Section 10(1) notice to confirm to provisions of the LAA. If no objections are raised order under Section 17 will be issued by the DS conveying the quantum of statutory compensation due to he/her for the property acquired.

202. DP should hand over the vacant possession of the property within the prescribed period in order to qualify for the incentive payment.

Institutional arrangement to attend to gender concerns

203. PMU has already recruited resettlement staff including female officers to address gender concerns, in addition to the four consultants/ team leaders, employed by the PMU. One of the consultants/team leaders will be directly in charge of the road project with inputs from other consultants/team leaders as the needs arise. One female resettlement assistant, a graduate with a degree in Social Sciences is stationed at the project to attend to resettlement matters including gender concerns. She is assisted by a female clerk. This arrangement will permit a closer interface by the resettlement staff with the female DPs.

Table 12.1. Matrix of Roles and Responsibilities of Government Agencies and Other Organizations involved in Resettlement Planning and Implementation

Agency / Unit	Roles and Responsibilities
RDA / PMU	Preparation of land acquisition proposals, staffing, coordination with other relevant agencies, consultation with stake holders, dissemination of information, secure funds, identify lands for resettlement with DPs, procure land for resettlement sites when necessary, develop infrastructure at resettlement sites, arrange IRP Attend to internal monitoring, progress review, Project MIS and documentation
Ministry of Ports and Highways	Submit proposals forwarded by the PMU to MOL, arrange for funds including reimbursement responsibility

Agency / Unit	Roles and Responsibilities
Ministry of Land and Land Development	Approval for the publications of relevant orders under LAA.
Divisional Secretary	Acquisition of land, payment of statutory compensation, payment of interest, consultation, information dissemination, GRC, and vesting of acquired land with the RDA Support implementation of RP when necessary on PMUs' request Support rehabilitation and improvement of public utilities disturbed by land acquisition and construction programme
Grama Niladhari	Delivery of notices under LAA to the DPs, consultation, facilitate acquisition of alternate lands, preparation of advance tracing and final plan by assisting the surveyors to identify the claimants,
Dept of Survey	Preparation of required survey maps on the request of DS
Valuation Department	Preparation of condition reports of the properties to be acquired, preparation of valuation reports,
Government Printer	Publication of gazette notifications relevant to land acquisition
Local Authority	approval of resettlement sites, housing plans
Displaced Persons	Help in planning of resettlement site development, IRP
Construction Supervision Consultants	Planning, monitoring construction and resettlements

Chapter 13 - MONITORING AND REPORTING

204. **Resettlement Monitoring** Means the collection, analysis, reporting and use of information on the progress of resettlement, based on the RP. Monitoring focuses on physical and financial targets and the delivery of entitlements to persons Displaced. Monitoring is usually conducted internally by the executing agency, sometimes with the assistance from external monitoring specialists.

13.1. Internal Monitoring

Aims and Objectives

205. Internal monitoring will be done by the PMU. Monitoring will be done in relation to the activities detailed out in the RP against the time frame and each activity. In addition to recording the progress in compensation payment and other resettlement activity the EA will prepare monitoring report to ensure the implementation of the RP has produced the desired outcome. Information gathered from the monitoring exercise will be subjected to review by the PMU and other relevant stake holders, take effective remedial measures to mitigate or solve the problems that need institutional interventions.

Method and approach to provide the Information

206. The collection of base line data for each indicator identified to measure the benefits for the target groups that will be displaced by the project. Monitoring during project implementation is particularly to inform the management about progress any discrepancies in the delivery, use, and immediate effects of these services. Management is required to act upon the information and together with displaced communities or target groups, design and implement solutions to reduce the discrepancies.

Detailed Methodology

207. Field level monitoring will be done by the unit office of the PMU with the assistance of the DPs, GNs CBOs. The mechanisms to be used in field level monitoring Include (a) review of files, (b) informal sample survey of DPs, (c) key informant interviews, (d) in-depth case studies and (e) community public meetings.

Key Indicators for Monitoring

208. Following set of key indicators will be used to conduct the monitoring (a) Comparison of pre / post socio economic status (b) restoration of income earning capacity (c) development of kingship ties (d) integration with the host villagers (e) access to education, water supply, and sanitation etc.

Reporting Requirements

209. Unit Office of the PMU will submit monthly progress reports on the following activities to the PMU. PMU will submit a consolidate progress report of all road projects to ESD, Steering Committee and Project Coordinating Committee monthly.

- Number of Displaced persons category wise
- Land acquisition with details of the stage of the process for e.g number of Sec2 notices issued.
- Number of DP prepared number of Sec 38 (a) issued etc.
- Number of DPs paid with statutory compensation
- Number of Buildings taken over by PMU
- Number of DPs resettled at RDA site
- Number of self-relocated people
- Number of vulnerable people Assisted by the PMU
- Number of gender issues reported by the DPs
- Number of gender issues solved
- Number of DPs need income and livelihood restoration assistance
- Number of DPs assisted under IRP
- Number of GRC meetings held
- Number of complaints received by the GRC
- Number of grievances solved by the GRC

13.2. External Monitoring

210. External monitoring will be done by an external agency experienced in monitoring resettlement programmes. Refer Annexure 13.1 for TOR of external monitoring agency. The PMU/RDA will select a suitable agency for this purpose.

The specific tasks and methodology for external monitoring shall include

- a) Review of pre project (before displacement) baseline data on DPs ,
- b) The external monitors will verify the EAs monitoring information
- c) Advise on safe guard compliance issues if significant involuntary resettlement issues are identified, prepare a corrective action plan to address such issues
- d) Identification and selection of an appropriate set of indicators for gathering and analysing information on resettlement impacts
- e) Use of various formal and informal surveys for impact analysis
- f) Assessment of resettlement efficiency, effectiveness, impact and sustainability,
- g) Provide guidelines for future resettlement policy making and planning from the lessons learned.

211. External monitoring will commence after the commencement of the resettlement programme. External monitors will prepare semi-annual monitoring reports that describe the

progress of implementation of resettlement activities and any compliance issues and corrective actions. Reports will be submitted to ADB on semi-annual basis.

Computerized Management Information System (MIS)

212. All information regarding loss of assets (inventory of losses) of individual DPs, and socio economic information will be stored in a data base maintained by the PMU. Soft copies of such data will be given to ESD for them to maintain a centralized data base for all highway projects. A Database Manager will be recruited to store and maintain the database.

MIS will include the following data:

- Information of all losses suffered by individual DPs, the data will include the extent of land acquired, area of structures lost, number and type of trees lost, compensation paid according to category of losses, other entitlement
- MIS should be capable of generating monthly, quarterly and annual reports required for the management and the ADB

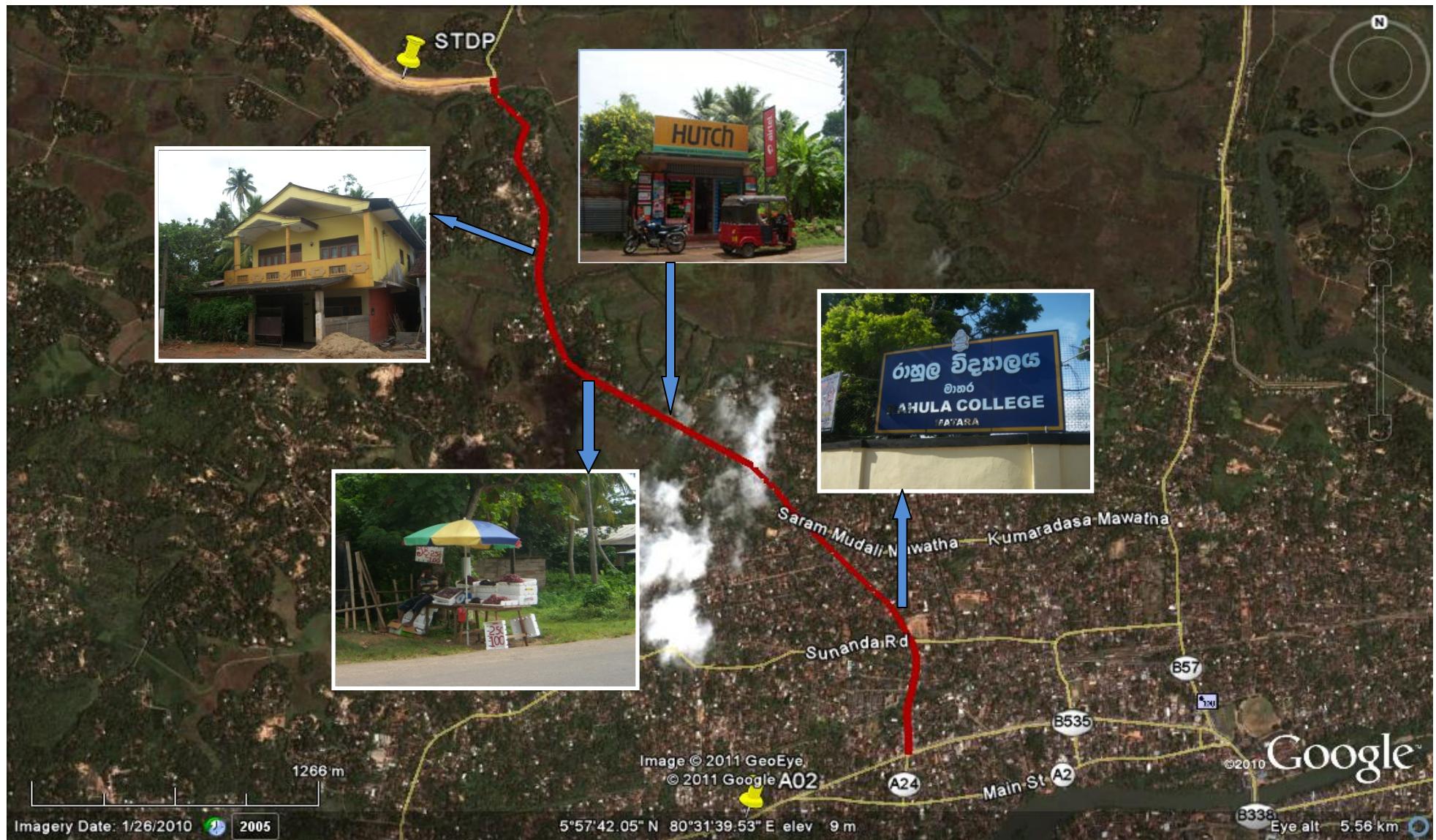
Table13.1. Monitoring and Evaluation Indicators

Type	Indicator	Examples of Variables
Process Indicator	Staffing	No .of RDA staff employed functional wise No. of surveyors & valuation officers available for Training programmes held for the project staff No of unit offices established
	Consultation	No of awareness meetings held with the stake holders
	Participation	No of training programmes held for the, officers No of informative bulletins distributed
	Grievance Resolution	No of GRC established No of complaints received and resolved
Output	Acquisition of Land	Type and extent of private land acquired Type and extent of state land acquired
	Structures	No .type and area of private structures acquired No .type and area of state structures acquired No. type and area of community structures acquired
	Trees & Crops	No and type of trees owned by private people acquired No and type of trees owned by state agencies Acquired
	Compensation & Rehabilitation	No of households Displaced according to type of losses Ag .paid for a perch of land

Type	Indicator	Examples of Variables
		Ag. paid for a sq. ft of buildings Type, number and total of allowances paid No. of resettlement sites developed No of houses constructed by DPs at resettlement sites No of DPs constructed houses by themselves
Impact indicator	Household Earning Capacity	No. of DPs loss employment No of DPs suffered loss of income from (a) agriculture (b) Business (c) No obtained loans from bank and other sources (d) No. assisted by IRP (e) No. employed by the project
	Changes to Status of Women	Participation in Community Based activities Loss of employment Aggravation /facilitation of gender issues Participation in project activities
	Changes to status of Children	Changes in school attendance by gender wise Employment in road project No attending new schools, gender wise
	Settlement & Population	Generation of new businesses ,Influx of population Outsiders buying land in the near vicinity of the road project, increase in encroachers /squatters in state lands

Location Map – 2

Matara – Godagama section of Matara – Akurella (A024) Road



Land Acquisition and Resettlement Survey (LARS) Questionnaire

ROAD DEVELOPMENT AUTHORITY Land Acquisition and Resettlement Survey CENSUS QUESTIONNIRE						S. No:		
A. General Information:								
1. Road Code 2. Chainage at Location 3. Road Side <input type="checkbox"/> Left <input type="checkbox"/> Right <input type="checkbox"/>								
4. Type of Land								
1. Residential		2. Trade/Business		3. Non Agricultural		4. Agricultural		
5. Common Property		6. State Land		7. Other (Specify)				
5. Type of location <input type="checkbox"/> Urban <input type="checkbox"/> Semi Urban <input type="checkbox"/> Rural								
6. District..... 7. Divisional Secretariat Division								
8. G.N. Division and Code Number						9. Village/Town.....		
10. Name of household head.....								
11. National Identity Card No. of HH <input type="checkbox"/>								
12. Address								
13. Respondent.....								
14. Relation to the household head..... (Use code in the table below)								
15. Ethnicity <input type="checkbox"/> Sinhalese <input type="checkbox"/> Tamil <input type="checkbox"/> Moor <input type="checkbox"/> Other								
B. Affected Households/Businesses Information:								
16. Characteristics of household (if the land is state owned and/or common property this question is not relevant)								
S. No.	Name of HH member	Relation to chief Occupant *	Age	Sex*	Marital Status*	Any disabilities*	Education* Primary	Occupation* Secondary
1		CO						
2								
3								
4								
5								
6								
7								
8								
9								
10								
11								
12								
* Use numerical code:								
Relationship to household head (HH)			Disability			Occupation		
1. Wife/Husband			1. Not disabled			1. Farming own land		
2. Son			2. Major			2. Agricultural labour		
3. Daughter			3. Minor			3. Non-agriculture labour (skilled)		
4. Father						4. Non-agriculture labour (unskilled)		
5. Mother			Education			5. Fishing		
6. Brother			1. Illiterate			6. Weaving		
7. Sister			2. Can place signature			7. Animal Husbandry		
8. Daughter in Law			3. Waiting for schooling			8. Commercial Activities		
9. Son in law			4. Class I-V			9. Vendor (Specify)		
10. Other (specify)			5. Class VI-G.C.E. (O/L)			10. Government Services/ Executive		
			6. G.C.E. (O/L) Pass			11. Government Services/ other grades		
Marital Status			7. G.C.E. (A/L) Pass			12. Private Sector/ Executive		
1. Married			8. Undergraduate/Graduate			13. Private Sector/ other grades		
2. Unmarried			9. Post Graduate			14. Armed forces		
3. Widow/Widower			10. Other (specify)			15. Police, Homeguard/Security Services		
4. Divorced						16. Housewife		
5. Separated			Sex			17. Retired person		
6. Others (specify)			1. Male			18. Student		
			2. Female			19. Child (0-5 age)		
						20. Unemployed		
						21. Other (specify)		

C. Affected Land and Crops:

20. Please provide information about your household's land holding status.

Land holding status	Year owned	Area (Perch)		Value of a perch (Rs.)	Type of use *
		Total	Affected		
1. Owned and operated 1					
2. Owned and operated 2					
3. Owned and operated 3					
4. Shared in					
5. Shared out					
6. Mortgaged in					
7. Mortgaged out					
8. Leased					
9. Other					
Total land holding (perch)					

* Use numerical code:

1. Residential	2. Trade	3. Agriculture	4. Horticulture	5. Bare land	6. Other
----------------	----------	----------------	-----------------	--------------	----------

21. Major crops cultivated and value.

Crop*	Quantity	Affected Quantity	Age of affected crops	Total area (perch)	Affected area (perch)	Value of a crop unit	Total value of the affected units

* Use numerical code:

Type of cultivation	1. Home garden (flower plants)	5. Cinnamon (bushes)	9. Bread fruit #	13. Fire wood #
	2. Paddy (acres)	6. Banana (bushes)	10. Jack #	14. Timber #
	3. Tea (acres)	7. Coconut/king coconut #	11. Lemon/Lime #	15. Other 1 (specify)
	4. Rubber (acres)	8. Mango #	12. Orange #	16. Other 2 (specify)

22. Properties affected within the land affected.

Properties	Total Affected Area		Area Not Affected*	Nature of Impact		
	Number	Area *		Partially Affected	Value Rs.	Fully Affected
1. House						
2. Shop						
3. Combined House Shop						
4. Shed						
5. Barbed wire fence						
6. Parapet wall and gate						
7. Factory						
8. Store						
9. Other 1 (Specify)						
10. Other 2 (Specify)						

* Square Feet

23. Status of land ownership

Legal Title	No Title but Claims Ownership	Tenant	Squatter	Lessee in Rented Accommodation

24. If tenant, squatter or lessee, provide full name, address, and phone number (if available) of the owner.....

.....

25. Do you have land title deeds with you? 1. Yes 2. No

26. Do you think the remaining portion of land after the land acquisition is sufficient to readjust and start your

Commercial activities 1. Yes 2. No

Residential life 1. Yes 2. No

Agricultural activities 1. Yes 2. No

D. BUILDINGS/HOUSE/STRUCTURES AFFECTED (Only affected houses/assets):

27. Do you own this house? 1. Yes 2. No

28. If no, who owns this house?

Name: Address:

Phone Number/s:

29. On what conditions are you living in this home?

1. As house caretaker 2. On rent 3. Other (Specify)

4. Monthly rental

30. Did you obtain any credit to build this/these structure/s? 1. Yes 2. No

31. If Yes Specify*

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------

* Use numerical code: 1. Bank 2. NGO 3. Cooperative Society 4. Money Lender
 5. Relative 6. Friends 7. Other (specify)

32. Please give the following information about the structure(s) affected by the project

Description	Structure 1	Structure 2	Structure 3	Structure 4
Type of structure*				
Type of use**				
Storeys				
Rooms				
Total area (L x W) (in feet)				
Availability of electricity***				
Availability of telephone***				
Availability of piped born water***				
Year built				
Replacement Price Rs.				

* Use numerical code:

1. Thatched simple hut 2. Mud/brick/tiled roof 3. Cement/brick or cement block /tiled roof or Asbestos roof
 4. Cement/brick or cement block /GI sheet roof 5. Cement/ brick or cement block/concrete roof
 6. Tiled/brick or cement block /tiled roof or Asbestos roof 7. Tiled/ brick or cement block/tiled roof or asbestos roof
 8. Others (specify)

** Use numerical code:

1. Residential house 2. Rented house 3. Trade/business 4. Residential and Trade
 5. Stores 6. Shed 7. Abandoned/not in use 8. Other (specify)

**** Use numerical code:

Yes 1 No 2

33. How many nuclear/sub families are living in your house/s?

34. Do you have another house which is not affected by the project?

1. Yes 2. No

35. If yes, where located?

1. District.....

2. Divisional Secretariat Division

3. G.N. Division and Code Number

4. Village/Town.....

15 If the project could offer you cash compensation only for the land you have lost in it

36. Is there any space for your family's accommodation in case this house is taken by the project?

1. Yes 2. No

37. In case this building/house is acquired by the project, what kind of loss would you face?

1. Loss of regular income
2. Loss of house/land
3. Access to kin/neighbour
4. Too difficult to acquire/build the property
5. Others (specify)

38. Have you made up your mind about location for resettlement?

1. Yes 2. No

39. If yes, where?

1. Near this site 2. Far away

40. Place: Distance (km.)

41. Could you specify the reason for selecting the above-mentioned place for resettlement?

1. Because relatives are there
2. Own house/Land/Business there
3. Better facilities available are there
4. Others (Specify)

42. Movable assets available

Type	Total		If Affected *	
	No/Quantity	Value/Price	No/Quantity	Value/Price
Animal husbandry				
Poultry				
Agricultural equipment				
Household materials/utensils				
Tractor				
Three Wheeler				
Lorry				
Bus				
Car				
Boat				
Bicycle				
Motor Cycle				
Radio				
TV				
Trade and Business (equipments/material)				
Other 1 (Specify).....				
Other 2 (Specify)				

* Affected assets only

E. PREFERENCES FOR COMPENSATION, RESETTLEMENT AND REHABILITATION:

43. If your land or property is to be acquired by the project what type of compensation package do you prefer (select two in your priority and write 1 and 2)

1. Cash Payment
2. Land for land
3. House for house
4. Others (specify)

44. If your prefer cash compensation, please specify the reason.

1. To purchase land 2. To build house 3. To pay debt

4. To start business 5. Others (specify)

National Involuntary Resettlement Policy

(Approved by Cabinet Members of GOSL on 24.05.2001)

Rational

1. Public and private sector development projects increasingly involve acquisition of land. People whose homes and lands are acquired then have to move elsewhere and resettle in locations that may be unfamiliar. In general resettlement has not been very successful and there are several recent examples in Sri Lanka where people have shown resistance to project that cause displacement. Among the significant consequences of resettlement has been impoverishment of Displaced persons due to landlessness, homelessness, joblessness, relatively higher morbidity, food insecurity, lack of access to common property and public services, and disruption of the existing social organization. International, regional and national experience with resettlement has generated considerable knowledge on the planning and implementation of involuntary resettlement and this experience if used effectively can ensure that adverse impacts of Displaced persons are fully addressed in terms to established policy objectives.
2. In Sri Lanka the Land Acquisition Act of 1950 as amended from time to time only provides for compensation for land, structures trees and crops. It does not require project executing (PEAs) to address key resettlement issues such as (a) exploring alternative project options that avoid or minimize impacts on people; (b) compensating those who do not have title to land; (c) consulting Displaced persons and hosts on resettlement option; (d) providing for successful social and economic integration of the Displaced persons and their hosts; and (e) full social and economic rehabilitation of the effected persons.
3. The National Environmental Act (NEA), No.47 of 1980, amended by Act No.56 of 1988, has some provisions relevant to involuntary settlement. The Minister has by gazette notification No.859/14 of 23 February 1995 determined the projects and undertaking for which Central Environmental Authority (CEA) approval in needed in terms of part IV C of the NEA. The schedule includes item 12, which refer to Involuntary Resettlement Exceeding 100 families, other than resettlement resulting from emergency situations. However, these provisions do not adequately address key resettlement issues mentioned in paragraph 2 above.
4. To ensure that persons Displaced by development projects are treated in a fair and equitable manner, and that they are not impoverished in the process, it is necessary that Sri Lanka adopts a National Involuntary Resettlement Policy (NIRP). Such a policy wood establishes the framework for project planning and implementation. Subsequently, it will be necessary to prepare guidelines on resettlement planning and implementation to be used by PEAs.

5. People have moved voluntarily, mainly to the dry zone, starting from colonial days. These were state sponsored settlement programs aimed at developing and exploiting land resources in that region, while relieving on land in the wet zone. There are many commonalities in the objectives and implementation of voluntary and involuntary settlement and resettlement programs.
6. Nonetheless, the policy proposed here refers only to development-induced involuntary resettlement, where the option to stay behind does not exist. It does, however, also apply to cases where people do not have to be physically relocated.

Objectives of the Policy

- Avoid, minimize and mitigate negative impacts of involuntary resettlement by facilitating the reestablishment of the Displaced persons on a productive and self-sustaining basis. The policy should also facilitate the development of the project-Displaced persons and the project.
- Ensure that persons adversely Displaced by development projects are fully and promptly compensated and successfully resettled. The livelihoods of the displaced persons should be re-established and the standard of living proved.
- Ensure that no impoverishment of people shall result as a consequence of compulsory land acquisition for development purpose by the state.
- Assets adversely Displaced persons in dealing with psychological, cultural, social and other stresses caused by compulsory land acquisition.
- Make all Displaced persons aware of processes available for the redress of grievances that are easily accessible and immediately responsive.
- Have in place consultative, transparent and accountable involuntary resettlement process with a time frame agreed to by the PEA and the Displaced persons.

Scope

- The policy will apply to all development-induced land acquisition or recovery of possession by the state.
- A comprehensive resettlement plan will be required where 20 or more families are displaced.
- If less than 20 families are displaced the policy still applies but a plan can be prepared to a lesser level of detail.
- The policy will apply to all projects regardless of source of funding.
- The policy will apply to all projects in the planning phase on the date this policy comes in to effect, and all future projects

Policy Principles

- Involuntary resettlement should be avoided or reduced as much as possible by reviewing the projects as well as alternatives within the project.
- Where involuntary resettlement is unavoidable, Displaced persons should be assisted to re-established them and improve their quality of life.
- Gender equality and equity should be ensure and adhered to throughout the policy.
- Displaced persons should be fully involved in the selections of relocation sites, livelihood compensation and development options at the earliest opportunity.
- Replacement land should be an option for compensation in the case of loss of land; in the absence of replacement land cash compensation should be an option for all Displaced persons
- Compensation for loss of land, structures, other assets and income should be based on full replacement cost and should be paid promptly. This should include transaction costs.
- Resettlement should be plans and implemented with full participation of the provincial and local authorities.
- To assist those displaced to be economically and socially integrated in to the host communities; participatory measures should be designed and implemented.
- Common property resources and community and public services should be provided to Displaced persons.
- Resettlement should be planned as a development activity for the Displaced persons.
- Displaced persons who do not have documented title to land should receive fair and just treatment
- Vulnerable groups should be identified and given appropriate assistance to substantially improve their living standards
- PEAs should bear the full costs of compensation and resettlement.

Institutional Responsibilities

- The Ministry of Land and Land Development (MLD) will be responsible for the implementation of the NIRP
- PEAs will be responsible for complying with all the requirements for planning and implementing resettlement according to the NIRP.
- PEAs (like the Road Development Authority) that have significant resettlement in their projects will establish resettlement units with adequately trained staff
- CEA will be responsible for the review of impacts and mitigating measures of projects involving involuntary resettlement.
- CEAs capacity will be strengthened so that it could provide necessary guidance to public and private sector agencies undertaking projects that have involuntary

- resettlement impacts.
- MLD will prepare regulation and guidelines on involuntary resettlement planning, implementation and monitoring.
 - MLD and CEA will conduct training courses in resettlement planning , implementation monitoring.
 - CEA will review and approve the resettlement plans prepared by PEAs, and make plans publicly available.
 - MLD will draft amendment to the Land Acquisition Act in order to bring the law in line with the NIRP
 - Following consultation with stakeholders, MLD will submit a final draft of the amended Land Acquisition Act for government approval.
 - MLD will prepare the necessary implementation guidelines based on the amended LAA.
 - A steering committee will be formed comprising MLD, CEA, PEAs and other relevant agencies to exchange experience on resettlement, and coordinate and oversee the implementation of the policy.

Monitoring and Evaluation

- A system of internal monitoring should be established by PEAs to monitor implementation of resettlement plans, including budget, schedule, and delivery of entitlements, consultation, grievances and benefits.
- PEAs should make adequate resources available for monitoring and evaluation.
- A further system of external monitoring and evaluation by an independent party should be established to assess the overall outcome of resettlement activities.
- Monitoring and evaluation reports should be reviewed by the PEA, CEA, and MLD and action taken to make improvements where indicated.
- Displaced persons and other stakeholders should be consulted in monitoring and evaluation.
- Lessons thus learned from resettlement experiences should be used to improve resettlement experiences should be used to improve resettlement policy and practice.

Summary of Institutional Responsibilities for Involuntary Resettlement

Function	Responsibilities
Overall Policy Implementation	Ministry of Land and Land Development (MLD)
Preparation (Planning)	Project proponent (Can be contracted to consultants, universities, non-government organizations)
Review of Resettlement	Project approving agency (PAA) and Central Environmental

Plans (RPs)	Authority (CEA)
approval of RPs	PAA and CEA
Implementation	Project executing agency (PEA), divisional administration, provincial
Monitoring	PEA, with review by CEA and MLD
Evaluation	Independent organization on behalf of MLD, PEA, and CEA

7. Definitions of Terms Used

Displaced Person	- Person Displaced by changes to use of land, water or other resources caused by development projects
Compensation	- cash or payment in kind made to Displaced persons to replace assets, resources or income
Emergency Situation	- natural disasters, civil and political conflict situations
Expropriation	- government taking possession of property or changing property rights in order to execute or facilitate development projects
Entitlements	- a variety of measures including compensation, income restoration and interim support, transfer assistance, relocation and other benefits that are due to Displaced persons, depending on the nature of their losses, to improve their economic and social base
Gender Equity	- Recognition of both genders in the provision of entitlements, treatment and other measurement under the resettlement plan
Host population	- households and communities residing in or near the area to which Displaced persons are to be relocated
Income restoration	- re-establishing income sources and livelihoods of persons Displaced
Involuntary resettlement	- unavoidable displacement of people arising from development projects that creates the need for rebuilding their livelihoods, incomes and asset bases in another location
Rehabilitation	- re-establishing and improving incomes, livelihood, living, and social systems
Relocation	- moving Displaced persons and their moveable assets and rebuilding housing, structures, improvements, to land, and public infrastructure in another location

Replacement cost	- the level of valuation for expropriated property sufficient to actually replace lost assets, or to acquire substitutes of equal value or comparable productivity or use; transaction costs are to be included
Resettlement plan	- a time-bound action plan with budget setting out resettlement strategy, objectives, options, entitlement, actions, approvals, responsibilities, monitoring and evaluation.
Resettlement budget	- a detailed breakdown of all the costs of a resettlement plan phased over the implementation period
Resettlement effects	- loss of physical and non-physical assets including homes, communities, productive land, income earning assets and sources, subsistence, cultural sites, social structures, networks and ties, cultural identity and mutual help mechanisms.
Settlement	- voluntary movement of people to a new site where they re-establish their livelihoods as in the case of the Mahaweli Scheme
Social preparation	- process of consultation with Displaced persons undertaken before key resettlement decisions are made; measures to build their capacity to deal with resettlement, taking into account existing and cultural institutions
Vulnerable groups	- distinct groups of people who might suffer disproportionately from resettlement effects such as the old, the young, the handicapped, the poor, isolated group and single parent households

List of Affected Properties – Private Land

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
1	Matara	Nupe	MR - 2424	11	Non Agricultural	0.0012	T.D.Madduma Arachchi & R Wickramasinghe
2	Matara	Nupe	MR - 2424	12	Commercial	0.0039	P Wijerama
3	Matara	Nupe	MR - 2424	24	Commercial	0.0037	R.K.Abeyswardhana *
4	Matara	Nupe	MR - 2424	30	Residential	0.0047	N Samarakathne
5	Matara	Nupe	MR - 2424	35	Private road	0.0022	L.W Kaluarachchi & Others
6	Matara	Welegoda East	MR - 2424	48	Private road	0.0009	M.S Chandrakumara & N Jayasinghe
7	Matara	Welegoda East	MR - 2424	55	Residential	0.0089	H.M.A.S.S Silva
8	Matara	Welegoda East	MR - 2424	57	Private road	0.0023	W Widanapathirana & K Liyanage
9	Matara	Welegoda East	MR - 2424	59	Non Agricultural	0.0025	A.P Hettiarachchi & R.M Witharana
10	Matara	Isadeen Town	MR - 2417	1	Residential	0.0003	I.W.D Dissanayaka
11	Matara	Isadeen Town	MR - 2417	4	Drain	0.0008	I.W.D Dissanayaka & Others
12	Matara	Isadeen Town	MR - 2417	9	Non Agricultural	0.0006	D.B Abeygunasekara *
13	Matara	Isadeen Town	MR - 2417	12	Commercial	0.0002	K.K Nimal *
14	Matara	Isadeen Town	MR - 2417	13,14	Private road	0.0018	L Masukorala & Others *
15	Matara	Isadeen Town	MR - 2417	17,18	Commercial	0.0028	Damayanthi Pathiranage *
16	Matara	Isadeen Town	MR - 2417	20	Commercial	0.0006	R.K.R.C.K Pathirana *
17	Matara	Isadeen Town	MR - 2417	21,22	Private road	0.0011	Damayanthi Pathirage *
18	Matara	Isadeen Town	MR - 2417	24	Commercial	0.0009	R.K.P Sagadasa *
19	Matara	Isadeen Town	MR - 2417	25, 27	Commercial	0.0009	K.G.B Signgno *

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
20	Matara	Isadeen Town	MR - 2417	28	Commercial	0.0129	Ariyawathi Witharana & Others
21	Matara	Isadeen Town	MR - 2417	32	Commercial	0.0004	D.S Alahakoon
22	Matara	Isadeen Town	MR - 2417	39	Private road	0.0027	K.M Sumanasena & S Widanappathirana
23	Matara	Isadeen Town	MR - 2417	41	Private road	0.0009	H.M.D Chalet
24	Matara	Isadeen Town	MR - 2417	47	Residential	0.0054	R Abeysinghe
25	Matara	Isadeen Town	MR - 2417	49	Private road	0.0029	W Sirisena
26	Matara	Weliweriya West	MR - 2417	64	Non Agricultural	0.0025	C Wickramasinghe
27	Matara	Weliweriya West	MR - 2417	68	Agricultural	0.0179	K.S Alisnono & Others
28	Matara	Weliweriya West	MR - 2417	72	Commercial	0.0132	C Liyanage
29	Matara	Weliweriya West	MR - 2417	102	Private road	0.0011	S.M Palliyaguru & Others
30	Matara	Weliweriya West	MR - 2417	110	Non Agricultural	0.019	K.H.D Thushara De Silva
31	Matara	Hiththetiya West	MR - 2409	2	Private road	0.0027	H.M.S Tharanga & Othres
32	Matara	Hiththetiya West	MR - 2409	7,8	Private road	0.0002	G.H Ariyadasa
33	Matara	Hiththetiya West	MR - 2409	16,39,40,41	Residential, Non Agricultural	0.0107	Rev. Godagama Choolankarabhidhana & Others
34	Matara	Hiththetiya West	MR - 2409	24	Residential	0.0002	L Ranjith De Silva Sapukotana *
35	Matara	Hiththetiya West	MR - 2409	26	Residential	0.003	H.L.D Ariyasiri *
36	Matara	Hiththetiya West	MR - 2409	31,32	Private road	0.0006	W Dahanayake *
37	Matara	Hiththetiya West	MR - 2409	37	Residential	0.0008	G,M.P Wijerathne

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
38	Matara	Hiththetiya Meda	MR - 2409	44	Commercial	0.0011	Upali Uluvita
39	Matara	Hiththetiya Meda	MR - 2409	45	Non Agricultural	0.0003	K.W Abeypala & Others *
40	Matara	Hiththetiya Meda	MR - 2409	46	Residential	0.0003	G Wijewickrama *
41	Matara	Hiththetiya Meda	MR - 2409	52	Private road	0.0031	E.W Anulawathi
42	Matara	Hiththetiya West	MR - 2431	1	Residential	0.0039	Claimant not know
43	Matara	Hiththetiya West	MR - 2431	2	Non Agricultural	0.07	C.A Thissa De Silva
44	Matara	Hiththetiya Meda	MR - 2431	6	Agricultural	0.0102	U.S Rohana
45	Matara	Hiththetiya Meda	MR - 2431	7	Residential	0.0099	H.A Ginadasa
46	Matara	Hiththetiya Meda	MR - 2431	10	Non Agricultural	0.009	H.L Indika Prabath
47	Matara	Hiththetiya Meda	MR - 2431	11	Residential	0.0056	H.L Amarasena
48	Matara	Hiththetiya West	MR - 2431	12	Residential	0.0063	A.S.W.M Susilawathi
49	Matara	Hiththetiya West	MR - 2431	17	Commercial	0.0133	S.L Withanage
50	Matara	Hiththetiya Meda	MR - 2431	18	Residential	0.001	Claimant not know
51	Matara	Hiththetiya Meda	MR - 2431	20	Commercial	0.0039	Nihal Suraweera
52	Matara	Hiththetiya Meda	MR - 2431	21	Residential	0.0072	Manjula Prasad Kumara
53	Matara	Hiththetiya West	MR - 2431	22	Non Agricultural	0.0012	Claimant not know
54	Matara	Hiththetiya West	MR - 2431	23,26	Non Agricultural	0.0166	H.M Chandrasiri
55	Matara	Hiththetiya Meda	MR - 2431	24	Commercial	0.0054	Indika Manjula

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
56	Matara	Hiththetiya Meda	MR - 2431	25	Non Agricultural	0.0021	Indika Manjula & Others
57	Matara	Hiththetiya West	MR - 2431	27	Residential	0.0075	M.L.C Damayanthi
58	Matara	Hiththetiya Meda	MR - 2431	28	Non Agricultural	0.0106	Claimant not know
59	Matara	Hiththetiya West	MR - 2431	30	Non Agricultural	0.0021	S.R Pathirana
60	Matara	Hiththetiya West	MR - 2431	31	Residential	0.0082	E.G Sampath
61	Matara	Hiththetiya West	MR - 2431	32	Residential	0.013	H.M.C Samantha
62	Matara	Hiththetiya Meda	MR - 2431	33	Non Agricultural	0.0029	Claimant not know
63	Matara	Hiththetiya Meda	MR - 2431	34	Non Agricultural	0.007	K.M.N Saman Kumari
64	Matara	Hiththetiya Meda	MR - 2431	35	Non Agricultural	0.012	C Kodithuwakku
65	Matara	Hiththetiya Meda	MR - 2431	39	Private road	0.0023	Claimant not know
66	Matara	Hiththetiya Meda	MR - 2431	45	Non Agricultural	0.0049	H.M Miyurin
67	Matara	Hiththetiya Meda	MR - 2431	47	Private road	0.0027	S Palliyaguruge & Others
68	Matara	Hiththetiya Meda	MR - 2431	53	Private road	0.002	H.L Thasinona
69	Matara	Hiththetiya Meda	MR - 2431	56	Private road	0.0015	Claimant not know
70	Matara	Hiththetiya West	MR - 2431	58	Private road	0.0018	E.W Wasantha
71	Matara	Hiththetiya Meda	MR - 2431	66	Private road	0.0022	K Sirisena
72	Matara	Godagama	MR - 2414	3	Residential	0.013	Jestin Wijewardhane
73	Matara	Godagama	MR - 2414	5	Residential	0.0069	L.L Yasawathi
74	Matara	Godagama	MR - 2414	10	Residential	0.0169	H.B Alisnona

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
75	Matara	Godagama	MR - 2414	12	Residential	0.0168	H.L Bandulasena
76	Matara	Godagama	MR - 2414	26	Private road	0.0026	Dayasena Samarawickrama
77	Matara	Godagama	MR - 2414	28	Agricultural	0.003	K.D Samarawickrama
78	Matara	Godagama	MR - 2414	29	Non Agricultural	0.0079	H.W Roshan Chinthaka
79	Matara	Godagama	MR - 2414	30	Commercial	0.0018	W.P Saranadasa
80	Matara	Godagama	MR - 2414	33	Non Agricultural	0.0154	Jayasena Radampola
81	Matara	Godagama	MR - 2414	34	Non Agricultural	0.0015	D.G Samarawickrama
82	Matara	Godagama	MR - 2414	35	Residential	0.0033	H.B Nandasiri
83	Matara	Godagama	MR - 2414	36	Non Agricultural	0.0144	Claimant not know
84	Matara	Godagama	MR - 2414	37	Non Agricultural	0.0071	Claimant not know
85	Matara	Godagama	MR - 2414	41	Non Agricultural	0.0338	Claimant not know
86	Matara	Godagama	MR - 2414	42	Non Agricultural	0.0344	D.A Gunasekara
87	Matara	Godagama	MR - 2414	45	Agricultural	0.0145	Claiment not know
88	Matara	Godagama	MR - 2414	51	Private road	0.0042	H.K Sarath Kumara & Others
89	Matara	Godagama	MR - 2414	54	Private road	0.0009	Buddhika Aththanayaka
90	Matara	Godagama	MR - 2414	65	Residential	0.0028	Janaka Samarawickrama & Others
91	Matara	Godagama	MR - 2414	70	Non Agricultural	0.0128	G Pathirana
92	Matara	Godagama	MR - 2414	71	Non Agricultural	0.0004	Claimant not know
93	Matara	Godagama	MR - 2407	1	Residential	0.0814	H.M Upasena
94	Matara	Godagama	MR - 2407	8,10	Residential, Non Agricultural	0.0552	S Danapala
95	Matara	Godagama	MR - 2407	14	Residential	0.0066	Dulawansa Gunawardhene
96	Matara	Godagama	MR - 2407	15	Private road	0.0022	K.L Sugathawansa & Others
97	Matara	Godagama	MR - 2407	18,19	Residential, Private road	0.0178	U.H Kapila Sisira Kumara & Others
98	Matara	Godagama	MR - 2407	20	Agricultural	0.0044	S Danapala De Silva
99	Matara	Godagama	MR - 2407	23	Non Agricultural	0.0093	Dadli Hettiarachchi
100	Matara	Godagama	MR - 2407	24	Non Agricultural	0.0026	Piyasena Amarasinghe
101	Matara	Godagama	MR - 2407	26	Residential	0.01	S.A Danapala & S.A Irangani

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
102	Matara	Godagama	MR - 2407	29	Commercial	0.0091	Bandusena Samarawickrama
103	Matara	Godagama	MR - 2407	33	Agricultural	0.028	H.D.C Pardnendis Yapa
104	Matara	Godagama	MR - 2407	37	Agricultural	0.0153	R.D Rathnayaka
105	Matara	Godagama	MR - 2407	38	Residential	0.0215	S.T Prasad
106	Matara	Godagama	MR - 2407	40	Private road	0.0021	K.J.E Iokuge
107	Matara	Godagama	MR - 2407	48	Agricultural	0.0241	B.P Ariyaratna & M.W G Pathmini
108	Matara	Godagama	MR - 2407	52	Agricultural	0.0158	Ananda Serasinghe & Others
109	Matara	Godagama	MR - 2407	55	Residential	0.0093	Samanmali Gamage
110	Matara	Godagama	MR - 2407	57	Non Agricultural	0.0083	C Gamage
111	Matara	Godagama	MR - 2407	58	Private road	0.001	M.K Duminda
112	Matara	Godagama	MR - 2407	59	Agricultural	0.0274	Lalith Wijewardhane
113	Matara	Godagama	MR - 2407	61	Agricultural	0.0025	Chithrapala Ruvanpathirana & Others
114	Matara	Godagama	MR - 2407	62	Non Agricultural	0.0023	Claimant not know
115	Matara	Godagama	MR - 2407	63	Non Agricultural	0.0066	J.C Ranaweera
116	Matara	Godagama	MR - 2407	66	Non Agricultural	0.0003	Claimant not know
117	Matara	Godagama	MR - 2459	1	Marshy Land	0.0067	Claimant not know
118	Matara	Godagama	MR - 2459	2	Marshy Land	0.0527	P.G. Gamini
119	Matara	Godagama	MR - 2459	3	Marshy Land	0.0194	Piyawathi Manamperi
120	Matara	Godagama	MR - 2459	4	Marshy Land	0.1205	Nandawathi Weerasekara
121	Matara	Godagama	MR - 2459	5	Marshy Land	0.001	Claimant not know
122	Matara	Godagama	MR - 2459	6	Marshy Land	0.0305	J. Weththasinghe
123	Matara	Godagama	MR - 2459	7	Marshy Land	0.0266	Karunawathi Weerasekara
124	Matara	Godagama	MR - 2459	8	Marshy Land	0.0486	Pathirage Seetha
125	Matara	Godagama	MR - 2459	9	Marshy Land	0.0227	M.A. Dyawathi
126	Matara	Godagama	MR - 2459	10	Marshy Land	0.0267	W.N.V Epa
127	Matara	Godagama	MR - 2459	11	Marshy Land	0.0321	D.H.A. Gunasekara
128	Matara	Godagama	MR - 2459	12	Non Agricultural	0.0052	M.M. Dayawathi

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner
129	Matara	Godagama	MR - 2481	1	Commercial	0.002	W.N. Premadasa
130	Matara	Godagama	MR - 2481	2,4	Agricultural	0.0384	W.A. Piyasena
131	Matara	Godagama	MR - 2481	6	Agricultural	0.0334	K.A.S.M. Rathnayake
132	Matara	Godagama	MR - 2481	7	Road	0.0063	K.A.S.M. Rathnayake & Lathish Ariyawansa
133	Matara	Godagama	MR - 2481	8	Non Agricultural	0.0722	Lathish Ariyawansa
134	Matara	Godagama	MR - 2481	9	Non Agricultural	0.198	Preethi Sampath Alas & Others
135	Matara	Godagama	MR - 2481	10	Residential	0.0014	C.L. Alas
136	Matara	Godagama	MR - 2481	11	Non Agricultural	0.0819	Kshanthy Alas
137	Matara	Godagama	MR - 2481	12	Non Agricultural	0.0006	W.K.A. Ranjani
138	Matara	Godagama	MR - 2481	13	Non Agricultural	0.0092	Kshanthy Alas & Sunimal Alas
139	Matara	Godagama	MR - 2481	15	Non Agricultural	0.0298	Sunimal Alas
140	Matara	Godagama	MR - 2481	18	Residential	0.0001	D.G. Haputhanthri
141	Matara	Godagama	MR - 2481	25	Non Agricultural	0.0091	U.L. Munasinghe

Source: Preliminary Plans prepared for A024 Road and information found during the RP updating exercise

List of affected Properties – Private Land and Structures

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
1	Matara	Nupe	MR-2424	4,5	Commercial	0.0086	J Wickramasinghe	183.5	Permanent, Secondary	Shop
2	Matara	Nupe	MR-2424	6	Commercial	0.0026	S.P Wickramasinghe	36.5	Permanent	Shop
3	Matara	Nupe	MR-2424	7	Commercial	0.0077	D.G Wickramasinghe	162	Permanent, Secondary	Shop
4	Matara	Nupe	MR-2424	8	Commercial	0.0062	W Abeysinghe	185	3 Permanent, Secondary, Temporary	Shop
5	Matara	Nupe	MR-2425	10	Commercial	0.008	K Kusumawathi	60	Permanent	House
6	Matara	Nupe	MR-2424	13	Residential	0.0048	K.W.P Chandika	57	Permanent	House
7	Matara	Nupe	MR-2424	14	Residential	0.0102	K.W.N Dammika	60	Permanent, Secondary, Temporary	Shop
8	Matara	Nupe	MR-2424	15	Commercial	0.0232	A.K Premalatha	124	Permanent, Secoundary,Temporary	Shop
9	Matara	Nupe	MR-2424	16	Commercial	0.0249	A.R Hewa Gajamange	133	Permanent, Secoundary,Temporary	Shop
10	Matara	Nupe	MR-2424	17	Commercial	0.0137	G.M.O Thilakerathne	162.5	Permanent, Secoundary,Temporary	Shop
11	Matara	Nupe	MR-2424	18	Commercial	0.0105	M Siriwardhana	71	Permanent, Secoundary,Temporary	Shop
12	Matara	Nupe	MR-2424	21,22, 23, 25	Commercial	0.001	R.K.Abeawardhana *	74.5	Permanent, Secoundary,Temporary	Shop
13	Matara	Nupe	MR-2424	29	Commercial	0.0101	R.T Samarakarathne	25	Permanent, Secoundary,Temporary	Shop
14	Matara	Nupe	MR-2424	31	Commercial	0.0177	L Samarakarathne	80	Permanent, Secoundary,Temporary	Shop
15	Matara	Nupe	MR-2424	34	Residential	0.0108	E.A.P Dayawathi	56.5	Permanent, Secoundary,Temporary	House
16	Matara	Welegoda East	MR-2424	36, 38	Commercial	0.0109	U.M Kodithuwakku	184	Permanent, Secoundary,Temporary	Shop
17	Matara	Welegoda East	MR-2424	37	Commercial	0.0043	K.G Wimalawathi	52	Permanent, Secoundary,Temporary	Shop
18	Matara	Welegoda East	MR-2424	41	Commercial	0.0097	H.W Sanath & Others	96	Permanent, Secoundary,Temporary	Shop

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
19	Matara	Welegoda East	MR-2424	42	Commercial	0.0209	M.Kaluarachchi & Others	109	Permanent, Secoundary,Temporary	Shop
20	Matara	Welegoda East	MR-2424	43	Commercial	0.0095	K.W Amitha & Others	42	Permanent, Secoundary,Temporary	Shop
21	Matara	Welegoda East	MR-2424	44	Commercial	0.009	S.L.M.C Nalaka & Others	66	Permanent, Secoundary,Temporary	Shop
22	Matara	Welegoda East	MR-2424	47	Residential	0.0074	B.S Premadasa	67	Permanent, Secoundary,Temporary	House
23	Matara	Welegoda East	MR-2424	49	Residential	0.0044	R.K Wegappuli	54	Permanent	House
24	Matara	Welegoda East	MR-2424	51	Residential	0.015	S. Wickramasekara	90	Permanent, Secondary	House
25	Matara	Welegoda East	MR-2424	54	Commercial	0.0048	H.M.A Lalith Chandra	10.5	Permanent, Secondary	Shop
26	Matara	Welegoda East	MR-2424	56	Commercial	0.0131	H.L.Sirisena	147.5	Permanent, Secondary, 2 Temporary	Shop
27	Matara	Welegoda East	MR-2424	61	Residential	0.0132	L Surendra	54	Secoundary,Temporary	House
28	Matara	Welegoda East	MR-2424	62	Residential	0.0208	S.P Gunasena	129.5	2 Permanent, Secoundary,Temporary	House
29	Matara	Welegoda East	MR-2424	63	Commercial	0.0492	N.T Abeygunarathne & Others	325	7 Permanent	Shop
30	Matara	Isadeen Town	MR -2417	2,3	Commercial	0.0803	I.D.W Dissanayaka	264.7	Permanent, Secoundary,Temporary	Shop & House
31	Matara	Isadeen Town	MR -2417	5	Commercial	0.0193	Menaka Jinadasa	72.5	Secoundary,Temporary	Shop
32	Matara	Isadeen Town	MR -2417	10	Commercial	0.006	D.B Abeygunasekara	25.7	Permanent, Secondary	Shop
33	Matara	Isadeen Town	MR -2417	15, 16	Commercial	0.0095	Nandani Pathirana & Others *	120	3 Permanent, Secondary	Shop
34	Matara	Isadeen Town	MR -2417	19	Commercial	0.0029	R.K.R.C.K Pathirana	50	Permanent	Shop
35	Matara	Isadeen Town	MR - 2417	23	Commercial	0.0056	R.K.P Sagadasa	24	Permanent	Shop
36	Matara	Isadeen	MR - 2417	26	Commercial	0.0124	K.G.B Signgno	72	Permanent	Shop

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
		Town								
37	Matara	Isadeen Town	MR - 2417	30,31	Commercial	0.0157	D.S Alahakoon	328.5	Permanent, Secondary	Shop
38	Matara	Isadeen Town	MR - 2417	34,35	Commercial	0.0078	W.A Siripala *	20.7	Permanent, Secondary	Shop
39	Matara	Isadeen Town	MR - 2417	38	Residential	0.0111	A.B Samaratadasa	45.7	Permanent, Secondary	House
40	Matara	Isadeen Town	MR - 2417	44	Commercial	0.0202	G.H Premasiri	108.7	Permanent, Secondary	Shop
41	Matara	Isadeen Town	MR - 2417	50	Residential	0.0114	A.N Nallaperuma	91.5	Permanent, Secondary	House
42	Matara	Isadeen Town	MR - 2417	51	Residential	0.009	W.A Siril Nona	41.5	Permanent, Secondary	House
43	Matara	Isadeen Town	MR - 2417	52	Commercial	0.0159	N.A Gunawardhane & Others	117	Permanent, Secondary	Shop & House
44	Matara	Isadeen Town	MR - 2417	53	Residential	0.0154	K.A Sri Wickrama	69.5	Permanent, Secondary	House
45	Matara	Weliweriya West	MR - 2417	56,57	Commercial	0.0732	Rev. Getamanne Dammakithi & Others	691.5	5 Permanent, Secondary, Transformer	Shop & House
46	Matara	Weliweriya West	MR - 2417	58, 59	Commercial	0.0083	W.G Dagles De Silva & Others *	216.8	Permanent, Secondary	Shop & House
47	Matara	Weliweriya West	MR - 2417	60,61	Residential	0.0106	U.G Gunasekara	390.7	Permanent, Secondary	House
48	Matara	Weliweriya West	MR - 2417	62	Residential	0.0119	A.B Tanisan De Silva	63.7	Permanent, Secondary	House
49	Matara	Weliweriya West	MR - 2417	66	Commercial	0.0081	R Wickramasekara & Others	52.5	Permanent, Secondary	Shop & House
50	Matara	Weliweriya West	MR - 2417	70	Commercial	0.0101	B.S R Wanigasekara	46.7	Permanent, Secondary	Shop
51	Matara	Weliweriya West	MR - 2417	74, 75	Commercial	0.0083	N Athapaththu	40.5	Permanent, Secondary	Shop
52	Matara	Weliweriya West	MR - 2417	76,77	Residential	0.0088	S Kahakachchi *	69	Permanent, Secondary	House
53	Matara	Weliweriya	MR - 2417	37,78,79	Commercial	0.0197	K.A Piyasiri	98.2	2 Permanent, Secondary	Shop

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
		West								
54	Matara	Weliweriya West	MR - 2417	80	Commercial	0.0188	N Jayasinghe	189.7	2 Permanent, Secondary	Shop
55	Matara	Weliweriya West	MR - 2417	81	Commercial	0.0125	K Athapaththu	34.2	3 Permanent, Secondary	Shop & House
56	Matara	Weliweriya West	MR - 2417	82	Commercial	0.0025	S.S Athapaththu	87.5	2 Permanent, Secondary	Shop
57	Matara	Weliweriya West	MR - 2417	83	Commercial	0.0038	C Athapaththu	42	Permanent	Shop
58	Matara	Weliweriya West	MR - 2417	84	Commercial	0.0049	A.B Anura De Silva	7	Permanent, Secoundary,Temporary	Shop
59	Matara	Weliweriya West	MR - 2417	86,87,89	Commercial	0.0074	U.H Chandrakumara	68.2	3 Permanent, Secondary	Shop
60	Matara	Weliweriya West	MR - 2417	88	Commercial	0.0024	N Mallawarachchi	30	Permanent	Shop
61	Matara	Weliweriya West	MR - 2417	90	Commercial	0.0047	W.G Dharmadasa & Others	69.7	4 Permanent	Shop
62	Matara	Weliweriya West	MR - 2417	91	Commercial	0.0001	T.A.W Rajapaksha	2	Permanent	Shop
63	Matara	Weliweriya West	MR - 2417	92	Commercial	0.0001	W.G.S Nayanajith	1.2	Permanent	Shop
64	Matara	Weliweriya West	MR - 2417	93	Commercial	0.0001	K Abeygunaratne & Others	2.7	Permanent	Shop
65	Matara	Weliweriya West	MR - 2417	94,96	Commercial	0.011	M.I.M Isadeen & Others	241.1	4 Permanent	Shop
66	Matara	Weliweriya West	MR - 2417	95	Commercial	0.0061	D.P.M Renuka	96	2 Permanent	Shop
67	Matara	Weliweriya West	MR - 2417	97	Commercial	0.0033	H.G.S Chaminda	72	Permanent	Shop
68	Matara	Weliweriya West	MR - 2417	98	Commercial	0.003	K.M.A Jayantha	81	Permanent	Shop
69	Matara	Weliweriya West	MR - 2417	99	Commercial	0.0019	A Lokuhetti	22.5	Permanent	Shop
70	Matara	Weliweriya West	MR - 2417	100	Commercial	0.0018	S.G Plliyaguru & Others	18	Permanent	Shop

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
71	Matara	Weliweriya West	MR - 2417	101	Commercial	0.0026	S.H Gamage	31.5	Permanent	Shop
72	Matara	Weliweriya West	MR - 2417	105	Commercial	0.0105	N Pandithasekara	31.4	Permanent	Shop & House
73	Matara	Weliweriya West	MR - 2417	106	Residential	0.0059	A Pandithasekara	9	2 Permanent	House
74	Matara	Weliweriya West	MR - 2417	107	Commercial	0.0091	M Pandithasekara	30	Permanent	Shop
75	Matara	Weliweriya West	MR - 2417	108	Commercial	0.0082	W.K.N Deepika	39	2 Temporary	Shop
76	Matara	Weliweriya West	MR - 2417	112	Commercial	0.0121	K.A.P Jayathilake	276.5	3 Permanent , Secondary	Shop
77	Matara	Weliweriya West	MR - 2417	113	Commercial	0.0193	G.G Wijayarathne & Others	347	2 Permanent, Secondary	Shop & House
78	Matara	Weliweriya West	MR - 2417	114	Residential	0.0112	A.A Senarath & Others	187.7	Permanent, Secondary	House
79	Matara	Weliweriya West	MR - 2417	115	Residential	0.035	Amarangani Herath	137.2	Permanent, Secondary	House
80	Matara	Weliweriya West	MR - 2417	116	Residential	0.015	H.L.G.C Wanigasekara	93.5	Permanent	House
81	Matara	Hiththetiya West	MR - 2409	1	Residential	0.0068	G.R Saruwa Bandara	74	Permanent, Secondary	House
82	Matara	Hiththetiya West	MR - 2409	3	Residential	0.0157	A.H Kodippili	142	Permanent, Secondary	House
83	Matara	Hiththetiya West	MR - 2409	6	Commercial	0.0016	G.H Ariyadasa	17	Permanent, Secondary	Shop
84	Matara	Hiththetiya West	MR - 2409	9	Residential	0.0006	Gunasoma Wijewickrama	12	Permanent	House
85	Matara	Hiththetiya West	MR - 2409	10	Residential	0.0045	I.K Amarasinghe	30	Secoundary,Temporary	House
86	Matara	Hiththetiya West	MR - 2409	11	Residential	0.0046	K.W kithsiri Bandu	37.5	Permanent, Secoundary,Temporary	House
87	Matara	Hiththetiya West	MR - 2409	13	Commercial	0.0185	I.W Wijesena	11	Permanent, Secondary	Shop

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
88	Matara	Hiththetiya West	MR - 2409	14,15,17,18,19,20,	3 Commercial, Residential, Non Agricultural	0.2685	Rev. Godagama Choolalankarabhidhana & Others	205.9	4 Permanent, Secondary, 2 Temporary	2 Shop, House, Shop & House
89	Matara	Hiththetiya West	MR - 2409	23	Residential	0.04	L Ranjith De Silva Sapukotana *	9.5	Permanent, Secondary	House
90	Matara	Hiththetiya West	MR - 2409	25	Residential	0.0062	H.L.D Ariyasiri	20	Permanent, Secondary	House
91	Matara	Hiththetiya West	MR - 2409	27,28	Commercial	0.0095	U.H Chandrakumara	93	Permanent, Secondary	Shop
92	Matara	Hiththetiya West	MR - 2409	Fu	Commercial	0.0089	G Hettiarachchi	102	Permanent, Secondary	Shop
93	Matara	Hiththetiya West	MR - 2409	33,34	Residential	0.0105	N.N.M.P Amarasiri	157	Permanent, Secondary	House
94	Matara	Hiththetiya West	MR - 2409	35,36	Commercial	0.0213	M.G Pathmini	129	Permanent, Secondary	Shop
95	Matara	Hiththetiya Meda	MR - 2409	38	Residential	0.025	M.K Chandrakumara	64	Permanent, Secondary	Shop
96	Matara	Hiththetiya Meda	MR - 2409	47	Residential	0.0417	G Wijewickrama	2.5	Permanent, Secondary	House
97	Matara	Hiththetiya Meda	MR - 2409	48	Residential	0.0151	P.W Sarath & Others	53	2 Permanent,	House
98	Matara	Hiththetiya Meda	MR - 2409	49	Commercial	0.0088	L.H Witharana	122	Permanent, Secondary	Shop & House
99	Matara	Hiththetiya Meda	MR - 2409	50	Commercial	0.0044	M.H Witharana	46.5	2 Permanent,	Shop & House
100	Matara	Hiththetiya Meda	MR - 2409	51	Residential	0.0217	Kusumapala Senanayake	176	2 Permanent, Secoundary,Temporary	House
101	Matara	Hiththetiya Meda	MR - 2431	4	Commercial	0.007	W.A Dayananda	82.5	Permanent, Secondary	Shop
102	Matara	Hiththetiya Meda	MR - 2431	5	Residential	0.0093	U.C Rohini	28	Permanent	House
103	Matara	Hiththetiya Meda	MR - 2431	8	Commercial	0.0122	H.A Gnanawathi	81	Permanent	Shop

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
104	Matara	Hiththetiya Meda	MR - 2431	9	Commercial	0.0084	H.A Priyantha	47	Permanent, Secondary	Shop
105	Matara	Hiththetiya Meda	MR - 2431	15	Residential	0.0151	H.L Sumanathissa	46	Secoundary,Temporary	House
106	Matara	Hiththetiya Meda	MR - 2431	16	Commercial	0.0104	H.L Wimalasena	14	Temporary	Shop
107	Matara	Hiththetiya Meda	MR - 2431	29	Commercial	0.0108	N.H Nandani	39	Permanent, Temporary	Shop & House
108	Matara	Hiththetiya West	MR - 2431	37	Residential	0.0155	D.P Siripala	128	Permanent, Secondary	House
109	Matara	Hiththetiya Meda	MR - 2431	41	Commercial	0.0109	H.W Lalani	50	2 Permanent	Shop & House
110	Matara	Hiththetiya West	MR - 2431	42	Residential	0.0065	W.A Jayantha	75.5	Permanent, Secondary	House
111	Matara	Hiththetiya West	MR - 2431	43	Residential	0.0067	W.A Chandrasena	78.2	Permanent, Secondary	House
112	Matara	Hiththetiya West	MR - 2431	44	Commercial	0.0102	K Rohan Kumara	60	Permanent	Shop
113	Matara	Hiththetiya Meda	MR - 2431	46	Commercial	0.0093	H.M Dicson	85	Permanent, Secondary	Shop & House
114	Matara	Hiththetiya Meda	MR - 2431	48	Residential	0.0111	E.W Laxman	73	Permanent, Secondary	House
115	Matara	Hiththetiya West	MR - 2431	49	Commercial	0.0067	L.G Widanarachchi	75	Permanent	Shop
116	Matara	Hiththetiya West	MR - 2431	50	Residential	0.0082	K.H Asantha	49	Permanent, Secondary	House
117	Matara	Hiththetiya West	MR - 2431	51	Residential	0.0062	E.W Jayasiri Susantha	71	Permanent, Secondary	House
118	Matara	Hiththetiya West	MR - 2431	52	Commercial	0.0031	E.W Jayasiri Wasantha	38.5	Permanent	Shop
119	Matara	Hiththetiya Meda	MR - 2431	54	Commercial	0.0056	E.W Saman Keerthi	122	Permanent, Secondary	Shop & House
120	Matara	Hiththetiya Meda	MR - 2431	55	Residential	0.0081	E.W Sanath Ranjana	22	Permanent	House
121	Matara	Hiththetiya	MR - 2431	57	Residential	0.024	P Hettiarachchi	183.5	Permanent, Secondary	House

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
		Meda								
122	Matara	Hiththetiya West	MR - 2431	59	Residential	0.0122	Saman Lal Withana	4	Permanent	House
123	Matara	Hiththetiya West	MR - 2431	60	Residential	0.0118	B.G Madarasinghe	81	2 Permanent, Secondary	House
124	Matara	Hiththetiya West	MR - 2431	61	Residential	0.0087	S Palliyaguruge	66	Permanent, Secondary	House
125	Matara	Hiththetiya Meda	MR - 2431	62	Residential	0.0134	G.H Premawathi	166.5	Permanent, Secondary	House
126	Matara	Hiththetiya Meda	MR - 2431	63	Residential	0.0147	P.K Somawathi	189.5	2 Permanent, Secondary	House
127	Matara	Hiththetiya West	MR - 2431	64	Residential	0.0107	H.M.S Tharanga	48.5	Permanent, Secondary	House
128	Matara	Hiththetiya Meda	MR - 2431	67	Commercial	0.0022	Siri Saman Pathirana	69.5	Permanent	Shop
129	Matara	Hiththetiya Meda, Hiththetiya West	MR - 2431	68,69	Commercial	0.0233	E.W Anulawathi	118.5	2 Permanent, Temporary	Shop
130	Matara	Godagama	MR - 2414	1	Commercial	0.0089	S.P Dharmasena	36	Permanent	Shop
131	Matara	Godagama	MR - 2414	2	Commercial	0.0166	Mahinda Samarawickrama	127.5	2 Permanent	Shop & House
132	Matara	Godagama	MR - 2414	4	Residential	0.0219	H.M.A Karunadasa	12	Secondary,Temporary	House
133	Matara	Godagama	MR - 2414	6	Commercial	0.0085	L.L Rone	88.2	2 Permanent, Secondary	Shop & House
134	Matara	Godagama	MR - 2414	7	Commercial	0.0156	W.U Dahanayake	120	Permanent, Secondary	Shop & House
135	Matara	Godagama	MR - 2414	8	Commercial	0.0178	Maulis Ranasinghe	51.5	Permanent	Shop
136	Matara	Godagama	MR - 2414	13	Residential	0.0235	W.W G Jayantha	1.5	Permanent	House
137	Matara	Godagama	MR - 2414	14	Residential	0.0089	U.V Gamage	39.2	Permanent, Secondary	House
138	Matara	Godagama	MR - 2414	15,16	Residential	0.0186	R Withanagamage	48.7	Permanent, 2 Secondary	House
139	Matara	Godagama	MR - 2414	18	Commercial	0.0071	H.G.M.A Premathilake	49	Permanent	Shop & House
140	Matara	Godagama	MR - 2414	19	Commercial	0.0059	Henri Wickramarachchi	84	Permanent, Secondary	Shop

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
141	Matara	Godagama	MR - 2414	20	Commercial	0.0113	A.H Kodippili & Others	63.5	Permanent, Secondary	Shop
142	Matara	Godagama	MR - 2414	22	Residential	0.0112	Semi Liyanage	49.5	Permanent, Secondary	House
143	Matara	Godagama	MR - 2414	23	Commercial	0.0118	K Wellappili	102	Permanent, 2 Secondary	Shop
144	Matara	Godagama	MR - 2414	24	Residential	0.0105	Siripala Samarawickrama	48	Permanent, Secondary	House
145	Matara	Godagama	MR - 2414	25	Commercial	0.0164	K.D Samarawickrama	154.5	Permanent, Secondary	Shop & House
146	Matara	Godagama	MR - 2414	38	Residential	0.0056	S.L.G Samalatha	1	Permanent	House
147	Matara	Godagama	MR - 2414	40	Residential	0.0112	K.W Amarawathi & Others	26	Permanent, Secondary	House
148	Matara	Godagama	MR - 2414	44	Commercial	0.0114	L.H Kalyani	90	2 Permanent	Shop
149	Matara	Godagama	MR - 2414	46	Residential	0.01	U Samarawickrama	98	Permanent	House
150	Matara	Godagama	MR - 2414	47	Commercial	0.0141	R.D Samarawikrama	175.5	Permanent, Secondary	Shop
151	Matara	Godagama	MR - 2414	49	Commercial	0.0072	Somapala Aththanayake	20	Permanent	Shop
152	Matara	Godagama	MR - 2414	52	Residential	0.014	U.H Prasad Indunil	50	2 Permanent, Secondary	House
153	Matara	Godagama	MR - 2414	53	Residential	0.0121	G.G Nandani	39	Permanent	House
154	Matara	Godagama	MR - 2414	55	Residential	0.025	S.H Pathirana & Others	91	3 Permanent	Shop & House
155	Matara	Godagama	MR - 2414	56	Commercial	0.023	L Samarawickrama	56	Permanent, Secondary	Shop
156	Matara	Godagama	MR - 2414	57	Residential	0.0128	D Samarawickrama	70	Permanent	House
157	Matara	Godagama	MR - 2414	58	Residential	0.0269	A.D Samarawickrama	6	Permanent, Secondary	House
158	Matara	Godagama	MR - 2414	59	Residential	0.007	H.G Sumanatissa	5	Permanent	House
159	Matara	Godagama	MR - 2414	60	Residential	0.0105	S.K.H Gajanayake	45.5	Permanent, 2 Secondary	House
160	Matara	Godagama	MR - 2414	61	Commercial	0.0099	Indrani Samarawickrama	24	Permanent	Shop
161	Matara	Godagama	MR - 2414	62	Commercial	0.0531	Rev. Godagama Choolalankara	78	Permenant,Temporary	Shop
162	Matara	Godagama	MR - 2414	64	Commercial	0.0145	T.G Wickramasinghe	44	Permanent	Shop
163	Matara	Godagama	MR - 2414	66,67	Commercial	0.0249	W.T Upananda	122.5	3 Permanent	Shop & House
164	Matara	Godagama	MR - 2414	69	Commercial	0.0108	K.L Indrani	40	Permanent	Shop & House

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
165	Matara	Godagama	MR -2407, MR - 2481	2,24	Commercial	0.0139	B.K.P Gunawardhane	65	Permanent	Shop & House
166	Matara	Godagama	MR - 2407	3	Residential	0.0174	L.R.A Gunawardhane	38.7	Permanent, Secondary	House
167	Matara	Godagama	MR - 2407	4	Residential	0.0167	H.M Chandrasiri	81	Permanent, Secondary	House
168	Matara	Godagama	MR - 2407	5	Commercial	0.0066	Kalyani Gunawardhane	77.25	Permanent, Secondary	Shop
169	Matara	Godagama	MR - 2407	6	Residential	0.0143	G.I Kodithuwakku	124.5	Permanent, Secondary	House
170	Matara	Godagama	MR - 2407	7	Residential	0.0271	P.C Wijegunawardhane	156.7	Permanent, Secondary	House
171	Matara	Godagama	MR - 2407	9	Commercial	0.0172	Swarna Kodikara	24.5	Permanent	Shop
172	Matara	Godagama	MR - 2407	11,30	Commercial, Residential	0.0364	H.M Karunasena	60	2 Permanent, Secondary	Shop & House
173	Matara	Godagama	MR - 2407	12	Residential	0.0095	Asilin Pathirana	21.2	Permanent, 2 Secondary	House
174	Matara	Godagama	MR - 2407	13	Residential	0.0152	Sumana Gunawardhana	3.5	Permanent, Secondary	House
175	Matara	Godagama	MR - 2407	17	Residential	0.0015	U.H Anura Somathilaka	24.7	Permanent, 2 Secondary	House
176	Matara	Godagama	MR - 2407	21	Residential	0.0274	S.A Danapala & S.A Irangani	43	Permanent, 2 Secondary	House
177	Matara	Godagama	MR - 2407	22,25	Residential, Commercial	0.0254	H.M.A Ranjani	69.2	1 Permanent, 2 Secoundary,Temporary	Shop & House
178	Matara	Godagama	MR - 2407	27	Residential	0.0163	H.A Premasiri	58.5	2 Permanent, 4 Secondary	House
179	Matara	Godagama	MR - 2407	28	Residential	0.0129	K.M Karunawardhane	51	2 Permanent, Secondary	House
180	Matara	Godagama	MR - 2407	31	Residential	0.0125	Amarasena Samarawickrama	0.5	Permanent	House
181	Matara	Godagama	MR - 2407	41	Residential	0.015	E.L.H Jayaneththi & E.L Jinadasa	39	Permanent	House
182	Matara	Godagama	MR - 2407	42	Commercial	0.027	W.A Lional	10	Permanent	Shop
183	Matara	Godagama	MR - 2407	43	Residential	0.0028	E.L.H Jayaneththi & Gunadasa Wijewardhane	7.8	Permanent	House
184	Matara	Godagama	MR - 2407	44	Commercial	0.0158	K.A.G Gunawathi & K.Gayani Ranathunga	104.2	2 Permanent, Secondary	Shop
185	Matara	Godagama	MR - 2407	45	Residential	0.0063	S.A Chandralatha	49.7	Permanent, Secondary	House

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
186	Matara	Godagama	MR - 2407	47	Residential	0.0166	L.J Ruvan Pathirana	89.7	Permanent, Secondary	House
187	Matara	Godagama	MR - 2407	49	Commercial	0.0064	R.A Suni	75.5	Permanent	Shop
188	Matara	Godagama	MR - 2407	50	Commercial	0.0093	R.A Gunapala	95	Permanent	Shop & House
189	Matara	Godagama	MR - 2407	51	Residential	0.0093	R.A Seelawathi	49.5	Permanent	House
190	Matara	Godagama	MR - 2407	53	Commercial	0.0238	Premawathi Senanayake	83	2 Permanent, Secondary	Shop & House
191	Matara	Godagama	MR - 2407	56	Residential	0.0179	T.I Gamage & Others	24.7	Permanent	House
192	Matara	Godagama	MR - 2407	60	Commercial	0.0078	Sunil Ruvanpathirana	103	Permanent	Shop
193	Matara	Godagama	MR - 2407	64	Commercial	0.0086	Wasantha Ranaweera	84	Permanent	Shop & House
194	Matara	Godagama	MR - 2407	65	Residential	0.0098	J.C Ranaweera	96.2	Permanent	House
195	Matara	Godagama	MR - 2481	3	Commercial	0.0487	W.A. Buddadasa	422.5	Permanent, Secondary	Shop
196	Matara	Godagama	MR - 2481	5	Residential	0.091	W.N.V. Epa & K.K.G Chintha Manel	123	Permanent, Secondary	House
197	Matara	Godagama	MR - 2481	14	Commercial	0.0198	Nanada Hewa Madduma	308	Permanent, 2 Secondary	Shop & House
198	Matara	Godagama	MR - 2481	16	Residential	0.004	Ariyadasa Amarasinghe Gunawardena	1.5	Permanent	House
199	Matara	Godagama	MR - 2481	17	Commercial	0.0479	W.K.A. Ranjani	347.5	2 Permanent, Secondary, Temporary	Shop & House
200	Matara	Godagama	MR - 2481	19	Commercial	0.0062	D.G. Haputhanthri	72	Permanent	Shop
201	Matara	Godagama	MR - 2481	20	Commercial	0.0153	E.W. Suneth Priyankara	16	Permanent	Shop
202	Matara	Godagama	MR - 2481	23	Residential	0.0261	A.S. Gnawathi	247	2 Permanent, Secondary, Temporary	House
1	Matara	Noope	MR - 2424	1	Commercial	0.0035	H. J Samarasinghe	11.5	Secondary	
2	Matara	Noope	MR - 2424	2	Residential	0.007	T Wickramasinghe	24.5	Secondary	
3	Matara	Noope	MR - 2424	3	Commercial	0.0063	C Wickramasinghe	4.5	Secondary	
4	Matara	Noope	MR - 2424	9	Commercial	0.0151	K.G Laxman	30	Secondary	
5	Matara	Noope	MR - 2424	19	Residential	0.0179	M.A Ariyasena	43.5	Secondary	
6	Matara	Noope	MR - 2424	20	Commercial	0.0061	K.A Premachandra	19.5	Secondary	

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
7	Matara	Noope	MR - 2424	26	Residential	0.0166	M.D Jayasooriya & Others	54	Secondary	
8	Matara	Noope	MR - 2424	27	Residential	0.0037	T.G Manawadu	13.5	Secondary	
9	Matara	Welegoda East	MR - 2424	40	Commercial	0.0091	P.M Abeygunawardhana	2	Secondary	
10	Matara	Welegoda East	MR - 2424	50	Commercial	0.0038	W.J.P Deerasekara	11	Secondary	
11	Matara	Welegoda East	MR - 2424	52	Commercial	0.0132	P.H Kandambi	43.5	Secondary	
12	Matara	Welegoda East	MR - 2424	53	Residential	0.0112	K.W Nandasiri	39	Secondary	
13	Matara	Welegoda East	MR - 2424	58	Residential	0.0113	H.L Leelasena	43.5	Secondary	
14	Matara	Welegoda East	MR - 2424	60	Residential	0.0115	R.M Vitharana & Others	24	Secondary	
15	Matara	Isadeen Town	MR - 2417	6	Commercial	0.0132	Bhanthi Jinadasa	30.7	Secondary	
16	Matara	Isadeen Town	MR - 2417	7,8	Commercial	0.0115	P.A Gunasekara & Others	48.7	Secondary	
17	Matara	Isadeen Town	MR - 2417	11	Commercial	0.0059	K.K Nimal	8.2	Secondary	
18	Matara	Isadeen Town	MR - 2417	29	Commercial	0.0016	Ariyawathi Witharana & Others	23.2	Secondary	
19	Matara	Isadeen Town	MR - 2417	36	Commercial	0.0102	D.Y Akalanka	31.5	Secondary	
20	Matara	Isadeen Town	MR - 2417	40	Commercial	0.0138	N Abeywickrama	47.2	Secondary	
21	Matara	Isadeen Town	MR - 2417	42	Commercial	0.0099	T.L Gunawardhane	21.7	Secondary	
22	Matara	Isadeen Town	MR - 2417	43	Commercial	0.0231	A Wanniarachchi	12.7	Secondary	
23	Matara	Isadeen Town	MR - 2417	45	Residential	0.0056	N.S Meemaduwa	12.7	Secondary	
24	Matara	Isadeen Town	MR - 2417	46	Residential	0.0141	N Dissanayake Yapa	41.2	Secondary	

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
25	Matara	Isadeen Town	MR - 2417	48	Residential	0.0053	R Abeysinghe	22.5	Secondary	
26	Matara	Weliweriya West	MR - 2417	63	Non Agricultural	0.006	M.A.D Sooriyawansa	22.5	Secondary	
27	Matara	Weliweriya West	MR - 2417	65	Residential	0.0184	P.R Wickramasurendra	60	Secondary	
28	Matara	Weliweriya West	MR - 2417	67	Commercial	0.0129	L Gunadasa	39	Secondary	
29	Matara	Weliweriya West	MR - 2417	73	Residential	0.0126	K.A Upasena	48	Secondary	
30	Matara	Weliweriya West	MR - 2417	85	Commercial	0.0044	Sarath Bandara	8.2	Secondary	
31	Matara	Weliweriya West	MR - 2417	103	Commercial	0.0075	S.M Palliyaguru & Others	114.2	Secondary	
32	Matara	Weliweriya West	MR - 2417	104	Commercial	0.0002	J.K Palliyaguru & Others	9.7	Secondary	
33	Matara	Weliweriya West , Hiththetiya West	MR - 2417, MR - 2431	111, 14	Residential, Agricultural	0.0077	W.M Weerasinghe & Others	33.7	Secondary	
34	Matara	Hiththetiya West	MR - 2409	4	Residential	0.0142	Wineetha Haththotuwa	51	Secondary	
35	Matara	Hiththetiya West	MR - 2409	5	Residential	0.0073	R.M Witharana	6	Secondary	
36	Matara	Hiththetiya West	MR - 2409	12	Agricultural	0.0112	W.A Siripala	11	Secondary	
37	Matara	Hiththetiya West	MR - 2409	21,22	Residential	0.0048	A.H Mrambage	18	Secondary	
38	Matara	Hiththetiya Meda	MR - 2431	3	Non Agricultural	0.0003	Claiment Not Know	12	Secondary	
39	Matara	Hiththetiya West	MR - 2431	13	Residential	0.0078	Upul Dissanayake	9	Secondary	
40	Matara	Hiththetiya West	MR - 2431	36	Residential	0.0137	H.M.D Chishantha	10.5	Secondary	
41	Matara	Hiththetiya	MR - 2431	38	Residential	0.0027	Shantha Subasinghe &	10.5	Secondary	

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Owner	Area of affected structure Sq. m.	Type of Structure	Use of structure
		Meda					Others			
42	Matara	Hiththetiya Meda	MR - 2431	40	Commercial	0.0188	H Withanage	57	Secondary	
43	Matara	Godagama	MR - 2414	9	Residential	0.014	D.K Jennona	51	Secondary	
44	Matara	Godagama	MR - 2414	11	Residential	0.0142	I.K Choolasena	1.5	Secondary	
45	Matara	Godagama	MR - 2414	17	Residential	0.0079	C.N Samarawickrama	36	Secondary	
46	Matara	Godagama	MR - 2414	21	Commercial	0.0084	A Chandani Wickramarachchi	21	Secondary	
47	Matara	Godagama	MR - 2414	27	Non Agricultural	0.0198	Daya Wijewardhane	3.7	Secondary	
48	Matara	Godagama	MR - 2414	31	Commercial	0.0049	W.A Nihal	3	Secondary	
49	Matara	Godagama	MR - 2414	32	Agricultural	0.0062	D.A Gunasekara	10.5	Secondary	
50	Matara	Godagama	MR - 2414	39	Residential	0.0044	Karunaratne Samarawickrama & Others	4.5	Secondary	
51	Matara	Godagama	MR - 2414	48	Residential	0.0071	Nihal Samarawickrama	6	Secondary	
52	Matara	Godagama	MR - 2414	50	Residential	0.007	H.K Chaminda	2	Secondary	
53	Matara	Godagama	MR - 2414	63	Residential	0.0127	J.C Ranaweera	34.5	Secondary	
54	Matara	Godagama	MR - 2414	68	Residential	0.0105	R.S liyanage	4.5	Secondary	
55	Matara	Godagama	MR - 2414	72	Commercial	0.0096	Janaka Samarawickrama Liyanage	9	Secondary	
56	Matara	Godagama	MR - 2407	16	Commercial	0.0061	G.B Abeygunawardhane	8.2	Secondary	
57	Matara	Godagama	MR - 2407	32	Agricultural	0.0162	N.N.K Samarawickrama	30	Secondary	
58	Matara	Godagama	MR - 2407	34	Residential	0.0043	H.A Janakhantha	6.75	Secondary	
59	Matara	Godagama	MR - 2407	35	Residential	0.0046	S.N Samarawickrama	6.75	Secondary	
60	Matara	Godagama	MR - 2407	36	Residential	0.0174	W.A.S.K Jayawardhane	1.5	Secondary	
61	Matara	Godagama	MR - 2407	39	Residential	0.0059	R.D Vararathne	21.7	Secondary	
62	Matara	Godagama	MR - 2407	54	Residential	0.0137	L Sriyani Rupasinghe	57	Secondary	
63	Matara	Godagama	MR - 2459	13	Residential	0.0016	D.H.A. Gunasekara	13.5	Secondary	
64	Matara	Godagama	MR - 2481	21	Agricultural	0.0051	D.K.Dias	7.5	Secondary	

Source: Preliminary Plans prepared for A024 Road and information found during the RP updating exercise

List of Affected Common Properties – Land and Structures

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Function of the Institution	Affected Area (Ha)	Area of affected structure sq.m.	Type of Structure	Name of the Institution
1	Matara	Welegoda East	MR - 2417	39	School	Educational	0.0096	54.5	Permanent	Rahula Collage, Old Boys Society
2	Matara	Isadeen Town	MR - 2417	54, 55	School	Educational	0.0844	272.7	3 Permanent, Secondary	Rahula Collage, Matara
3	Matara	Godagama	MR - 2414	43	School	Educational	0.012	55.5	Permanent, Secondary	Anagarika Dharmapala Collage, Godagama
4	Matara	Hiththetiya Meda	MR - 2409	42	Temple	Religious	0.174	68.6	Secondary, Transformer	Hiththetiya Raja Maha Viharaya
5	Matara	Godagama	MR - 2407	46	Temple	Religious	0.0242	106.5	Permanent, Secondary	Godagama Sri Pantharamaya
6	Matara	Weliweriya West	MR - 2417	69	Cemetery	Community	0.0072	15.5	Secondary	Cemetery
7	Matara	Nupe	MR- 2424	32	Cemetery	Community	0.0319	80	Secondary	Cemetery
8	Matara	Welegoda East	MR-2424	46	Cemetery	Community	0.0152	59	Secondary	Cemetery
9	Matara	Hiththetiya Meda	MR-2409	43	Cemetery	Community	0.034	18	Secondary	Cemetery
10	Matara	Hiththetiya West	MR-2431	65	Cemetery	Community	0.0063	7	Secondary	Cemetery

Source: Preliminary Plans prepared for A024 Road and information found during the RP updating exercise

List of Affected Properties – Government Land

SI No.	DS Division	GN Division	P Plan No.	Lot No.	Use of Land	Affected Area (Ha)	Name of the Institution
1	Matara	Nupe	MR - 2424	33	Road	0.0034	Industrial Development Board
2	Matara	Weliweriya West	MR - 2417	109	Non Agricultural	0.001	Urban Council Matara
3	Matara	Hiththetiya Meda	MR - 2431	19	Transformer	0.0018	Ceylon Electricity Board
4	Matara	Godagama	MR - 2481	22	Commercial	0.0038	Co-Operative Society

Source: Preliminary Plans prepared for A024 Road and information found during the RP updating exercise

නිමිකම් දුර්ගකය

අනිමිවීමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරිජ්‍යා/ අවශ්‍යතාවය	වගකීම
අ) කැණිකාර්මික ඉඩම්				
වග කරන ලද ඉඩම් අනිමිවීම	නිමිකම් ඔප්පු හෝ මියාපදිංචි සහතික සහිකරුවන්.	<p>සියලු මූල්‍යමය ගෙවීම් ප්‍රතිස්ථානගත කිරීමේ පිරිවයේ පදනම් කොට ගෙන ගෙවනු ලැබේ. වගාවන් අනිමිවීම සඳහා වන මූල්‍යමය ගෙවීම් වෙළඳපොල වට්නාකම මත නිරන්තර කරනු ලබන අනර අවනැන් වුවෙකුට තම ආදායම් උපයන නිමිකම් වලින් 10% හෝ රට වැඩි ප්‍රමාණයක් අනිමි වුවහොත් හෝ ඉඩම් අන්පත් කරගැනීමේ හා ප්‍රතිස්ථානගත කිරීමේ කම්ටුව (ලාර්ක්) මගින් තහවුරු කරගත් පරිදි විකි ඉඩමේ ඉතිරි කොටස ආර්ථිකමය ලෙස ප්‍රයෝගනයක් ගත නොහැකි තත්ත්වයට පත්වේ ඇත්තම් පහත ක්‍රියාලාර්ග වලින් විකක් අනුගමනය කළහකිය.</p> <p>1. ඉඩමේ ඉතිරි කොටස ගෞරික වගයෙන්</p> <p>වග කටයුතු සඳහා යොදු ගැනීමට නොහැකි නම් වම කොටස සඳහා ප්‍රතිස්ථානගත කිරීමේ පිරිවය මත මූල්‍යය වන්දියක් ගෙවනු ලබන අනර වන්දි ගෙවීම වෙළඳපොල වට්නාකම මත සිදු නොවන විට බහු වර්ෂික වගාවන්ති අස්වනු නොලිම සඳහා සාධාරණ කාලසීමාවක් බ්‍රා දෙනු ලැබේ.</p> <p>2. අනිමි ඉඩමට, ඉඩමක් ලබාගැනීමේ විකල්පය බ්‍රාගන්නා අවනැන්වුවන් වෙන විශේෂතාවක් දක්වනු ලැබේ. ඒ අනුව වම ප්‍රදේශයෙන්ම, වම විලඳුයිතාවම සහිතව ලබාගත හැකි තත්ත්වයේ පවතින ඉඩමක් බ්‍රාදීම</p>	<p>පිටත වසන්තිය ප්‍රතිස්ථාපනය හා අනිමි ව දේපල වෙනුවෙන් ගෙවීම් සිදු කිරීම.</p> <p>* මාර්ග සංවර්ධන අධිකාරිය,</p> <p>* ප්‍රධාන තක්සේරුකරු,</p> <p>*ප්‍රාදේශීය ලේකම්,</p> <p>* ලාර්ක්,</p> <p>* ලාර්ක්</p>	

අතිම්වීමේ ස්වභාවය	හිමිකම් සහිත පුද්ගලයන්	හිමිකම්	පරමාර්ථය / අවගෘහනය	වගකීම
		<p>හෝ</p> <p>ප්‍රතිස්ථානගත කිරීමේ පරිවැය මත පදනම්ව සම්පූර්ණ වන්දි මුදල ලබාදීමට කටයුතු කරනු ලැබේ.</p> <p>ඉඩමේ කොටසක් අතිම් වී යාම නිසා ඉඩම් අන්පත් කරගැනීමේ පහත යටතේ හෝ ලාංක් යටතේ මූල්‍ය වන්දි ලබාදීම සිදු කෙරේ.</p>		
කැසිකාර්මික ඉඩම් සඳහා ප්‍රවේශ මාර්ග අතිම්වීම.	කුලියට, බඳ්දට සිටින්නන්.	<p>ඉඩම් සඳහා වන්දියක් ලබා තොදේ.</p> <p>බදුකරු හෝ කුලිකරු විසින් වගකර ඇත්තම් ඒ සඳහා වෙළඳපොල මිල පදනම් කරගෙන වන්දි ලබා දෙයි.</p> <p>බදු ගිවිසුමේ හෝ කුලි ගිවිසුමේ ඉතිරි කාලය සඳහා ගුද්ධ ආදායම අඩු වීම වෙනුවෙන් මූල්‍ය වන්දි ලබා දෙනු ලැබේ.</p>	<p>බේග වග අතිම් වීම වෙනුවෙන් හා ආදායම් මාර්ග ප්‍රතිස්ථාපනය වෙනුවෙන් වන්දි ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය,</p> <p>* ප්‍රධාන තක්සේරුකරු,</p> <p>*ප්‍රාදේශීය ලේකම්,</p> <p>* ලාංක්,</p>
කැසිකාර්මික ඉඩම් සඳහා ප්‍රවේශය අතිම්වීම.	අද ගොවීන්	<p>ඉඩම් සඳහා වන්දියක් ලබා තොදේ.</p> <p>අතිම් වන බේග වගවත් වෙනුවෙන් වෙළඳපොල අගය මත වටිනාකම ගෙවනු ලැබේ.</p> <p>පිවිකා වෘත්තිය මාරැවීම සම්බන්ධව අද ගිවිසුමේ ඉතිරි කාලය වෙනුවෙන් හානියට පත්වන ඉඩම් කොටස තුළ පවතින බේග වගවත්ව සමාන ප්‍රමාණව වන්දි ගෙවීමට සිදු කෙරේ.</p>	<p>බේග වග අතිම් වීම හා පිවිකා ප්‍රතිස්ථාපනය සඳහා වන්දි ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය,</p> <p>* ප්‍රධාන තක්සේරුකරු,</p> <p>*ප්‍රාදේශීය ලේකම්,</p> <p>* ලාංක්,</p>
කැසිකාර්මික ඉඩම් සඳහා ප්‍රවේශය අතිම්වීම.	පුද්ගලික ඉඩම් තුළ හිමිකම් රහිත හෝ අනවසර පදිංචිකරුවන්	<p>ඉඩම් සඳහා වන්දි ගෙවීමක් සිදු තොකෙරේ.</p> <p>විම පුද්ගලය විසින් වග කොට තිබේ නම්, ඒ වෙනුවෙන් වෙළඳපොල අගය මත වන්දි ගෙවීමක් සිදු කෙරේ.</p>	<p>බේග වග අතිම් වීම හා පිවිකා ප්‍රතිස්ථාපනය සඳහා වන්දි ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය,</p> <p>* ප්‍රධාන තක්සේරුකරු,</p> <p>*ප්‍රාදේශීය ලේකම්,</p> <p>* ලාංක්,</p>
අ) වාසය්වාන භූමි හා ගොඩනගිලි				
පදිංචි ඉඩම් හා ගොඩනගිලි අතිම්වීම.	හිමිකම් ඔප්ප හෝ මියාපදිංචි සහ සහතික සහිත හිමිකරුවන්.	<p>ඉඩම් හා ගොඩනගිලි සඳහා වන සියලුම ගෙවීම ප්‍රතිස්ථානගත කිරීමේ පිරිවැය මත පදනම්ව ගෙවනු ලැබේ.</p> <p>ඉතිරිව ඇති ඉඩම් කොටස ගොඩනගිල්ල තිබූ නත්ත්වයෙන් හෝ ඒ ඉඩමේම නැවත සකස් වීමට හෝ තක්සේරුකරු,</p>	<p>විනාග වූ දේපල සඳහා ගෙවීම කිරීම, පවතින ඉඩමේම හැවත සකස් වීමට හෝ තක්සේරුකරු,</p>	<p>* මාර්ග සංවර්ධන අධිකාරිය,</p> <p>* ප්‍රධාන තක්සේරුකරු,</p>

අතිම්වේලී ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවගෘහනය	වගකීම
		<p>හා සමාන හොඳ තත්ත්වයකින් නැවත ස්වාපනය කිරීමට ප්‍රමාණවත් නම්, එ සඳහා මුදලින් වන්දි ගෙවීමක් සිදු කරනු ලැබේ.</p> <p>නැවත ගොඩනගීම සඳහා අවගෘහ ප්‍රමාණයේ ඉඩ ප්‍රමාණයක් නොමැති අවස්ථා වලදී පහත පරිදි කටයුතු කරනු ලැබේ.</p> <p>1. උපකරණ, උච්ච යන්දියට කිහිද අඩු කිරීමකින් නොරව ප්‍රතිස්වානගත කිරීමේ පිරිවය පදනම් කොට ගෙන වන්දි ලබා දෙනු ලැබේ.</p> <p>2. නැවත පදිංචිය සඳහා ස්වානයක් තෝරා ගැනීමට ලාංකික සහාය ලබාදීම.</p> <p>3. යට් තත්ත්වයට පත් කිරීමේ පැකේෂය G2, ස්වානය මාරු කිරීම සඳහා වන දීමනාව.</p> <p>4. තම වාසස්වානය සම්පූර්ණයෙන් අහිමිවුවන් සඳහා රු.150,000/= - රු.500,000/= දක්වා වූ අමතර දීමනාවකට නිමිකම් ලැබේ.</p> <p>5. උරුම නිමිකම් නොමැතිවුවන් සඳහා විකල්ප ඉඩමක් බොගැනීමට ලබාදෙන දීමනාව ස්වානය පදනම් කොට ගෙන රු.100,000/= - රු.250,000/= දක්වා අගයක් ගති.</p> <p>ස්වානය මත පදනම්ව රු.20,000/= -</p>	විකල්ප ඉඩමක නැවත ස්වානගත විමට සහායවීම හා සංස්කරණීක කාල පරිවේශ්දයේදී සහයෝගය බඳීම.	*ප්‍රාදේශීය ලේකම්, * ලාංකික,

අතිම්වීමේ ස්වභාවය	හිමිකම් සහිත පද්ගලයන්	හිමිකම්	පරමාර්ථය / අවගත්තාවය	වගකීම																	
		රු.100,000/= කුල් දීමනාවක් ගෙවනු ලැබේ. (ප්‍රාදේශීය සහ සිමාව තුළ) හිමිකම නොසැලකා නිව්‍යකට ලබා දෙන අවම දීමනාව රු. 300,000/= කි.																			
කුල් පහත යටතේ වන නිවාස හා වෙළඳසැල්	හිමිකරු, කුලිකරු, බදුකරු.	<p>නැවත සකස් කිරීමේ ගාස්තු හා ව්‍යවස්ථාපිත දීමනා හිමිකරු හා දැනට පදිංචිව සිටින්නා අතර පහත සඳහන් පරිදි බෙදා යයි.</p> <p>නැවත ස්වාන්‍යතා කිරීමේ වියදම මත ලබා දෙන වන්දී පහත සඳහන් පරිදි බෙදා යයි.</p>	<p>පදිංචිව සිටි කාලය මත පදනම් වී ඇති සමානව වන්දී ලබාදීම.</p> <table border="1"> <thead> <tr> <th rowspan="2">යෝගා කාලය</th> <th colspan="2">ගෙවීම් ප්‍රතිශතය</th> </tr> <tr> <th>යෝගකාය</th> <th>හිමිකරු</th> </tr> </thead> <tbody> <tr> <td>වසර 20ට වඩී</td> <td>75</td> <td>25</td> </tr> <tr> <td>වසර 10 - 20</td> <td>50</td> <td>50</td> </tr> <tr> <td>වසර 05 - 10</td> <td>25</td> <td>75</td> </tr> <tr> <td>වසර 05 ට අඩු</td> <td>10</td> <td>90</td> </tr> </tbody> </table>	යෝගා කාලය	ගෙවීම් ප්‍රතිශතය		යෝගකාය	හිමිකරු	වසර 20ට වඩී	75	25	වසර 10 - 20	50	50	වසර 05 - 10	25	75	වසර 05 ට අඩු	10	90	<p>* මාරුග සංවර්ධන අධිකාරීය, * පුද්ගල තක්සේරුකරු, * ප්‍රාදේශීය ලේකම්,</p>
යෝගා කාලය	ගෙවීම් ප්‍රතිශතය																				
	යෝගකාය	හිමිකරු																			
වසර 20ට වඩී	75	25																			
වසර 10 - 20	50	50																			
වසර 05 - 10	25	75																			
වසර 05 ට අඩු	10	90																			
කුල් වාසස්ථාන අතිම්වීම.	කුලිකරු, බදුකරු.	කුල් වාසස්ථානයෙන් සොටසක් අනිම් වීමෙදී අවනැන්වූ පද්ගලයට හිමිකරුගේ අනුමතිය මත තවදුරටත් එහි රුදී සිටිමට හෝ එම ස්වාන්‍යයෙන් බැහැරවීමට අදාළක් කරයි නම් රු.15,000/= ක මුළුඡමය සහායක් හා නව කුල් ස්වාන්‍යක් සොයා ගැනීමේ සහාය ලබා දේ.	<p>ඉතිරි බදු කාලය සඳහා වන මුළුඡමය වට්නාකම, කුල් දීමනාව සඳහා මුදල්මය ගෙවීමක් , නව කුල් ස්වාන්‍යක් සොයා ගැනීම උදෙසා සහාය හා සංකුලතික කාලපරිච්ඡේදයේදී සහාය ලබාදීම.</p>	<p>* මාරුග සංවර්ධන අධිකාරීය, * පුද්ගල තක්සේරුකරු, *ප්‍රාදේශීය ලේකම්, * ලාංජක්,</p>																	
වාසස්ථාන අතිම්වීම.	හිමිකම් රහිත අවසර රහිත හෝ අනවසර පදිංචිකරුවන්	ඉඩම් සඳහා ගෙවීමක් කරනු නොලැබේ. ප්‍රතිස්ථානයෙන් කිරීමේ පිරිවයේ මත ගෙවීම් කරනු ලැබේ. වහිදී ප්‍රතිසංස්කරණයට හෝ නැවත විම ඉඩමෙකිම	අනිම් වූ දේපල වෙනුවෙන් ගෙවීම් කිරීම, විම ඉඩමෙකිම	<p>* මාරුග සංවර්ධන අධිකාරීය, *ප්‍රාදේශීය</p>																	

අතිම්වීමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය / අවස්ථාවය	වගකීම
		<p>ගොඩනගිමට අදාළව දුව්‍යමය හෝ මුදල් ආධාර ලබා දෙනු ලැබේ. අදාළ ඉඩම රාජයේ ඉඩමක් නම් අවනැන් වූ පුද්ගලයාට අවසර ලබාගෙන විම ඉඩම මතම නැවත ගොඩනගිම සිදු කළහකි අතර අදාළ ඉඩම පොදුගලික විකක් නම් විම ඉඩම අත්හැර වෙනත් ස්ථානයක පදිංචි විමට විම පුද්ගලයාට දිරි ගන්වන අතර විනිදි සංක්‍රමණික ආධාර G 1, සහ පුනරුග්‍රෑපන පැකේස් G 1 (ii) හා G 2 ලබා දෙනු ලැබේ.</p> <p>ගොඩනගිල්ලන් කොටසක් අත්පත් කර ගත් අවස්ථාවකදී ගෙවීම් තිරණය කරනුයේ ගොඩනගිල්ලේ අතිම් වූ පුමාණය පදනම් කරගෙනය.</p>	<p>හෝ වෙනත් විකල්ප ස්ථානයක නැවත ස්ථානගතවීමට අදහස් කරය නම් එම සඳහා සහයෝගය බඳුදීම හා සංක්‍රමණික කාලපරිච්ඡේදෝලු සහාය බඳුදීම.</p>	<p>ලේකම්, * ලාංකික,</p>

අ/ වාණිජ ගොඩනගිල්ල හා ඉඩම්

වාණිජ ඉඩම් හා ගොඩනගිල්ල අතිම්වීම.	නිමිකරු / ලියාපදිංචි ව්‍යාපෘතිය ව්‍යාපෘතිය සහ ගොඩනගිල්ල අතිම්වීම් සඳහා ප්‍රතික්වානගත කිරීමේ පරිවය පදනම් කරගෙන ගෙවනු ලැබේ. ඉතිරි ඉඩම් කොටස ගොඩනගිල්ල නැවත තිබූ තත්වයට පත් කිරීමට හෝ හොඳ තත්වයකින් ගොඩනගිමට පුමාණවත් ලෙස ප්‍රතික්වානගත කිරීමේ දීමනා ගෙවිය යුතුය.	<p>නැවත ගොඩනගිල්ල නැවත ගොඩනගත තුරු ආදායම් අතිම්වීම වෙනුවෙන් කරනු ලබන ගෙවීම.</p> <p>නැවත ගොඩනගිල්ල ඉඩ කිරීමට පුමාණවත් නොවන අවස්ථා වලදී පහත ක්‍රියාමාර්ග වලට යොමු වියහැක.</p> <p>(1) ගොඩනගිල්ල අතිම්වීම වෙනුවෙන් සියලු ගෙවීම් ප්‍රතික්වානගත කිරීමේ පරිවය පදනම් කරගෙන සිදු කෙරේ (දුව්‍යමය හා කාර්මික). මෙහිදී අගය අතු වූ හෝ</p>	<p>නැවත ගොඩනගිල්ල සකස් කරන තුරු ඔවුන්ගේ විකින් ගෙවීම් ලැබුණු ව්‍යාපෘති ගොඩනගිල්ල නැවත ඉඩ කිරීම අරඹන අතර පුද්ගය විළුපෙනෙලු කර තිදහස් කර දීම විකිග වූ කාලසීමාව තුළදී සිදු කරයි.</p>	<p>* මාර්ග සංවර්ධන අධිකාරීය, * පුදාන තක්සේරුකරු, *ප්‍රඛේදය ලේකම්, * ලාංකික,</p>
-----------------------------------	--	--	---	---

අනිම්වමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය/ අවගෘහනය	වගකීම
		<p>ගලවාගත් දුවන වලට වටිනාකම අඩු නොකෙරේ.</p> <p>(2) නැවත ස්ථානගත කිරීමේ දී විකල්ප ස්ථානයක් සොයාගැනීම සඳහා ලාංච් සහාය ලබාදීම හෝ අවතැන් වූ පුද්ගලය ඉල්ලා සිටි නම් ඉඩම් පවතින ආකාරය අනුව වැඩිදුයුතු නොකළ කොටස් යට් ස්වභාවයට පත් කිරීමට යන වියදම්. ආදායම අනිම් විමකදී ගෙනුම් පොත් වල සඳහන් පරිදි ඉදෑධ ලාංයේ මධ්‍යනය මෙන් තුන් ගුණයක ප්‍රමාණයක් හෝ ඉඩම් අත්කර ගැනීමෙන් හෝ පිවන මාරු ප්‍රතිස්ථාපනය ප්‍රදානය කර වසර 3ක කාලයක් පහුපසට ගෙනුනය කර ඒ අනුව වඩා වැඩි ප්‍රමාණයක් ප්‍රදානය කෙරේ.</p> <p>(3) ගෙනුම් පොත් තබා නොගත්තා විටදී 06 මසක ඉදෑධ ලාංයට සමාන ගෙවීමක් හෝ</p> <p>(4) පිවන වසන්තිය සඳහා සහඟායක් ලෙස රු. 15,000/= ක් හෝ වැඩි ප්‍රමාණයක්</p> <p>(5) ප්‍රනරැත්ස් පන පැකෙළුප G 2 , G2 (ii) අවගෘහ විටදී.</p>	ආදායම් මාරු ප්‍රතිස්ථාපන හා සංකුමත් පහසුකම් සහය දෙනු ලැබේ.	
වාණිජ ගොඩනැගිලි අනිම්වම.	කුලිකරු / ලියපදිංචි ව්‍යාපාරය පවත්වා ගෙන යන්න).	<p>ගොඩනැගිල්ලෙන් කොටසක් පමණක් බලපෑමට ලක්වන්නේ නම් අවතැන් වූ පුද්ගලයට නිමිකරුගේ විකාරාවය තිබේ නම් විමිම වාසය කළහැක.</p> <p>මහු විම ස්ථානයෙන් ඉවත්ව යාමට ඇදහක් කරය නම් රු. 15,000/= ක මුළු උපකාරයක් හා ව්‍යාපාරය නැවත ස්ථාපනය කිරීම සඳහා සුදුසු ස්ථානයක් සොයා ගැනීමට සහාය වීම.</p> <p>* ආදායම අනිම් විම වෙනුවෙන් වාර්ෂික</p>	<p>පිවිකා වසන්තිය ප්‍රතිස්ථාපනය සඳහා මුළු ගෙවීම්,</p> <p>විකල්ප කුල ස්ථානයක් සොයා ගැනීම සඳහා සහාය වීම,</p> <p>ආදායම් මාරු අනිම්වම</p>	<p>* මාරු සංවර්ධන අධිකාරීය,</p> <p>* ප්‍රධාන තක්සේරුකරු, *ප්‍රාදේශීය ලේකම්,</p> <p>* ලාංච්,</p>

අනිම්වීමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය / අවශ්‍යතාවය	වගකීම
		<p>ගුද්ධ ආදායමෙහි මධ්‍යනය මෙන් තුන් ගුණයක් නොඉක්මවන ප්‍රමාණයක් ගෙනුම් පොන් වලට අනුකූලව,</p> <p>* ඉඩම් අන්තර ගැනීමෙන් හෝ පිවිකා ප්‍රතිස්ථාපනය ප්‍රදානය කිරීමට පෙර වසර 3ක ආදායම</p> <p>යන එ්වායින් වඩා වැඩි ප්‍රමාණය ප්‍රදානය කෙරේ. ගෙනුම් පොන් තබා නොගන්නා නොගන්නා විටද මාස 06 ක ගුද්ධ ලාභයට සමාන ප්‍රමාණයක් හෝ රු. 15,000/= ක පිවන වෘත්තිය සහනුයක් යන එ්වායින් වඩා වැඩි ප්‍රමාණය ප්‍රදානය කෙරේ.</p> <p>ගොඩනගිල්ලෙන් සොටසක් අන්තර් කර ගනී නම් ගෙවීම් කිරීම පිණිස සළකා බලනුයේ ගොඩනගිල්ලේ අනිම් වූ ප්‍රමාණයට සමානුපාතිකවය.</p>	වෙනුවෙන් සහාය වීම.	
වාත්‍යාරා ගොඩනගිල්ල අනිම්වීම.	මයාපදිංචි නොකළ ව්‍යාපාරයක නිමිකරු / පවත්වා ගෙන යන්නා). / අනවසර පදිංචිකරු	<p>ගොඩනගිල් සඳහා සියලු දීමනා ප්‍රතිස්ථාපනය කිරීමේ පිරිවය පදනම් කරගෙන සිදු කරනු ලැබේ.</p> <p>ආදායම් මාර්ග අනිම්වීම සඳහා මාස 06ක ආදායමට සමාන ගෙවීමක් හෝ පිවිකා වෘත්ති සහායක් යන එ්වායින් වඩා වැඩි දීමනාව.</p> <p>බලපෑමට ලක්වූ ඉඩම රජයේ නම් අවසර සහිතව නැවත විකිම පදිංචිවීමට හෝ පොද්ගලික ඉඩමක් නම් විම ඉඩම අන්තර විකල්ප ස්ථානයක් තොරා ආදායම අනිම්වීම ගැනීමට අනුබල ලබා දෙනු ලැබේ. ප්‍රනරුස්ථාපන පැකේෂ G 2 හා G 2(ii) අවශ්‍ය විටද.</p>	<p>පිවිකා වෘත්තිය ප්‍රතිස්ථාපනය සඳහා මුළුන ගෙවීමක් කිරීම,</p> <p>විකල්ප කුම් ස්ථානයක් සොයා ගැනීම සඳහා සහාය වීම,</p> <p>සංකුමතික කාලපරිවිෂේෂයේදී අන්තර විකල්ප ස්ථානයක් තොරා ආදායම අනිම්වීම ගැනීමට අනුබල ලබා දෙනු ලැබේ. වෙනුවෙන් සහායක් ලබාදීම.</p>	<p>* මාර්ග සංවර්ධන අධිකාරීය, * පුද්බාන නක්සේරුකරු, *ප්‍රඛේදීය ලේකම්, * ලාංඡක්,</p>
අඟ වෙනත් පොද්ගලික නිමිකම් හා දුට්‍රිය ගොඩනගිල්				
වෙනත් පොද්ගලික	ගොඩනගිල් නිමිකරුවන්	ප්‍රතිස්ථාපනය කිරීමේ පිරිවය මත පදනම්ව සියලු ගෙවීම් සිදු කරනු ලැබේ.	අනිම්වීම හා නැවත ස්ථානය	* මාර්ග සංවර්ධන

අනිම්වීමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය / අවගෘහනය	වගකීම
දේපල හෝ ද්වීතිය ගොඩනැගිලු සම්පූර්ණයෙන් හෝ කොටසක් අනිම් විම. (උදු: එළිමහන් වැකිකිලි, වී ගබඩා, සහ්ත්ව පටිච්ච, ගෙපැල)	(මුධමේ නිමිකම ප්ලිබඳ සඳහා බලෝමක්න් නොරව)	ගොඩනැගිල්ල නිවු තත්ත්වයටම හෝ ගොඳ තත්ත්වයට පත් කරගැනීම උදෙකා වැයවන වියදම හෝ නැවත ගොඩනැගිල්ල ස්ථාපනය සඳහා මුළුනමය සහාය.	සඳහා ගෙවීම් සිදු කිරීම.	අධිකාරිය, * පුදාන නක්සේරකරු, *ප්‍රජාදේශය ලේකම්, * ලාර්ක්,
කොහොන් කොන්, ස්මාරක අනිම් විම.	සියලු නිමිකරුවන්	ඡකාගොන් කොතක් සඳහා නැවත ගොඩනැගිමට යන වියදම ආගමික ලත්කව සඳහා යන වියදමද ඇතුළත්ව ගෙවනු ලැබේ. අවගෘහ නම් නැවත ස්ථාපනය හෝ එක් කොහොන් කොතක් සඳහා රු. 15,000/= ක දීමනාවක් ලබාදීම සිදු කෙරේ.	අනිම්වීම හා නැවත ස්ථාපනය අවගෘහවලි ගෙවීම් සිදු කිරීම.	* මාර්ග සංවර්ධන අධිකාරිය, * පුදාන නක්සේරකරු, *ප්‍රජාදේශය ලේකම්, * ලාර්ක්,
ඉ) යකිගා නිපුණත්තේ කුලියට ගත් කමිකරුවන්ගේ ආදායම් මාර්ග අනිම්වීම				
ඉ) (1) නාවකාලික බලපෑමට ලක්වුවන්				
ව්‍යාපාරය නැවත ස්ථාපනය කරන අනරුදුර (උදු: ඉතිරි ඉඩිම් කොටස නැවත ස්ථාපනය හෝ එම පුද්ගය තුළම නැවත ගොඩනැගිම)	පොද්ගලික හෝ රජයේ වැටුප් ලබන සේවකයින් හෝ දෙශනික කමිකරුවන්.	රු. 15,000/= ක මුළුනමය ගෙවීමක් හෝ මාස 03 ක වැටුප යන දෙකින් වැඩි ප්‍රමාණය.	දැනට සිටින සේවකයින් රඳවා තබා ගැනීමට ව්‍යාපාර දිරි ගත්වන අනර නැවත ස්ථාපනය කරන කාලපරිවිෂේෂය තුළ ආදායම් අනිම්වීමට යම් ගෙවීමක් සිදු කිරීම.	* මාර්ග සංවර්ධන අධිකාරිය, * පුදාන නක්සේරකරු, * ලාර්ක්,
ඉ) (2) ස්ථාවරව බලපෑමට ලක්වුවන්				
ව්‍යාපාර ස්ථානය වෙනත්	සියලුම බලපෑමට ලක්ව	රු. 15,000/= ක මුළුනමය ආධාරයක් හෝ මාස 03 ක වැටුප යන දෙකින් වැඩි ප්‍රමාණය.	අනිම් ව්‍ය ආදායම වෙනුවෙන් ගෙවීමක් සිදු	* මාර්ග සංවර්ධන

ර්) වෘත්තීය හා ප්‍රවරිත බෝග වගා (අ කොටසේ ඇතුළත්ය)

බෝග හා වසක්ෂ විනාශ වීම.	පොදුගලික හෝ රජයේ ඉඩමක බෝග හෝ ගස්වැල් වගා කළ පුද්ගලය) ගස් පොදුගලික හිමිකම් සහිත නම් දැව, හිමිකරුට බඩා දෙන අනර ගස් රජයේ ඉඩමක පවති නම් දැව රාජ්‍ය දැව සංස්ථාවට බඩා දෙයි. (මෙහිදි ඉඩමේ අයිතිය ඇත්ද යන්න කළකා නොබැලේ.)	හිමිකරුට ගස් හා බෝග වගාවන් පැවත්තාව ගෙවීම් , වෙළඳපොල වට්නාකම මත සිදු කෙරේ. කුලිකරුවින්ට ඔවුන් වෙන ගෙවීම් සිදු කෙරේ. අද ගොවින් කදානා අද ගොවි ගොවින්ට අනුව බෝග කදානා ගෙවීම් හිමිකරු හා අදුගොවිය අතර බෙදා දෙයි. සියලු දෙනාට බෝග නෙලා ගැනීමට මුළුක දැනුම්දිමක් සිදු කරන අනර බෝග නෙලුම ප්‍රාග්ධික නොවන වටදා බෝග වගාවන් කදානා බෝග වගාවන්හි ගුදුධ වට්නාකම ලබා දෙනු ලැබේ. පරිතින බෝග වගා හා වසක්ෂ වෙනුවෙන් වෙළඳපොල වට්නාකම අනුව මුළුනමය ගෙවීමක් කරනු ලැබේ. පොදුගලික ඉඩම් වලන් සම්පත් ලබාගැනීමේ අයිතිය (දද: දැව හෝ දර වගයෙන්) , සියලු කපා ඉවත් කළ ගස් අයිතිකරුවින්ට ලබා දෙනු ලැබේ.	අමිමිටීම වෙනුවෙන් ගෙවීම් කරනු ලැබේ. ඉඩමේ විළදුයිනාවය , ගැක වර්ගය, ගයේ වයස, බලපෑමට ලක් වූ ගස් වල හිෂ්පාදන බාරිනාව පදනම්ව ලබන ගෙවීම හිරණ්‍ය කරනු ලැබේ.	* මාර්ග සංවර්ධන අධිකාරීය, * ප්‍රධාන තක්සේරුකරු, *ප්‍රාදේශීය ලේකම්, * ලාංක්,
-------------------------------	--	---	---	--

අහිමිවලේ ස්වභාවය	නිමකම් සහිත පුද්ගලයන්	නිමකම්	පරමාර්ථය/ අවගත්තාවය	වගකීම
උ) පිටත වෘත්තිය ප්‍රතිස්ථාපනය හා ප්‍රතිස්ථාපන සහාය				
උ) (1) උපකරණ ප්‍රවාහන දීමනාව				
වාසය්වාන ගොඩනැගිල නැවත සකස් කිරීම.	එම ස්වානයේම නැවත සකස් කරන හෝ නැවත ගොඩනැගීම සිදු කරන අවනැන්වුවන්.	මුළුමය ගෙවීමක් (කානුමත්තික දීමනා) රු. 5,000/= සිට රු.15,000/= දක්වා, ගෙධීම වර්ග ප්‍රමාණය මත පදනම් වේ මෙම ගෙවීම සිදු කරනු ලැබේ.	අවකිරය වෙනුවෙන් කරන ගෙවීම සහ නිවයේ බිම වර්ග ප්‍රමාණය ගොඩනැගීම සඳහා ගෙවීම්.	* මාර්ග සංවර්ධන අධිකාරීය, * ප්‍රධාන නක්සේරුකරු, * ලාංක්,
වාසය්වාන නැවත ස්වානයන වන අවනැන්වුවන්.	නැවත ස්වානයන වන අවනැන්වුවන්.	රු. 5,000/= සිට රු.15,000/= දක්වා වන ප්‍රමාණයක් නව ස්වානයකට ප්‍රවාහනය වීම සඳහා වාසය කළ නිවාසයේ බිම වර්ග ප්‍රමාණය මත පදනම්ව ගෙවනු ලැබේ.	නිවැසියන් හා වාත්‍යා දුව්‍ය ඉතිරි වූ හා නව ගොඩනැගිල දුව්‍ය ප්‍රවාහනය සඳහා දීමනාවක් බොද්ධිම.	* මාර්ග සංවර්ධන අධිකාරීය, * ප්‍රධාන නක්සේරුකරු, * ලාංක්,
උ) 2) ප්‍රහුණු කිරීම් හා ලබාදීම්				
ප්‍රවිකා වෘත්තියට වන ස්වීර බලපෑම	අවනැන්වුවන් / නිවැසියන්	රු.15,000/= පිටත වෘත්තිය ප්‍රතිස්ථාපන දීමනාවක් එක් එක් නිවැසියෙකුට ලබාදෙනි. (මිට අමතරව වෘත්තිය සහාය හා වෘත්තිය මග පෙන්වීම, මුළු ආයෝජනය හා ආර්ථිකමය වාසිදායී ස්වානයක ව්‍යාපාරය ස්වානය කිරීම උදෙකා ලබාදෙනි.)	ස්වාවර තොවු ආදායම් මාර්ග අහිමිවීම පිළිබඳව සඡ්‍ර ගෙවීමක් කරනු තොලැබේ. ව්‍යාපාරය නැවත ස්වානයන කිරීමට අවගෙන සහාය ලබාදීම හෝ අවනැන් වූ පුද්ගලයාට අලුතින්ම ව්‍යාපාරය ආරම්භ කිරීමට සිදු වේ නම් මුළුක ප්‍රග්ධනයක් ලබාදීම.	* මාර්ග සංවර්ධන අධිකාරීය, * ප්‍රධාන නක්සේරුකරු, * ලාංක්,
ප්‍රවිකා වෘත්තියට ස්වීරව සිදුවන බලපෑම	බලපෑමට ලක් වූ ඉඩම් වල ඉතිරි වූ බරපතල මෙස	ඉඩමේ ඉතිරි කොටසේ විලදායිනාව වැඩි කිරීම උදෙකා උපකාර ලබාදීම. (උදා: වැඩි විලදාවක් සහිත බිජ වග කිරීම, බෝග විවිධාංගකරණය, නව බිජ වර්ග හැඳුන්වාදීම)	සාකච්ඡා වලදී ඉඩනාගස් පරිදි ප්‍රවතින කෙශ්‍යකාර්මික සේවා සඳහා	* මාර්ග සංවර්ධන අධිකාරීය, * ප්‍රධාන

අහිම්වීමේ ස්වභාවය	හිමිකම් සහිත පුද්ගලයන්	හිමිකම්	පරමාර්ථය / අවශ්‍යතාවය	වගකීම
	බලපෑමට ලක් වූ ගොවීන්		පුවෙශය හා නව සේවා සංවර්ධනය කිරීම පවතින ආර්ථික මූලාශ්‍ර වෙන පුවෙශයට සහාය දීම, කෘෂිකාර්මික දෙපාර්තමේන්තුව, කුඩා තේවතු අධිකාරීය, පොල් සංවර්ධන මණ්ඩලය, රඛර් පාලන දෙපාර්තමේන්තුව, කෘෂිකාර්මික සේවා දෙපාර්තමේන්තුව ආදියෙන් කරනු ලබන සංවර්ධන හා පුහුණු කිරීම්.	නක්සේරුකරු, * ලාංකික,

උ) විශේෂ සහාය ලබාදීම්

කුමුදී නොවන අනිකුත් කෘෂිකාර්මික ඉඩම් සිදුකම් උග්‍ර විනාශ විමට වන්දි ගොවීමේදී (අ) සහ (ආ) යටතේ ඇති අධිනමයන් අදාළ වේ. ව්‍යවස්ථාපිත වන්දියෙන් 5% ක ප්‍රමාණය අවමය රු. 10,000/= කට හා උපරිම රු.100,000/= කට යටත්ව ගොවීම සිදු කරනුයේ මාර්ග සංවර්ධන අධිකාරීය / ප්‍රාදේශීය ලේකම් කාර්යාල දිනට හෝ රට කළේ හිස් කරන ලද තුම්ය හාර දෙපි නමිය.	හිමිකරු හිමිකරු හා නැවත සේවාපනය සඳහා ගොවීම් සිදු කිරීම්.	අහිම්වීම හා නැවත සේවාපනය සඳහා ගොවීම් සිදු කිරීම්.	* මාර්ග සංවර්ධන අධිකාරීය, * පුදාන නක්සේරුකරු, *ප්‍රාදේශීය ලේකම්,
විශේෂ සහාය දෙපාල හාර අවශ්‍ය වන දෙන අවස්ථාවන් වෙන වන විශේෂ සිදුකම් උග්‍ර විනාශ විමට වන්දි හෝ අස්වනු නොලා ගැනීමට ප්‍රමාණවන් කාලයක් ලබා දෙන ලැබේ.	ගොඩනැගිල්ලේ ව්‍යවස්ථාපිත වට්නාකමෙන් 25% ක් කරුණුකාශය දීමනාවක් ලෙස ගොවනු ලැබේ. හිස් කරන ලද දෙපාල මාර්ග සංවර්ධන අධිකාරීය හෝ ප්‍රාදේශීය ලේකම් කාර්යාලය විසින් නියම කළ දිනට පෙර හාර දෙන විට අවමය රු. 25,000/= ක්	අවතැන් ව්‍යවන්ගේ අත්පත් කරගත් දෙපාල තියුම් කාලයට හාර දීමට දීර්ඝ ගැන්වීම්.	*ප්‍රාදේශීය ලේකම්, *නක්සේරු දෙපාර්තමේන්තුව * මාර්ග

၅) အမာဖိယ လွှဲပဲ

ගොඩනගේලි	ප්‍රාදේශීය	සාමාජිය ගොඩනගේලි , යටිනල පහසුකම්,		
හා අනිකුත්	ලේකම්,	පොදු පහසුකම් යනාදිය පැවති		* ලාංක්,
ව්‍යුහයන්	සාමාජිය	ස්ථානයේ නැවත තිබූ පරිදිම සකස්		
අනිම්වීම	දේපල වලින්	කිරීම හෝ හොඳ තත්ත්වයෙන් සකස්		
(උද): පාසැල්	ප්‍රතිලාභ ලබන	කිරීම, බලපෑමට ලක් වූ ජනනාව හා		
පන්සල්,	ගම්, ග්‍රාමිය	අදාළ ආයතන සමග පැවති සාකච්ඡා		
ප්‍රතිකාර	ජනනාව හා	වලදී හඳුනාගත් විකල්ප ස්ථාන වල		
මධ්‍යස්ථාන,	යටිනල	නැවත ක්වාපනය කිරීම, සාමාජිය		
තාප්ප ආදිය)	පහසුකම් හා	පහසුකම්, යටිනල පහසුකම්, ගොඩනගේලි		
යටිනල	සම්පත්.,	ප්‍රතිසංස්කරණය හා ප්‍රතිස්ථාපනයට අදාළ		
පහසුකම්	සාමාජිය	සියලු මූල්‍යමය ගෙවීම්.		
(උද): ග්‍රාමිය	දේපල වලින්			
මාර්ග,	ප්‍රතිලාභ ලබන			
අඩ්පාර,	ප්‍රාදේශීය			
පාලම්,	අධිකාරීන්.			
වාරීමාර්ග,				
නල ලි.,				
යනාදි ජල				
සම්පාදන				
ස්ථාන)				
පොදු				
පහසුකම්				

අතිම්වීමේ ස්වභාවය	නිමිකම් සහිත පුද්ගලයන්	නිමිකම්	පරමාර්ථය / අවගසනාවය	වගකීම
(ලද): ජල කැපයුම්, සාමාජිය වනාන්තර)				
ඒ) වන්පාසනීය බලපෑම නිසා කිදුවන බලපාරෙත්තු නොවූ බලපෑම්				
මෙති සඳහන් ව්‍යවසායාපින සැකස්ම හි එකින වී ඇති මූලධර්ම අනුව වන්පාසනීය මගින් කිදුවන බලපාරෙත්තු නොවන අභින්තර බලපෑම් තක්සේරු කිරීමට හා අවම කිරීමට පියවර ගනි.				

Details of consultation held during RP updating exercises

1. W.A. Buddadasa,
Godagama Road, Palatuwa
(Hotel Owner) He will lose approximately 50 perches of land (including entire hotel, bakery, house and garden). He likes to develop his business in this particular area and expects compensation amount of 0.6 million rupees per perch. Also he will lose his livelihood and requested proper assistance from Government.
2. I.K. Bandhu,
“Samanthi”, Godagama,
Palatuwa.
(Retired Army Officer) He is not aware of this widening of the road and he doesn't know exact area of land they will be acquired for this project. He will not object to this road development, but expecting adequate compensation for land (0.35 million rupees per perch).
3. Priyantha Sanjeewa,
“Hemasiri”, Godagama,
Palatuwa.
(Furniture Shop -
Leaseholder) He doesn't like the widening of this road.
4. Kalyani Kodituwakku,
“Samanthi”, Godagama,
Palatuwa.
(Running three wheel spare
parts shop and service
station) She doesn't like to lose her properties as well as livelihood until relevant authorities pay adequate compensation. She is expecting compensation amount of 1 million rupees per perch. Also suggested to carry out any development project without relocating them. She strongly opposed to this project and willing to establish “Community Organization” towards obtaining adequate compensation from relevant agencies.
5. N.D. Karunadasa,
'Lendu Handiya' ,
Godagama, Palatuwa.
(Security Officer – Ruhunu
University) He doesn't like this project and get compensation. He knew that his existing house will be acquired by RDA for this road widening and constructed another house recently. Ultimately it also will be demolished for this project in future. Further he pointed out that, the relevant authorities never pay adequate compensation what they expected and it is not

- possible to build another new house with their compensation. He mentioned that there are no transparency between displaced persons (DPs) and project implementing agencies.
6. D.P. Putandiri Dona
Piyadasa,
“Gihan Hotel”, Godagama Junction, Matara
(Hotel Owner)
- She said, more than 11 times the land surveys were done during the last 10 years. She doesn't know exact area of land will be acquired for this project; however she will lose her entire hotel and part of the house. She will not oppose to the government project and also said that this project will accelerate economic development in a particular area. Further she mentioned that, this is most important location in this junction and cannot value the land price. According to this road project she will be losing her livelihood and expecting proper solution from government.
7. W.L. Rohana,
“Pelanna Gedera Kade”,
Godagama, Palatuwa.
(Welding Shop Owner)
- He will lose his entire welding shop and house. However he will support this project, but said “Government never carry out this project”. He is expecting compensation amount of 1 million rupees per perch. He will lose his livelihood under this project and said “I don't know how to find out a suitable place in future to carry out my activities”.
8. H.M. Chandrasiri,
“Suwaga”, Godagama,
Matara.
(Businessman)
- Wife informed that they will not support this development project, for the simple reason that they can't receive adequate compensation for their losing properties. They lose approximately 9 perches of land (Including part of the house). Further she mentioned that “I don't like to receive compensation & lose my properties and we have not built this house to demolish for any other purposes”.
9. K. Gunadasa,
“Jayamali”, Punchihewage watta, Godagama, Matara
- She will be losing approximately 2.5 perches of land (including part of the house) and expecting compensation amount of 1 million rupees per perch. She likes economic development to take place through this road project.
10. Sahan Wijeya
Gunawardana,
- They will be losing approximately 11 perches of land (Including entire house). They have

- “Vaidya Wasa”, Godagama, Matara.
- estimated compensation amount of 7 million rupees for lost properties, but relevant authorities decided to pay only 0.8 million rupees. They will face difficulties to construct a new house with the compensation amount and mentioned that “It is very difficult to find a suitable place within Godagama area”. If adequate compensation paid only, they will support to widening of this road project.
11. L.J. Ruwan Patirana,
“Janaka”, Godagama,
Matara.
(House Owner)
He will be losing approximately 3.5 perches (Including part of the house). He has estimated the compensation amount of 0.35 million rupees per perch, but relevant authorities are not ready to pay estimated amount. Further he said “there is no transparency in project implementing agencies in finalising the compensation amount”. However he will fully support to this road widening proposal.
12. P. MahindDPala
“Uswatta Pittaniya”,
Godagama, Matara
(Retail Shop - Leaseholder)
Entire shop will be demolished for this road widening. As a leaseholder he like this development.
13. N.N.K. Samarawickrama,
“Samara Vila”, Godagama,
Matara.
(Working in Prison)
He will be losing approximately 6.5 perches of land (including retaining wall, 5 coconut trees and 3 teak trees). He expected compensation amount of 0.6 million rupees per perch, but relevant authorities agreed to pay only 845,000 rupees for the entire lost properties (including interest). He will support to this development and requested to pay adequate compensation.
14. Siripala Samarawickrama,
No.217, Godagama,
Matara.
(House Owner)
He will lose approximately 4.5 perches (including front wall of the house). They estimated compensation amount of 0.3 million rupees per perch, but relevant authorities will pay only 0.14 million rupees per perch of lost properties. He likes this development, but pointed out that “there is no fairness in paying compensation”.
15. S.M.P. Somalatha,
She will lose approximately 2.5 perches of land.

- No.42, Akuressa Road,
Godagama.
(House Owner)
- She has estimated compensation amount of 0.5 million rupees per perch, but she will receive only 0.12 million rupees per perch. She likes this widening of this road and also mentioned that they have only small piece of land and it is very difficult to find out suitable land in close proximity to main road for residential purposes within Godagama area.
16. U. Samarawickrama,
“Galadibuwatta”, Akuressa
Road, Godagama, Matara.
(House Owner)
- He will be losing approximately 4.5 perches of land (including ½ of existing house). He has estimated compensation amount of 0.5 million rupees per perch, but he will get less amount than expected. Further he mentioned that he has only small portion of land and it is difficult to find out another suitable place within Godagama area. However he will not object to this road widening project.
- Consultation held during updating of RP in July 2011**
17. I.W.D. Dissanayake
K.K. Nimal
U.S. Rohana
K. Sirisena
- Compensation is not adequate. Wish to appeal for better decision.
18. H.M. Upasena
Menaka Jinadasa
K.A. Piyasiri
T.A.W Rajapaksha
- Payments are delayed.
19. M Pandithasekara
A.H. Koddipilli
H.L.D. Ariyasiri
M.G. Pathmini
- Wish to see completion of the road soon to get benefits.

20. H.W. Lalani
N.H. Nandani
E.W. Anulawathi
U.V. Gamage
- People who received compensation like to vacate premises by themselves. They like to take whatever material possible to take with them.
21. W.T. Upananda
K.L. Indrani
W.A. Lional
- The road construction is good and beneficial.
22. K.W. Nandasiri
T.G. Manawadu
J.C. Ranaweera
- In Isadeen town area, space is not available in backyard garden for construction. So, they prefer self relocation elsewhere.
23. Edward Dias
Licence Surveyor and Court Commissioner
Hakmana Road
Matara
- Land prices are going up due to general development work of the town. Scarcity of land is a problem in the town.

TOR for the External Monitoring and Reporting Consultant / Agency

Introduction

Land acquisition and resettlement process will be monitored both internally by RDA through PMU, ESD, CSC and with the assistance of NGOs and externally by an independent agency with the objective of obtaining feedback to the management. This will facilitate the management to identify problems in the implementation and successes as early as possible and to take timely adjustments to the implementation arrangements.

RDA / PMU with the approval of the ADB will appoint an experienced monitoring agency for the entire road project to carryout external monitoring.

Scope of work – General

This aspect will include the following activities (for example, in a road project):

- I. To review and verify the progress in resettlement plan implementation as outline in the resettlement plan through the monitoring information internally generated.
- II. To monitor the effectiveness and efficiency of the EA's monitoring reports.
- III. To assess whether the involuntary resettlement objectives, particularly the livelihoods of the displaced persons and the living standards of the displaced poor and vulnerable affected persons have been restored or enhanced.
- IV. To assess the significant involuntary resettlement issues and drawing on the policy and practices to advise on a corrective action plan if required.

SCOPE OF WORK- SPECIFIC

The major tasks expected from the external monitor

For the purpose of preparing a monitoring report the consultant will visit each road section when payment of compensation and resettlement and social program are being implemented and completed and review the results of the internal monitoring.

To identify the strengths and weaknesses of the land acquisition and the involuntary resettlement objectives and approaches as well as the implementation strategies.

To review and verify progress in resettlement plan implementation of each of the sub project road and prepare semi annual report which will be submitted to ADB.

To assess the effectiveness and results achieved for livelihood restoration program and the relocation sites.

The key tasks of the External Monitoring Agency

1. Review and verification of internal monitoring reports prepared by the project.
2. Review and examine the socio – economic baseline census and detailed measurement survey information of DPs to be relocated.
3. Identify and select impact indicators.
4. Assessment of impacts through formal and informal surveys with the Displaced persons.
5. Consultation with DPs, Officials, Community Leaders for preparing review reports.
6. Assess the resettlement efficiency, effectiveness impact and sustainability, drawing lessons for future resettlement policy formulation and planning.
7. Prepare any corrective action plans if required.
8. Guide and advise the EA suitable on the resettlement implementation efficiency.
9. Review the functioning and efficiency of the Management Information System
10. Assessment of DPs satisfaction on the valuation of assets and entitlements, timing of payments, fund availability and disbursements.

The agency will carry out a baseline survey of the road project, prior to implementation of the resettlement plan enabling to collect adequate pre project data for monitoring. The outcome of the external monitoring reports will be communicated to PMU and ESD through a meeting and necessary remedial actions need to be taken will be documented. These external monitoring reports will be submitted directly to the ADB and PMU / RDA for necessary action.

Qualification

The external experts or NGO will have significant experience in monitoring and reporting. Work experience and familiarity with all aspects of involuntary resettlement operations would be desirable. Persons with background in social sciences will be preferred.

