



Uttarakhand State Disaster and Rehabilitation Department

Uttarakhand Disaster Preparedness and Resilience Project (U-PREPARE)

**Compensation for Private Land Acquisition funded by
The World Bank (Resettlement Action Plan-RAP)**

Project Details

- 1 Total Cost of the project – Rs 1480/- Crore in the ratio of 80:20 (World Bank: State Government)
- 2 Project Duration-05 years (April 2024 to 30 June 2029).

Budget allocation for PIU-PWD

Description	Overall	IBRD (International Bank for Reconstruction & Development)	Counterpart
	INR Cr.	INR Cr.	INR Cr.
1.a: Enhancing the resilience of transport connectivity	390.00	312.00	78.00

3- Important *dates* in the project:

PPR uploaded in EAP ,DEA Portal	18 .01.2022
Observation From Niti Ayog Received	22 03.2023
Invitation From DEA for Loan Negotiation	18 .12. 2023
Loan Negotiation	12 .02. 2024
Approval of Boards of Executive Directors of IBRD	01 .04. 2024
Loan Signed By GOI	16 .12 2024

Project Target of the PWD Component as per Project Appraisal Document (PAD) :

1. Construction of Bridges – 45
2. Road Protection Works - 08

Current Status :

1. Construction of 31 bridges has been initiated.
2. In remaining 14 bridges preparation of DPR and construction work is yet to be initiated.

Land Status of 31 Bridges:

- A. 26 bridges are covered with Civil and Forest land which have already been cleared and transferred to PWD.
- B. 5 bridges required private land acquisition and those have been acquired by PWD as below:

Proposed Bridges	Acquired land (HA)	Date of Acquisition /Registry	Compensation Paid by PWD (INR)
84.0 m Span Steel Truss Motor Bridge on Kulsari to Sunau Motor Road on Pinder River . District-Chamoli	0.123	03.04.2023	614300
150 M Span Intermediate Lane Steel Truss Bridge over Nayar river at Badkholu. District- Pauri Garhwal	0.218	16.10.2020	1060300
75 M Steel Truss Bridge from Chaura Mehta to Gurudwara. District-Champawat	0.045	18.03.2023	236474
65m Truss bridge construction in Ucholigoth village of Shri Poornagiri Tehsil. District- Champawat.	0.018	17.03.2023	115344
84 M Reconstruction of Steel Truss Pedestrian Bridge over Alakananda River at Devprayag. District-Pauri Garhwal	0.012	20.09.2020	2074798
			41,01,216/-

Present Status of the 5 Bridges (in which Private Land has been acquired)

Proposed Bridges	Project Cost (In Cr.)	Present Status
84.0 m Span Steel Truss Motor Bridge on Kulsari to Sunau Motor Road on Pinder River . District-Chamoli	14.18	LOA Issued
150 M Span Intermediate Lane Steel Truss Bridge over Nayar river at Badkholu. District- Pauri Garhwal	15.91	LOA Issued
75 M Steel Truss Bridge from Chaura Mehta to Gurudwara. District-Champawat	5.76	LOA Issued
65m Truss bridge construction in Ucholigoth village of Shri Poornagiri Tehsil. District- Champawat.	3.22	LOA to be Issued
84 M Reconstruction of Steel Truss Pedestrian Bridge over Alakananda River at Devprayag. District-Pauri Garhwal	5.84	LOA Issued
Total	44.91	

Procedure Adopted by The PWD for Land Acquisition in 5 Bridges

- 1. Project Identification and Selection-** The PWD identifies the required land for bridge construction.
- 2. Social Screening-** To identify Social Impact Assessment.
- 3. Land Survey and Valuation-** Survey of affected land by PWD and Revenue Department to determine the exact boundaries of the ownership followed by valuation of land.
- 4. Compensation Determination:** Based on land survey and current Circle Rate, the compensation amount is determined.

Procedure Adopted by The PWD for Land Acquisition in 5 Bridges

- 5. No Objection Certificate-** Consultation is done with the land owners to communicate value of the land i.e as per the circle rate. If agreed, land owners provides No Objection Certificates for land transfer.
- 6. Proposal to Engineer in Chief's Office-** Proposal for land acquisition including compensation amount sent to Engineer in Chief's Office for approval.
- 7. Transfer of Land-** After completion of all the formalities land ownership transferred to PWD.

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013

- As per the Resettlement Policy Framework of the World Bank, R&R Act, 2013 to be followed for land acquisition under the project.
- The Act is formulated by Government of India to ensure transparent process for land acquisition and fair compensation to the affected families whose land has been acquired.
- Uttarakhand State has adopted the R&R Act, 2013 and notified The Uttarakhand Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015.
- As per the R&R Act, 2013 certain compensation packages to be ascertained for the calculation of the compensation amount that approximately amounted to 4 times of the Circle Rate/Market Rate in rural area.

Calculation of the Compensation For Land Owners as per The R&R Act, 2013

THE FIRST SCHEDULE

S.N	Component of compensation Package	Manner of determination of value
1.	Market value of land	<p>To be determined as provided under section 26.</p> <p>a) the market value specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell.</p> <p>b) the average sale price for similar type of land situated in the nearest village or nearest vicinity area.</p> <p>c) consented amount of compensation in case of acquisition of lands for private companies or for public private partnership projects.</p> <p><i>which is higher</i></p>
2.	Factor by which the market value is to be multiplied in the case of rural areas	1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as may be notified by the appropriate Government.
3.	Factor by which the market value is to be multiplied in the case of urban areas	1(One).
4.	Value of assets attached to land or building	<p>To be determined as provided under section 29</p> <p>a) market value of the building and other immovable property or assets.</p> <p>b) value of trees and plants attached to the land acquired.</p> <p>c) value of the standing crops</p>
5.	Solatum	Equivalent to one hundred percent of the market value including multiplication factors in serial no. 2 & 3 plus value of assets.

Difference of Compensation Amount as per R&R Act, 2013

Proposed Bridges	Cost of Bridge (In Cr.)	Project Location	Total Cost (INR) as per R&R, 2013	Compensation Paid by PWD (INR)	Difference Amount to be Paid (INR)
84.0 m Span Steel Truss Motor Bridge on Kulsari to Sunau Motor Road on Pinder River . District- Chamoli	14.18	Rural	2752064	614300	2137764
150 M Span Intermediate Lane Steel Truss Bridge over Nayar river at Badkholu. District- Pauri Garhwal	15.91	Rural	4750144	1060300	3689844
75 M Steel Truss Bridge from Chaura Mehta to Gurudwara. District-Champawat	5.76	Rural	1059404	236474	822930
65m Truss bridge construction in Ucholigoth village of Shri Poornagiri Tehsil. District- Champawat.	3.22	Rural	516741	115344	401397
84 M Reconstruction of Steel Truss Pedestrian Bridge over Alakananda River at Devprayag. District-Pauri Garhwal	5.84	Rural	5074138	2074798	2999340
Total	44.91		1,41,52,491	41,01,216	1,00,51,275

Discussion with World Bank Mission in April 2025

Submission from PMU/PIU-PWD

- Acquisition of all 5 private lands was done before Loan Negotiation i.e February 2024. Thus, requested that World Bank's guidelines for land acquisition shall not be applicable in these 5 Bridges.

Reply from World Bank's -

- Bank has stated that the difference amount of compensation is to be paid as per the R&R Act, 2013 otherwise exclude the said 5 Bridges from U-PREPARE.
- Project fund including the State Share shall not be used for the payment of difference amount of compensation.

Decision to be Taken

1. Compensation of difference amount of Rs 100,51275/- (One Crore Fifty One Thousand Two Hundred and Seventy Five) to be paid by State budget (other than 20 percent State share in the project) as Livelihood Assistance.
2. Rules and procedures to be followed to ascertain the compensation amount for the acquisition of private land in on-going and future Bridges funded by the World Bank.
3. State policy for direct purchase of private land through negotiation may be framed at the earliest for speedy transfer of land for the externally aided projects.

THANK YOU