

GURUGRAM METRO RAIL LIMITED

Sustainable Multimodal and Resilient Transport for Haryana

Metro Connectivity from Millennium City Centre to Cyber City

Resettlement Action Plan (RAP)

OCTOBER 2026

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List of Abbreviations

ATM	Automated Teller Machine
BPL	Below Poverty Line
BSR	Basic Schedule of Rates
CC	Cyber City
CCTV	Closed-Circuit Television
CMM	Council of Ministers
CPI	Consumer Price Index
CPM	Chief Project Manager
DAY-NULM	Deendayal Antyodaya Yojana-National Urban Livelihoods Mission
DDC	Detailed Design Consultant
DPR	Detailed Project Report
E&S	Environment & Social
ECS	Electronic Clearing Service
EE	Executive Engineer
EM	Entitlement Matrix
ESF	Environmental and Social Framework
ESIA	Environmental and Social Impact Assessment
ESMP	Environmental and Social Management Plan
ESS	Environmental and Social Standards
FGDs	Focus Group Discussion
GBV	Gender Based Violence
GC	General Consultant
GM	Grievance Mechanism
GMDA	Gurugram Metropolitan Development Authority
GMRL	Gurugram Metro Rail Limited
GMRP	Gurugram Metro Rail Project
Govt.	Government
GRC	Grievance Redress Committee
GST	Goods and Services Tax
HA	Hectare
HHs	Households
HSDM	Haryana Skill Development Mission
HSVP	Haryana Shahari Vikas Pradhikaran
IFSC	Indian Financial System Code
ITR	Income Tax Returns
JSIC	Joint Site Inspection Committee
KBA/IBA	Key Biodiversity Area/Important Bird Area
KfW	Kreditanstalt für Wiederaufbau (Credit Institute for Reconstruction in English)
LAO	Land Acquisition Officer
LPC	Land Purchase Committee
M&E	Monitoring & Evaluation
MCC	Millennium City Centre
MCG	Municipal Corporation of Gurugram
MD	Managing Director
MRTS	Mass Rapid Transit System
NBC	National Building Code
MoSPI	Ministry of Statistics and Programme Implementation National Statistical Office
NGO	Non-Governmental Organisation
NSDC	National Skill Development Corporation
NTH	Non-Titleholder
OBC	Other Backward
PAPs	Project Affected Persons

PAHs	Project Affected Households
PAFs	Project Affected Families
PHPDT	Peak Hour Peak Direction Trip
PSD	Platform Screen Door
PWD	Public Works Department
RAP	Resettlement Action Plan
R&R	Resettlement and Rehabilitation
RFCTLARR	Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
RoW	Right of Way
SC	Scheduled Caste
SEP	Stakeholder Engagement Plan
SIA	Social Impact Assessment
SMART-H	Sustainable Multimodal and Resilient Transport for Haryana
SoR	Schedule of Rates
ST	Scheduled Tribe
TH	Titleholder
ToR	Terms of References
WB	World Bank
WHH	Women Headed Household

Summary

1. Introduction

Gurugram Metro Rail Limited (GMRL) is implementing the Gurugram Metro Rail Project (GMRP), which will connect Millennium City Centre (MCC) station to Cyber City station, with the focus on enhancing urban public transport in Gurugram City. GMRP involves the construction of approximately 29.05 km of elevated metro line in Gurugram, with 27 metro stations, a depot, rolling stock, and electric, telecommunication, signalling and control systems. The primary corridor, spanning 27.20 km, is from MCC to Cyber City and includes 26 stations. A spur of 1.85 km is also proposed to connect Dwarka Expressway from Basai Village with one station. The project is being funded by equity from GoI and GoH and debt from World Bank and KfW.

The Resettlement Action Plan (RAP) has been prepared for the entire GMRP corridor from MCC to CC as outlined in the Terms of Reference (ToR)¹. The construction of 29.05 km along with a Metro Depot in Sector 33 will be carried out in three civil packages: AC01², AC03³ and AC04⁴. RAP has been prepared based on the Detailed Project Report (DPR) for AC03 and the design finalised by the Detailed Design Consultant (DDC) for AC01 and AC04. The RAP complies with national regulations and the World Bank (WB) Environmental and Social Framework (ESF). KfW also follows WB ESF.

2. Potential Impacts

Land Requirement: GMRP requires a total of 23.71 ha of permanent land, comprising 1.54 ha of private land and 22.17 ha of government land. The land is needed for construction of stations and viaduct, and for the depot. In addition, 21 ha of government land is needed temporarily for construction yards. Of this, 11 ha at Transport Nagar has already been handed over to the AC-01 contractor. The package-wise requirement is as follows:

- **AC-01:** 3.34 ha (Govt. land 2.90 ha and Pvt land: 0.44 ha), plus 11 ha for casting yard on temporary basis.
- **AC-03:** 1.14 ha (Govt. land: 0.90 ha and Pvt land 0.24 ha), plus 10 ha for casting yard, which is yet to be identified.
- **AC-04:** 19.23 ha (Govt. land: 18.37 ha and Pvt land: 0.86 ha). The govt land has been handed over to GMRL.

Affected Structures: 275 structures are likely to be affected in GMRP. The package wise impact is as follows:

¹RAP is prepared based on the design finalised by the DDC for Priority Section 1 (from Ch. -593 to Ch. 12603, including Spur to Dwarka Expressway) and the DPR design for Priority Section 2 (from Ch. 12604 to 26650/26637), covering the project alignment, station locations and entry/exits points. RAP covers the entire GMRP (including CC01, CC02 and Workshop (Metro Depot) and outlines mitigation measures. The RAP will be updated, if necessary, after the finalization of the project design by the DDC to reflect any changes, before undertaking any works or activities on sites.

²AC01: Metro corridor section from Millennium City Centre (MCC) to Sector 9 (Chainage: Ch. -593 to Ch. 12603) and Spur to Sector 101.

³AC03: Metro corridor section from Sector 9 to Cyber City (Chainage: Ch. 12604 to 26650/26637)

⁴AC04: Workshop/Metro Depot at Sector 33

- **AC-01 (82 structures):** 60 are privately owned, comprising of 10 TH (including one trust) and 50 NTH. The NTH comprise 47 informal occupiers and three MCG-licensed vendors. The remaining 22 structures are government and common structures such as offices, boundary walls, bus stops and water tanks/ATMs. Of the 82 structures, 76 are fully affected and six are partly affected.
- **AC-03 (128 structures):** 93 are privately owned, comprising of five TH and 88 NTH. The NTH comprise two informal settlers, 44 informal occupiers, and 42 licensed vendors (41 holding MCG licences and one holding an Excise and Taxation Department licence). The remaining 35 structures are government and common structures such as offices, boundary walls, bus stops and water tanks/ATMs. Of the 128 structures, 121 are fully affected and seven are partly affected.
- **AC-04 (65 structures):** 51 marble shops and 14 pvt owned residential structures.

Use of affected structures:

- **AC-01 and AC-03:** Among the 210 affected structures, 20 are residential, comprising eight houses (five houses belonging to TH and three houses to Non-Titleholder (NTH)) and 12 huts resided by NTH. There are 126 commercial structures, including 24 shops (Seven TH and 17 NTH), one wine shop license issued by the Excise & Taxation Department, Haryana and 101 kiosks operated by NTH, which consist of one informal settler, 56 informal occupiers and 44 licensed from MCG. Additionally, four NTH structures serve both residential and commercial purposes and three other structures (two are boundary walls and one is under construction).
- **AC-04:** The 65 structure includes, 51 marble shops and 14 residential rented structures.

Affected Households:

- **AC-01 (67 HHs):** Nine TH, one Trust, 50 NTH and 7 Tenants
- **AC-03 (113 HHs):** Five TH, 88 NTH and 20 Tenants
- **AC-04 (369):** 51 Marble Traders, 50 TH and 268 Tenants

The survey could not be completed for 369 HHs at the Marble Market because the marble traders and the owners of the private land in the Depot area did not cooperate.

The RAP implementing agency is in the process of completing the social survey of the households on the 0.86 ha of private land and in the Marble Market. Once these households' details are available, their eligibility will be verified, the exact numbers of PAHs and PAPs will be established, and the RAP will be updated accordingly.

3. Objective of RAP

The main objective of this RAP is to address adverse impacts by implementing mitigation measures, ensuring that affected persons can restore their livelihoods and improve their standard of living or at least retain their present living standards post-project displacement. This RAP has been prepared based on the findings of the Environmental and Social Impact Assessment (ESIA), which addresses impacts related to private land acquisition as well as encroachments and informal occupations within the Right of Way (RoW).

4. Census & Socio-economic Survey findings

The socio-economic survey covered 154 Households (HHs), representing a total population of 852 members. The largest age group comprised 46.24% of the population, aged between 19-

45 years, with a nearly balanced gender ratio of 52.58% males and 47.42% females. Most families (77.92%) were nuclear, with an average household size of 5.53 members. The religious composition of the surveyed population comprised 86.36% Hindu, 11.04% Muslim and 2.60% Sikh, while the social composition consisted of 40.91% Other Backward Classes (OBC), 33.77% general category and 25.32% Scheduled Castes (SC).

Educational attainment varied, with 32.16% of the population being illiterate and 19.72% completing high school, while approximately 10% were graduates or attained higher education. Approximately 25.82% of the population was working, mainly in business/trade (19.13%), with smaller numbers in labour and services. The rest were mostly students, homemakers or elderly. Vulnerable groups constituted about 9.62% of the population, including the elderly, widows, differently abled and women-headed HHs.

The census survey findings indicate that there are 50 vulnerable HHs which includes 32 SC, four SC + Elderly, one SC + WHH, Seven elderly, one BPL + elderly, one differently abled and three WHH.

The survey could not be completed for 369 HHs at the Marble Market because the marble traders and the owners of the private land in the Depot area did not cooperate.

The RAP implementing agency is in the process of completing the social survey of the households on the 0.86 ha of private land and in the Marble Market. Once these households' details are available, their eligibility will be verified, the exact numbers of PAHs and PAPs will be established, and the RAP will be updated accordingly.

5. Applicable Framework

The applicable regulatory framework for this project has been reviewed and integrated, drawing from the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013, the GMRL Policy for Direct Purchase of Private Land/Property through Mutual Negotiations, the Right to Information Act, 2005 and the WB Environmental and Social Standard 5 (ESS5). As such the E&S documents of GMRP comply with the requirements of WB and KfW.

The RFCTLARR Act, 2013 extends compensation and Resettlement and Rehabilitation (R&R) assistance only to TH HHs on the private land being acquired. However, ESS5 of the WB ESF requires that compensation and R&R support extended to all affected HHs, regardless of their ownership status. Under the GMRP, compensation and R&R assistance shall be provided to all project-affected HHs including THs, tenants, informal settlers, informal occupiers, vendors and livelihood losers.

6. Entitlement Matrix

This Entitlement Matrix (EM) has been developed to cover all categories of Project Affected Households (PAHs), in accordance with the provisions of the RFCTLARR Act, 2013 and the requirements of WB ESS5. All eligible families will be entitled for assistance in five broad categories: 1) Compensation for the loss of land, crops, and trees at their replacement cost; 2) Compensation for structures (residential, commercial and residential-cum-commercial) and other immovable assets at Public Works Department (PWD) Haryana Basic Schedule of Rates (BSR) without depreciation for structure; 3) Assistance in lieu of the loss of business income, wage income, or agricultural livelihoods, including income restoration assistance; 4) Assistance for shifting and 5) Restoration or construction of community or common property

resources and facilities. The R&R entitlement amounts given as per the Act are, at the January 2014 price level and have been updated in accordance with the Consumer Price Index (CPI) as of October 2025 in EM. All assistance payments shall be updated as per CPI index applicable in the year of payment, prior to payment.

Cut-off Date:

- a. TH: The cut-off date for legal THs will be the date of Preliminary Notification under GMRL Policy for Direct Purchase of Private Land or Property through mutual Negotiation. If negotiations under the GMRL Direct Purchase Policy are unsuccessful, the land shall be acquired in accordance with the RFCTLARR Act, 2013. For this purpose, the cut-off date shall be the date of publication of the preliminary notification under Section 11 of the RFCTLARR Act, 2013.
- b. NTH: The Cut-Off Date for NTH HHs is defined as the completion date, i.e. 14.02.2024, of the census and socio-economic survey for the project. Persons occupying the project area after this date shall not be eligible for compensation, resettlement, or livelihood assistance under the RAP.

The census & socio-economic survey under the ESIA Study were completed on 14.02.2024. Accordingly, the cut-off date for NTH to be eligible for compensation is 14.02.2024. For the affected NTH households of Depot and in cases where additional land (permanent or temporary) is required for GMRP, the compensation shall be paid as per this EM.

7. Institutional Framework and Implementation Arrangements

GMRL holds primary responsibility for implementing the RAP. GMRL will be supported by its board members, officials, consultants and subject-matter experts to ensure effective coordination and timely execution. RITES Limited has been engaged by GMRL to assist in RAP implementation and to coordinate with relevant government departments and stakeholders. GMRL has also appointed a General Consultant (GC) to oversee implementation of the ESMP for the GMRP. Both the RITES and GC teams include a Social Expert. An independent external agency will be engaged to carry out semi-annual environmental and social monitoring of the ESMP and RAP, and to report findings to GMRL.

8. Stakeholder Consultations

Between December 2023 and October 2024, a series of formal and informal consultations were conducted with a total of 194 stakeholders. These included 69 project-affected persons (Project Affected Persons (PAPs), including vulnerable groups; 63 other interested parties, including Non-Governmental Organisations (NGOs); 13 police officials, including female officers; and 49 women transport users. Key issues raised during these consultations related to potential income loss, safety issues, traffic management and the provision of gender-sensitive facilities at metro stations.

9. Implementation Schedule

Implementation of the RAP will primarily comprise the payment of compensation to affected persons, aligned with the overall project implementation timeline. All resettlement activities, particularly compensation payments, will be completed prior to commencing any civil works. The assessment of losses and payment of compensation will be finalised before project sites are handed over to contractors and before the start of construction. Physical displacement of affected persons will not occur until full compensation has been provided at replacement

cost. GMRL will ensure that all compensation is disbursed before the initiation of civil works, in compliance with project safeguards. RAP implementation started in September 2025, and the tentative implementation schedule is 24 months.

10. Costs and Budget Provision for RAP Implementation

The resettlement budget has been prepared based on the provisions outlined in the EM, covering payments for land compensation and affected structures. R&R assistance has been updated in accordance with the CPI as of October 2025 and all assistance payments shall be updated as per CPI index applicable in the year of payment, prior to payment. The budget also includes costs for RAP implementation and fees for an Independent Environmental and Social Monitoring Agency responsible for RAP evaluation. Additionally, a contingency provision of 10% of the total resettlement budget has been set aside to meet any unanticipated expenses during RAP implementation. The total estimated budget for implementing RAP provisions is Rs. 604.72 million.

11. Grievance Mechanism

GMRL has established a GM to respond to queries, clarifications and complaints related to the project. The GM aims to address concerns, grievances and complaints from the PAPs/PAHs and other stakeholders in a timely, transparent and effective manner. It focused on corrective actions that can be implemented quickly at no cost to the complainant and without fear of retribution.

The grievances arising out of the project interventions will be dealt through Grievance Redress Committee (GRC) at two levels i.e. Field Level GRC and HQ Level GRC. Grievances can be submitted through various platforms including a dedicated mobile number, email, letters, grievance or suggestion boxes, in-person at a physical facility through written complaint. The grievance will be acknowledged within two days and resolved within 60 days following a thorough investigation by the Grievance Committee. Grievances from titleholders/landowners related to compensation will be transferred to LAO within 3 working days after receipt by PRO. Grievances can be registered through +91 93551 11303 or grievances@gmrl.org.in.

If grievances remain unsatisfied through the established redressal mechanisms, the grievant may seek legal recourse at any time in accordance with applicable laws at their own cost.

12. Monitoring and Evaluation

RAP implementation for the project will be closely monitored by GMRL to ensure effective management of resettlement impacts. A robust monitoring framework has been established, featuring both internal monitoring by GMRL and external monitoring conducted by an independent environmental and social monitoring agency. GMRL will oversee and supervise the implementation of all RAP-related activities, while RITES Limited will prepare and submit monthly and quarterly progress reports on resettlement to GMRL. Subsequently, GMRL shall review and consolidate these reports and submit the quarterly progress reports to the WB. These reports will assess whether resettlement objectives have been achieved, whether affected persons' livelihoods and living standards have been restored or improved and will provide recommendations for further enhancement of RAP implementation processes.

13. RAP Implementation Status as on September 2026

- a. Social survey of NTH for AC-01 has been completed. Process of issuance of identity card and preparation of micro plan is in process.
- b. Four stakeholder consultation meetings and six road safety awareness sessions were held in project area as part of RAP implementation.
- c. Construction activities in AC-01 are currently taking place along the road median. Therefore, no NTH PAHs have been affected to date.
- d. Land Purchase Policy is approved by GoH and preliminary notification for 1.08 ha private land has been issued in March 2026 and negotiation with landowners (TH) is in process.
- e. The marble merchants have been rehabilitated at a newly planned site which is approximately 200m from the existing site in Sector 33. As of 30.09.2026, 57 marble traders have been shifted to new marble market.
- f. Out of 22.17 ha of permanent Govt. Land requirement, 19.15 ha has been handed over to GMRL.
- g. As RAP implementation started before the WB's approval of the RAP, an E&S Audit has been carried out for AC-01 and AC-04 to review compliance with the WB's ESF and to identify any gaps. Final Audit Report and CAP for AC-01 and AC-04 is in the process of finalization. Once the CAP is approved, measures shall be implemented as required to comply with the RAP provisions.

1 Introduction

1.1 Background

Gurugram city is known as the "Millennium City" due to its remarkable shift from an agricultural region to a major financial and industrial hub in India. This transformation has seen the rise of multinational corporations, IT firms, business centres, and towering skyscrapers, making Gurugram a significant driver of India's economy. The city's rapid growth can be attributed to extensive urbanization and robust economic development.

Gurugram has been improving its transportation infrastructure, but with urban mobility needs evolving, there's a demand for an efficient Mass Rapid Transit System (MRTS). GMRL intends to utilize financial support from the WB and KfW. The initial phase focuses on enhancing urban public transport in major cities, beginning with the GMRP, which will connect MCC station to Cyber City station⁵.

1.2 Study Corridor

The study corridor starts from MCC and joins Rapid Metro at Cyber City via Hero Honda Chowk Basai and Palam Vihar. The corridor alignment is shown in **Figure 1-1**.

1.3 Project Description

The project has the following major components which are described below: -

Alignment

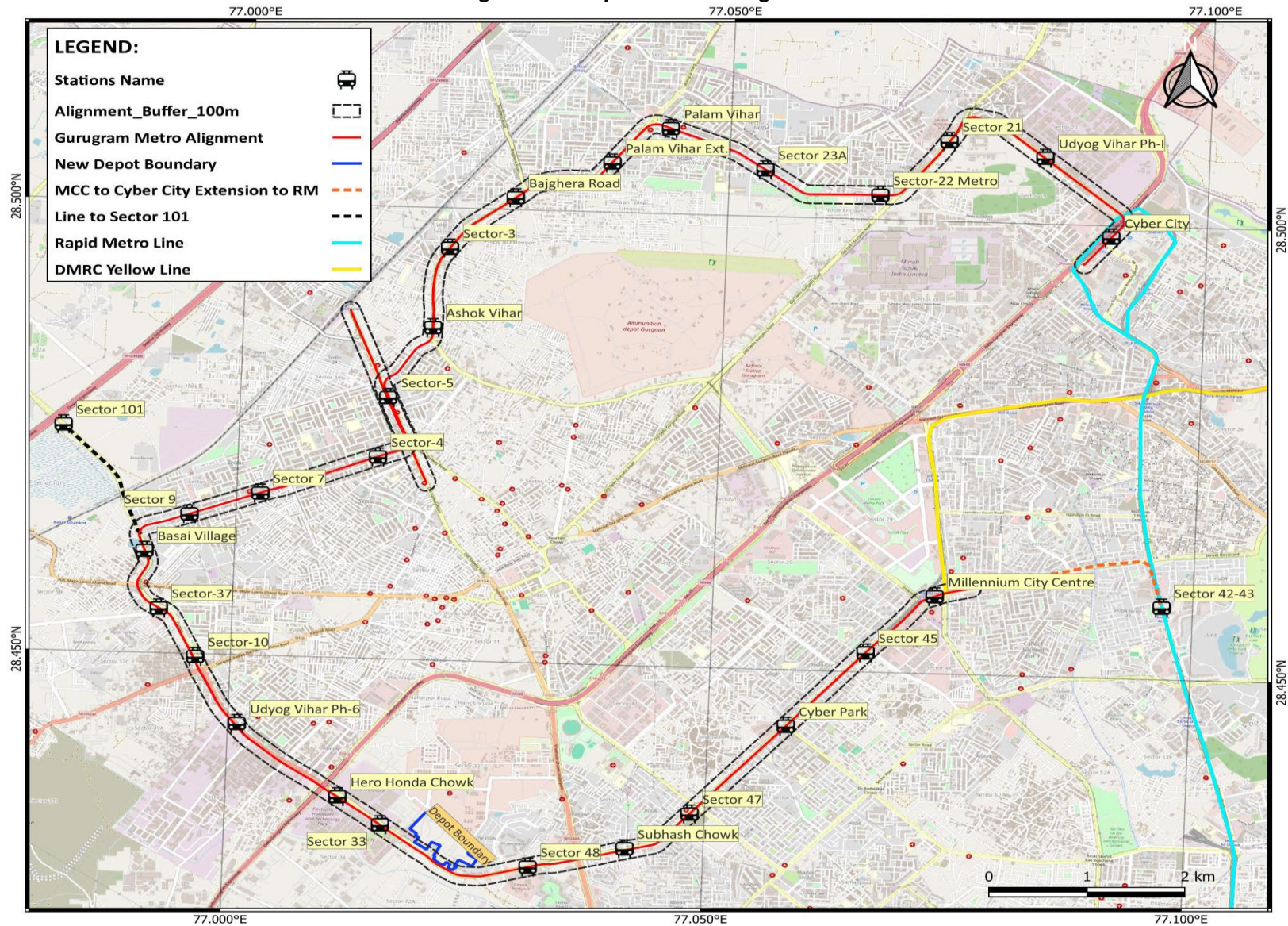
The GMRP corridor is 29.05 km in length and has 27 elevated stations. The primary corridor, spanning 27.20 km, is from MCC to Cyber City and includes 26 stations. A spur of 1.85 km is proposed to connect Dwarka Expressway from Basai Village with a single station. The RAP is prepared for the main corridor, spur line and Depot. The GMRP corridor details are provided in **Table 1-1**.

Table 1-1: Salient Features of the Corridor

S. No.	Route	Length in KMS	No. of Stations
1	MCC to Cyber City	27.20	26
2	Spur from Basai Village to Dwarka Expressway	1.85	1
Total		29.05	27

⁵GMRL entrusted RITES Limited for conducting the ESIA study for the Metro Connectivity from MCC (formerly HUDA City Centre) to Cyber City, Gurugram, in August 2023. RAP is prepared based on the design finalised by the DDC for Priority Section 1 (from Ch. -593 to Ch. 12603, including Spur to Dwarka Expressway) and the DPR design for Priority Section 2 (from Ch. 12604 to 26650/26637), covering the project alignment, station locations and entry/exits points. As per the requirement of national law and the WB ESF, RAP is prepared and covers the entire GMRP (including CC01, CC02 and Workshop (Metro Depot) and outlines mitigation measures. The RAP will be updated, if necessary, after the finalization of the project design by the DDC to reflect any changes, before undertaking any works or activities on sites.

Figure 1-1: Proposed Metro Alignment



Stations

The GMRP has been planned to serve major passenger catchment areas/destinations and to enable convenient integration with other modes of transport, including First and Last Mile connectivity, enabling all the modes to operate as an integrated transport system. There are 27 elevated stations proposed in GMRP. Stations vary in complexity along the route and have been located by an interactive process influenced by ridership forecasts, interchange requirements with other modes of transport, station spacing, alignment, utilities, road, pedestrian requirements, etc.

The station's design depends on the peak-hour traffic load for each station. As per the DPR, the horizon year for the study has been taken as 2041, where a maximum Peak Hour Peak Direction Trip (PHPDT) is 34,309. The platform length is planned with a capacity of 6 cars/train. The total evacuation time for the movement of all passengers in an emergency from platform level to the landing at the next level is considered as 5.5 minutes (as per National Building Code (NBC), 2016), considering that the stations are open and the risk is less. Three typical designs of stations are provided in **Table 1-2**.

Table 1-2: Typical Designs

S. No.	Proposed Type	Elevated/Underground	Dimensions
1	Type A (Typical Station)	Elevated	130m x 20m
2	Type B (Cyber City)	Elevated	130m x 28m
3	Type C (MCC)	Elevated	130m x 22m

A small stabling depot was proposed at Sector 101 for GMRP in the DPR Study, as it envisaged its operational integration with Rapid Metro. However, with the approval of GMRP as an independent system, a full-fledged depot was required to meet enhanced operational requirements. GMRL subsequently planned a full-fledged Depot-cum-Workshop at Sector 33. The area of the proposed Depot is 19.23 ha (18.37 ha government land and 0.86 ha private land) and details of proposed metro stations are provided in **Table 1-3**.

Table 1-3: Details of Proposed Metro Stations

S. No.	Station Name	Chainage (in m)	Inter-Station Distance (in m)
1	MCC	0	0
2	Sector 45	1000	1000
3	Cyber Park	2200	1200
4	District Shopping Centre Sector 47	3665	1465
5	Subhash Chowk	4515	850
6	Sector 48	5500	985
7	Sector 33	6360	860
8	Hero Honda Chowk	7789	553
9	Udyog Vihar Phase 6	9168	1379
10	Sector 10	10133	965
11	Sector 37	10808	675
12	Basai Village	11620	812
13	Sector 9	12445	825

S. No.	Station Name	Chainage (in m)	Inter-Station Distance (in m)
14	Sector 7	13222	777
15	Sector 4	14487	1265
16	Sector 5	15466	979
17	Ashok Vihar	16514	1048
18	Sector 3	17514	1000
19	Bajghera Road	18439	925
20	Palam Vihar Ex.	19595	1156
21	Palam Vihar	20404	809
22	Sector 23 A	21495	1091
23	Sector 22	22781	1286
24	Sector 21	23785	1004
25	Udyog Vihar Phase 1	24830	1045
26	Cyber City	26450	1620
27	Sector 101 (Spur from Basai Village to Dwarka Expressway)	13426	1784

Permanent Way

Gauge: GMRP will adopt a standard gauge of 1435 mm, which permits sharper curves and is better suited for metro alignment in urban scenarios, resulting in less property demolition and acquisition.

Formation: A ballast-less track system is proposed for elevated stretches and depot areas to optimise maintenance requirements and minimise risks to road traffic. This will help in reducing fugitive dust emissions during operation.

Rolling Stock

Rolling Stock for the corridor is proposed to improve energy efficiency and resource utilisation.

1.4 Objective of RAP

The main objective of RAP is to provide R&R assistance and compensation to the PAHs. The RAP will focus on:

- To identify project impacts and propose adequate measures so that those affected can restore their livelihoods or at least retain their present living standards post-project displacement.
- To present an action plan comprising entitlements for various categories of losses along with the necessary compensation and assistance measures.
- Outlining the institutional arrangements for implementation, monitoring and grievance redressal, together with implementation timelines and an overall budget for RAP implementation.

RAP is prepared as per the requirement of national law and the WB ESF.

2 Potential Impacts

2.1 Introduction

The alignment from MCC to Cyber City passes mainly through existing roads, settlements, open land, etc. The RoW requirements are as follows:

- Alignment/Viaduct: 16 m (i.e., 8 m on either side from the centreline of the alignment/viaduct, including 3m for working space).
- Stations: 3m from the outer periphery of the stations. Stations dimension is provided in Table 1-2.
- Entry/Exit Points: 3m from the outer periphery of the entry/exits.
- Depot: Up to the outer boundary of the depot area.

Utilization of Existing Median ROW to Minimize Land Acquisition is provided in **Table 2-1**.

Table 2-1: Utilization of Existing Median RoW

S. No.	Chainage		Remarks
	From	Upto	
1	-0+427	11+500	MCC to Basai Village Station
2	11+520	11+820	Basai Village Station to Naik Ram Chowk
3	-0+105	-0+060	Spur Line to Sector 101
4	-0+040	0+200	
5	0+300	0+620	
6	0+620	0+800	
7	0+820	1+743	
8	11+860	13+400	Naik Ram Chowk to Sector 7 Station
9	13+450	14+750	Sector 7 Station to Sector 4-7 Chowk
10	14+850	15+400	Sector 4-7 Chowk to Sector 5 Station
11	15+500	15+550	Turn near Sector 5 Station
12	15+600	24+100	Turn near Sector 5 Station to Infotech Central Building
13	24+150	26+759	Hanuman Chowk to CC

2.2 Overall Impacts

Land requirements: GMRP requires a total of 23.71 ha of permanent land, comprising 1.54 ha of private land and 22.17 ha of government land. The land is needed for construction of stations and viaduct, and for the depot. In addition, 21 ha of government land is needed temporarily for construction yards. Of this, 11 ha at Transport Nagar has already been handed over to the AC-01 contractor. The package-wise requirement is as follows:

- **AC-01:** 3.34 ha (Govt. land 2.90 ha and Pvt land: 0.44 ha), plus 11 ha for casting yard on temporary basis.
- **AC-03:** 1.14 ha (Govt. land: 0.90 ha and Pvt land 0.24 ha), plus 10 ha for casting yard, which is yet to be identified.
- **AC-04:** 19.23 ha (Govt. land: 18.37 ha and Pvt land: 0.86 ha). The govt land has been handed over to GMRL. (Further details of Marble Market is provided in **Section 2.9.1**).

Affected Structures: 275 structures are likely to be affected in GMRP. The package wise impact is as follows:

- **AC-01 (82 structures):** 60 are privately owned, comprising of 10 TH (including one trust) and 50 NTH. The NTH comprise 47 informal occupiers and three MCG-licensed vendors. The remaining 22 structures are government and common structures such as offices, boundary walls, bus stops and water tanks/ATMs. Of the 82 structures, 76 are fully affected and six are partly affected.
- **AC-03 (128 structures):** 93 are privately owned, comprising of five TH and 88 NTH. The NTH comprise two informal settlers, 44 informal occupiers, and 42 licensed vendors (41 holding MCG licences and one holding an Excise and Taxation Department licence). The remaining 35 structures are government and common structures such as offices, boundary walls, bus stops and water tanks/ATMs. Of the 128 structures, 121 are fully affected and seven are partly affected.
- **AC-04 (65 structures):** 51 marble shops and 14 pvt owned residential structures.

Use of affected structures:

- **AC-01 and AC-03:** Among the 210 affected structures, 20 are residential, comprising eight houses (five houses belonging to TH and three houses to Non-Titleholder (NTH)) and 12 huts resided by NTH. There are 126 commercial structures, including 24 shops (Seven TH and 17 NTH), one wine shop license issued by the Excise & Taxation Department, Haryana and 101 kiosks operated by NTH, which consist of one informal settler, 56 informal occupiers and 44 licensed from MCG. Additionally, four NTH structures serve both residential and commercial purposes and three other structures (two are boundary walls and one is under construction).
- **AC-04:** The 65 structure includes, 51 marble shops and 14 residential rented structures.

Affected Households:

- **AC-01 (67 HHs):** Nine TH, one Trust, 50 NTH and 7 Tenants
- **AC-03 (113 HHs):** Five TH, 88 NTH and 20 Tenants
- **AC-04 (369):** 51 Marble Traders, 50 TH and 268 Tenants

The survey could not be completed for 369 HHs at the Marble Market because the marble traders and the owners of the private land in the Depot area did not cooperate.

Before the survey, the team distributed information leaflets and briefed the traders about the project and the proposed depot. Although the traders initially showed willingness to participate, they declined during the survey, citing ongoing legal disputes between the Marble Traders and HSVP. These court cases mainly related to the allotment of shops and have been going on since 2004. The survey team made three attempts on 01st, 3rd, and 5th February 2024 to cover Marble Traders in the social survey. During consultations, representatives of the Marble Market Association stated that they would not participate in the social survey until the matter is resolved by the Hon'ble High Court.

As such the GMRP impacts presented in the report does not include the affected structure in the Depot land and Casting Yard. The details of the overall impacts on the structures are represented in **Table 2-2**.

Table 2-2: Overall Impacts

S. No.	Particulars	AC-01	AC-03	AC-04	Total
A.	Land				
1	Total Government Land Required (ha)	2.9	0.9	18.37	22.17
2	Private Land Required (ha) (Permanent)	0.44	0.24	0.86	1.54
3	Total Land Required (ha) (Permanent)	3.34	1.14	19.23	23.71
B.	Title Holders				
4	No. of Structures (including Trust)	10	5	14	29
5	No of Households	10	5	50	65
C	Non-Title Holders				
6	No. of Structures	50	88	51	189
7	No of Households	50	88	51	189
7a	<i>Informal Settlers (encroachers)</i>	0	2	0	2
7b	<i>Informal Occupiers (squatters)</i>	47	44	0	91
7c	<i>License issued by MCG (Street Vendors)</i>	3	41	0	44
7d	<i>License issued by Excise & Taxation Department, Haryana</i>	0	1	0	1
7e	<i>Marble Traders</i>	0	0	51	51
8	Tenants	7	20	268	295
8a	Residential	0	0	250	250
8b	Commercial	7	20	18	45
Total No of NTH & Tenant Households		57	108	319	484
D	Typology of Structures				
9	Kutcha (including Kiosk)	117		0	117
10	Semi-Pucca	7		0	7
11	Pucca	29		65	94
E	Usage/Nature of Structures				
12	Residential	20		14	34
13	Commercial	126		51	177
14	Resi-cum-Comm.	4		0	4
15	Under Construction	1		0	1
16	BW	2		0	2
F	Other Structures				
17	No. of Government Structures (bus stops, boundary walls and government offices)	18	34	0	52
18	No. of Religious Structure (Temple)	1	0	0	1
19	No. of Community Properties (such as water tanks and ponds)	3	1	0	4
Total No. of Structures (4+6+17+18+19)		82	128	65	275
Total No. of Households (5+7+8)		67	113	369	549

*Land requirement is subject to minor modifications following finalisation of the project design, including alignments, station box and entry/exit points by DDC.

GMRL will acquire /purchase 1.54 Ha of private land. The cut-off date for legal THs will be the date of Preliminary Notification under GMRL Policy for Direct Purchase of Private Land or Property through mutual Negotiation. If negotiations under the GMRL Direct Purchase Policy are unsuccessful, the land shall be acquired in accordance with the RFCTLARR Act, 213. For

this purpose, the cut-off date shall be the date of publication of the preliminary notification under Section 11 of the RFCTLARR Act, 2013.

The cut-off date for non-titleholder (NTH) households is defined as the completion date i.e 14.02.2024, of the census and socio-economic survey conducted by RITES during the ESIA study. Regular consultations were conducted with the beneficiaries and affected persons, informing them about the proposed project and the completion date of the census and socio-economic survey. For the affected NTH households of Depot and in cases where additional land (permanent or temporary) is required for GMRP, the compensation shall be paid as per this EM.

People moving into the project area after the cut-off date will not be considered as the PAPs. PAPs will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to project implementation. Importantly, their dismantled structures /materials will not be confiscated, and no fines or sanctions will be imposed and PAPs shall be given the right to salvage their materials.

2.3 Impact on Structures (excluding Govt., Religious and Community)

The findings of the survey indicate that 153 structures, excluding government, religious, and community buildings, are expected to be impacted by the project. Among the affected structures, 20 are residential, comprising five houses owned by TH (including one abundant house), three houses and 12 huts of NTH. There are also 126 commercial structures, comprising 24 shops (6 TH and 18 NTH), one political party office (TH), and 101 kiosks (consisting of one informal settler, 56 informal occupiers, 44 with licenses issued by MCG and one holding an Excise & Taxation Department License for a Wine Shop). Additionally, four structures serve both residential and commercial purposes (informal occupiers), one under-construction (TH) and two boundary walls (one TH and one NTH). The details of the impact on structures due to the project are presented in **Table 2-3** and **Annexure 1**.

Table 2-3: Impact on Structures

S. No.	Category of Impact on Private Structure		TH	Trust	NTH			Total
					Informal Settlers	Informal Occupiers	License taken from MCG/Excise & Taxation Dept.	
1	Residential	House	5	-	-	3	-	8
2		Hut	-	-	-	12	-	12
3	Commercial	Shop	6	-	1	16	1	24
4		Kiosk	-	-	1	56	44	101
5		Office	1	-	-	-	-	1
6	Mixed (Residential + Commercial)		-	-	-	4	-	4
7	Under Construction		1	-	-	-	-	1
8	BW		1	1	-	-	-	2
Total			14	1	2	91	45	153

2.4 Extent of Impact on Structures

Out of the 153 impacted structures, 149 are fully impacted⁶ and four are partially impacted⁷. Among the 149 fully impacted structures, 12 belong to TH, one to informal settlers⁸, 91 to informal occupiers⁹ 44 to street vendors holding licenses issued by MCG and one holding Excise & Taxation Department¹⁰ License for Wine Shop. Out of the four partially impacted structures, two belong to TH, one to informal settlers and one boundary wall belongs to a trust. A detailed representation of the extent of the impact is presented in **Table 2-4**.

Table 2-4: Extent of Impact

S. No.	Usage of the Structure		TH		Trust		Informal Settlers		Informal Occupiers		License taken from MCG and Excise & Taxation Dept.		Total	
			P	F	P	F	P	F	P	F	P	F	P	F
1	Residential	House	1	4	-	-	-	-	-	3	-	-	1	7
2		Hut	-	-	-	-	-	-	-	12	-	-	-	12
3	Commercial	Shop	-	6	-	-	1	-	-	16	-	1	1	23
4		Office	-	1	-	-	-	-	-	-	-	-	-	1
5		Kiosk	-	-	-	-	-	1	-	56	-	44	-	101
6	Mixed (Residential + Commercial)		-	-	-	-	-	-	-	4	-	-	-	4
7	Under Construction		-	1	-	-	-	-	-	-	-	-	-	1
8	BW		1	-	1	-	-	-	-	-	-	-	2	-
Total			2	12	1	-	1	1	-	91	-	45	4	149

*P: Partially and F: Fully

⁶A structure is considered fully affected if more than 20% of its total area is impacted by the project, and the remaining portion is deemed insufficient or unviable for use.

⁷A structure is considered as partially affected if less than 20% of its total area is impacted, and the remaining portion is deemed sufficient or viable for use.

⁸Informal Settlers (encroachers): Informal settlers refer to individuals who legally own or occupy adjoining land but have extended a portion of their residential, commercial or other physical structures onto government land without legal authorization.

⁹Informal Occupiers (Squatters): Informal occupiers refer to individuals who reside on or utilize government land without legal title or authorization and do not possess ownership or lawful occupancy of any adjacent land parcel.

¹⁰Vendors holding licenses issued by MCG or any other department: Refers to street vendors and small-scale traders who operate under official authorization. These individuals are formally recognized by local governance or regulatory bodies.

2.5 Typology of Affected Structures

The structures impacted by the project include three types of construction: kutcha (temporary), semi-pucca (semi-permanent), and pucca (permanent). Among the 153 affected structures, 117 are kutcha, seven are semi-pucca, and 29 are pucca. The details of the typology of impacted structures are summarised in **Table 2-5**.

Table 2-5: Typology of Structures

S. No.	Ownership	Typology			Total
		Kutcha	Semi - Pucca	Pucca	
1	TH	0	1	13	14
2	Informal Settlers	1	1	-	2
3	Informal Occupiers	73	3	15	91
4	License taken from MCG/Excise & Taxation Dept.	43	2	-	45
5	Trust	-	-	1	1
Total		117	7	29	153

2.6 Impact on Government, Religious, and Community properties

The social survey findings indicate that 57 other properties will be impacted by the project. Among these, 52 are government properties, which include 32 bus stops, eight boundary walls and 12 other government properties. Additionally, one religious property (temple) and four community properties (one pond and three water tanks/ Automated Teller Machine (ATM)s) are likely to be impacted. The overall impact on other structures is presented in **Table 2-6** and the list of affected government, religious and community properties is provided in **Annexure 2**.

Table 2-6: Extent of Impacts

S. No	Type of Structure		Extent of Impact		Total
			Partially	Fully	
1	Government	Bus Stop	-	32	32
2		Others	-	12	12
3		Boundary Walls	8	-	8
4	Religious	Temple	-	1	1
5	Community	Pond	1	-	1
6		Water Tank/Water ATM	-	3	3
Total			9	48	57

2.7 Typology of Government, Religious, and Community

Out of the total 56 properties, 10 are kutcha, 25 are semi-pucca, and 21 are pucca. The details of the typology of impacted properties are summarised in **Table 2-7**.

Table 2-7: Typology of Government, Religious, and Community

S. No.	Ownership	Typology			Total
		Kutcha	Semi - Pucca	Pucca	
1	Government	10	25	17	52

S. No.	Ownership	Typology			Total
		Kutcha	Semi - Pucca	Pucca	
2	Religious	-	-	1	1
3	Community*	-	-	3	3
Total		10	25	21	56

*Pond is not considered in typology of impacted structures

2.8 Extent of Impact on Households

The project is anticipated to impact a total of 180 HHs, including 14 TH HHs, two informal settler HHs, 91 informal occupier HHs, 45 licensed HHs taken from MCG/Excise & Taxation Dept. and 27 tenant HHs.

Out of the 180 likely impacted HHs, 169 are fully impacted, and 11 are partially impacted. Among the 169 fully impacted HHs, 12 are TH HHs, and 137 are NTH HHs (including informal settlers, informal occupiers and Licensed taken from MCG/Excise & Taxation Dept.), and 20 are tenants. Of the 11 partially impacted HHs, two are TH, one is trust, one is NTH and seven are tenants. A detailed presentation of the extent of the impact is presented **Table 2-8**.

Table 2-8: Extent of Impact on HHs

S. No.	Type of Affected Structures		TH		Trust		NTH*		Tenants		Total		
			P	F	P	F	P	F	P	F	P	F	T
1	Residential	House	1	4	-	-	-	3	-	-	1	7	8
2		Hut	-	-	-	-	-	12	-	-	-	12	12
3	Commercial	Shop	-	6	-	-	1	17	7	18	8	41	49
4		Office	-	1	-	-	-	-	-	-	-	1	1
5		Kiosk	-	-	-	-	-	101	-	-	-	101	101
6	Mixed (Residential + Commercial)		-	-	-	-	-	4	-	2	-	6	6
7	Under Construction		-	1	-	-	-	-	-	-	-	1	1
8	BW		1	-	1	-	-	-	-	-	2	-	2
Total			2	12	1	-	1	137	7	20	11	169	180

*Includes Informal Settlers, Informal Occupiers, MCG License Vendors

2.9 Metro Depot and Casting Yard

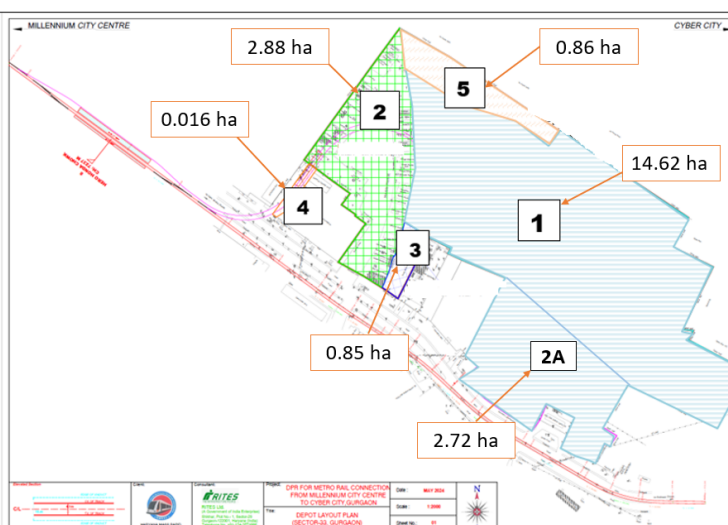
2.9.1 Details of Land Identified for Metro Depot (Sector 33)

DPR of GMRP envisaged a small stabling depot at Sector 101 as it planned its operational integration with Rapid Metro. However, with the approval of GMRP as an independent system, a full-fledged depot was required to meet enhanced operational requirements. GMRL subsequently planned a full-fledged Depot-cum-Workshop at Sector 33, covering a total area of 19.23 ha, of which 18.37 ha is government land (HSVP-owned), and 0.86 ha is private land.

The depot land identified at Sector 33 has five land pockets. **Figure 2-1** shows the details of land pockets required for the metro depot.

Figure 2-1: Required Land Pockets (Sector 33)

- A. Pocket No. 1: Planned Amusement Park (14.62 ha) (HSVP)
- B. Pocket No. 2: Old Marble Market Site (2.88 ha) (HSVP)
- C. Pocket No. 3: Royal Swan Banquet Hall (0.85 ha) (HSVP)
- D. Pocket No. 4: DHBVN Sub-station (0.016 ha) (DHBVN)
- E. Pocket No. 5: Private Land Strip (0.86 ha) (Private)

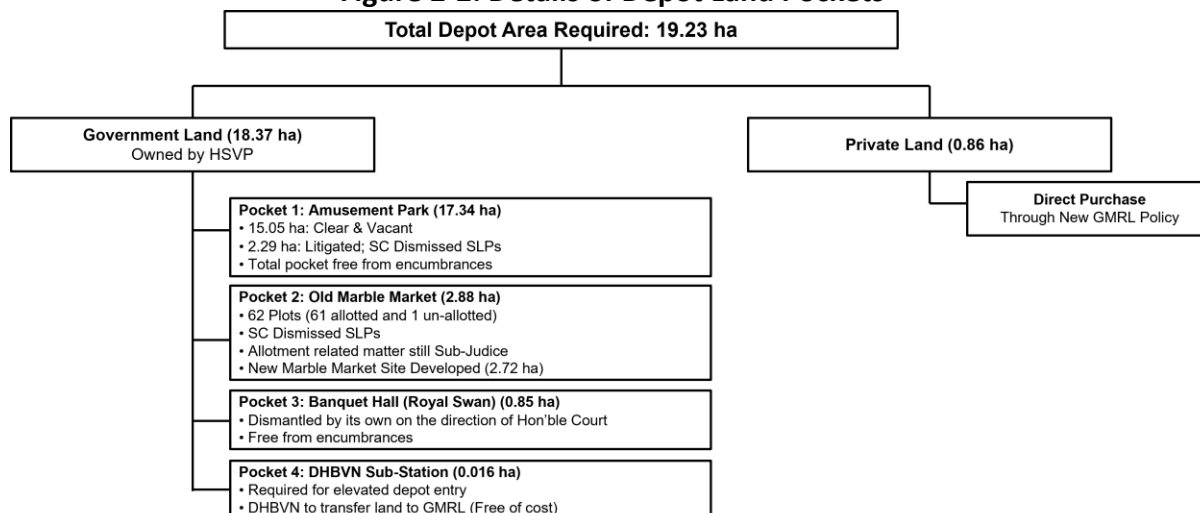


A total of 19.23 ha of land is required for the development of metro facilities. Except for Pocket 4, where DHBVN ESS is located, all land pockets are required in full. In Pocket 4, the land requirements are only for the placement of pillars for depot entry.

In the past, the land parcels in Pockets 1, 2, 3, and 4 were acquired by HSVP by paying due compensation for land, structures, and other assets to the respective owners for the development of Sector 33.

Present Status of Land Pockets (Sector 33)

The current status of the land pockets is presented in the following section, with detailed information provided in **Annexure 3**. Details of depot land pockets are shown in **Figure 2-2**.

Figure 2-2: Details of Depot Land Pockets


➤ Pocket No. 1: Planned Amusement Park (Total: 17.34 ha and 2.29 ha - Under litigation)

- a. Case No.: CWP No. 23543 of 2015 titled Vinod Kumar & Ors. Vs State of Haryana, and CWP No. 28056 of 2017 titled Bhagwan Singh & Ors. Vs State of Haryana.

- b. HSVP acquired the land for an amusement park from landowners by paying them due compensation. Compensation was paid directly to 33 landowners and for 223 landowners amount was kept in LAC Account.
- c. The petitioners challenged the acquisition of their land, seeking de-notification or release on the grounds that the acquisition proceedings had lapsed under Section 24 (2) of the RFCTLARR Act, 2013.
- d. Hon'ble High Court, in its judgments dated 13.02.2025 and 26.03.2025, dismissed the above writ petitions and upheld the land acquisition as valid and acquired for public purpose.
- e. The Special Leave Petitions filed before the Hon'ble Supreme Court of India against judgments dated 13.02.2025 and 26.03.2025 have also been dismissed on 07.05.2026 and 01.04.2026, respectively. Thereafter, HSVP got the 2.29 ha land vacated.

➤ **Pocket No. 2: (Marble Market: 2.88 ha - under litigation)**

- a. Case No.: CWP No. 10317 of 2004 titled Narender Mohan Kapoor Vs State of Haryana.
- b. The marble merchants were earlier located at Sikandarpur Ghosi and Sheetla Mata Mandir Road, which were not recognized locations. HSVP invited the applications through public advertisement dated 03.11.2003 and corrigendum dated 19.11.2003 for shifting them to a recognized and planned area in Sector 33-34, Gurugram.
- c. A total of 152 plots/shops were allotted in the Marble Market in Sector 33 & 34, of which 86 shops were allotted with a plot size of 206.25 sqm, and 66 shops were allotted with a plot size of 600 sqm. Marble Market in Sector 33 had 62 shops of 206.25 sqm size only, and the remaining plots/shops are in Sector 34. Out of 62 plots, 61 plots were allotted and 1 remained unallotted. The construction on the allotted plots was the responsibility of the respective allottee.
- d. Out of 61 allotted plots, 1 omitted /cancelled, 51 land plots had structures, while 09 land plots remained vacant.
- e. Most of the marble traders retained their shops in Sheetla Mata Mandir Road, and Sikhandarpur Ghosi got a new plot allotted in Sector 33 & 34. They continued their operation from all three locations.
- f. The allotment has been under challenge since 2004 in the Hon'ble Court by non-successful applicants for the subject matter on the grounds of arbitrariness and mala fides on the part of the scrutiny committee in the allotment process. The allotment-related matters in Pocket 2, however, remain sub judice
- g. At the time of allotment, the cost of the plot of 206.25 sqm area was Rs. 14,90,841/- (@ Rs.7,228.32 per sqm). Most of the allottees have paid 25% of the cost of the plots, while balance amount still remains outstanding since the allotment in 2004.
- h. The market had 51 structures, 25 had one or two rooms, 11 had rooms with tin sheds, 13 had only tin sheds, and 3 had permanent construction. The Constructions raised by the shop owners are not recognized as the same, as they were raised without paying the full cost of the plot, getting any building plan passed, or obtaining occupation certificates from the authority.
- i. Notice for vacating the area was issued to marble traders on 26.12.2025. A copy of the notification is also attached in Appendix 1. Also, Notices were pasted on individual shops, and announcements were made through the AV System in the area.
- j. After giving due notice to the traders, HSVP carried out demolition of shops from 29.12.2025 to 08.01.2026, ensuring no damage to the material stored in the shops.

- k. Despite the above issues, HSVP has developed an alternate site approximately 200 mts from the old site at the cost of Rs. 7.50 Crores to accommodate the existing Sector 33 Marble Market allottees/shop plots with all basic amenities like parking, pavements, roads, water supply, sewerage, etc. The allottees have not been charged for the alternate site at Sector 33.
- l. Shops of the same size and the same site number were given, and possession was handed over simultaneously to the affected marble traders. HSVP also published the tender in December 2025 to develop the market area with all basic amenities like parking, pavements, roads, water supply, sewerage, etc.
- m. The SLPs (Civil) No. 2953/2026 and 3403 of 2026, filed in relation to resistance to shifting have been dismissed by Hon'ble Supreme Court of India dismissed dated 27.01.2026.
- n. As of 01.06.2026, 28 allottees have constructed shops and shifted to new marble market and started operations.

Conclusion on Marble Market

- a. Earlier, the ESIA study carried out for the GMRP considered Marble Traders as PAP, but due to non-cooperation from them on the plea of the marble market case being sub-judice, the socio-economic impact assessment could not be completed.
- b. The old marble market was vacated during the period from 29.12.2025 to 08.01.2026, while the process for development and allotment of the alternate marble market site was being finalized simultaneously.
- c. During the period, only the constructed structures were dismantled, and no damage was caused to the marble and tiles stored in the shops. Subsequently, the plots in the new marble market were handed over within 15 days. As of 30.09.2026, 57 allottees have shifted and started their business operation from the new site, and the remaining are either operating from their other shops at Sheetla Mata Mandir Road/ Sikandarpur Ghosi/ Sector 34 or from Sector 33 despite eviction by HSVP from the old site.
- d. The remaining four allottees are constructing shops on the new allotted site/ or in the process of shifting to the new marble market site.
- e. This is pertinent to mention here that the marble traders have not paid the full amount towards the land parcels allotted to them and have been in possession of the said land since 2004 without payment of the total cost of the land.
- f. Despite outstanding dues, HSVP developed the alternate site at their own cost of approximately Rs. 7.50 crores to facilitate the shifting of the marble traders. Further, no charges have been levied upon the marble traders for relocation to the new site.
- g. The Marble Market traders have been treated as non-title holders because they have not yet paid the full cost of the plots allotted to them in 2004. The relocation of Marble Market traders from their original site to the alternate site has resulted in the following impacts:
 - Loss of livelihood during the period when their establishments remained non-operational.
 - Damage to the shop structure during demolition drive.
- h. In accordance with World Bank ESS5 and GMRL's approved Entitlement Matrix for non-title holder PAFs, the traders are economically affected and are eligible for:
 - Compensation for damaged shops/structures based on the PWD's BSR;
 - R&R assistance as specified in GMRL's Entitlement Matrix for non-title holder PAFs.
- i. As the Marble Market falls under the jurisdiction of HSVP and there is ongoing litigation between HSVP and the traders, HSVP will establish an escrow account with the initial

deposit of Rs. 3 Crore for payment of R&R assistance and compensation to affected NTHs. The assistance comprises a one-time subsistence grant, a one-time transportation allowance, and a one-time resettlement allowance. The details of these entitlements are provided in Section 5.3. The deposited amount will be adjusted for inflation by indexing it to the CPI prevailing in the month and year of actual payment prior to disbursement. Disbursement from the escrow account will be made following direction of the Hon'ble court.

- j. This payment through escrow arrangement and disbursement under court direction safeguards the timely compensation and R&R assistance to affected NTHs.
- k. The new marble market site photos are provided in **Figure 2-3**.

➤ **Pocket No. 3: Royal Swan Banquet Hall (0.85 ha was under litigation)**

- a. Case No.: CWP No. 12998 of 2006 titled Mukesh & Ors. Vs State of Haryana
- b. The plot of land was acquired by HSVP for the purpose of the development of Sector 33 by paying compensation for the land dated 27.11.2006 as per the LA Act, 1894.
- c. The HSVP could not take possession of the acquired land as the Hon'ble High Court gave a status quo order dated 26.09.2006 on the acquired land.
- d. The land was lying vacant and an encroacher constructed a banquet hall (Royal Swan) in violation of Hon'ble High Court Status quo order without any permission and despite pending litigation.
- e. HSVP filed applications in CWP No. 12998 of 2006, the Hon'ble High Court took cognizance of the same and asked the litigant itself to vacate the same and HSVP to take the possession.
- f. The encroacher requested the hon'ble court in the interest of its customer who made booking and paid advance payment and to carry out the commercial activities on land the in question till 01.04.2026.
- g. The hon'ble court in their order dated 06.03.2206 granted permission till 01.04.2026 to handover the land in question to HSVP.
- h. The encroacher vacated the banquet hall and HSVP took over the position of the land on 05.04.2026.
- i. Earlier this small plot of land was not part of the depot land as it was under litigation even though owned by HSVP. After the court verdict in favour of HSVP, they proposed this land to GMRL for its OCC.

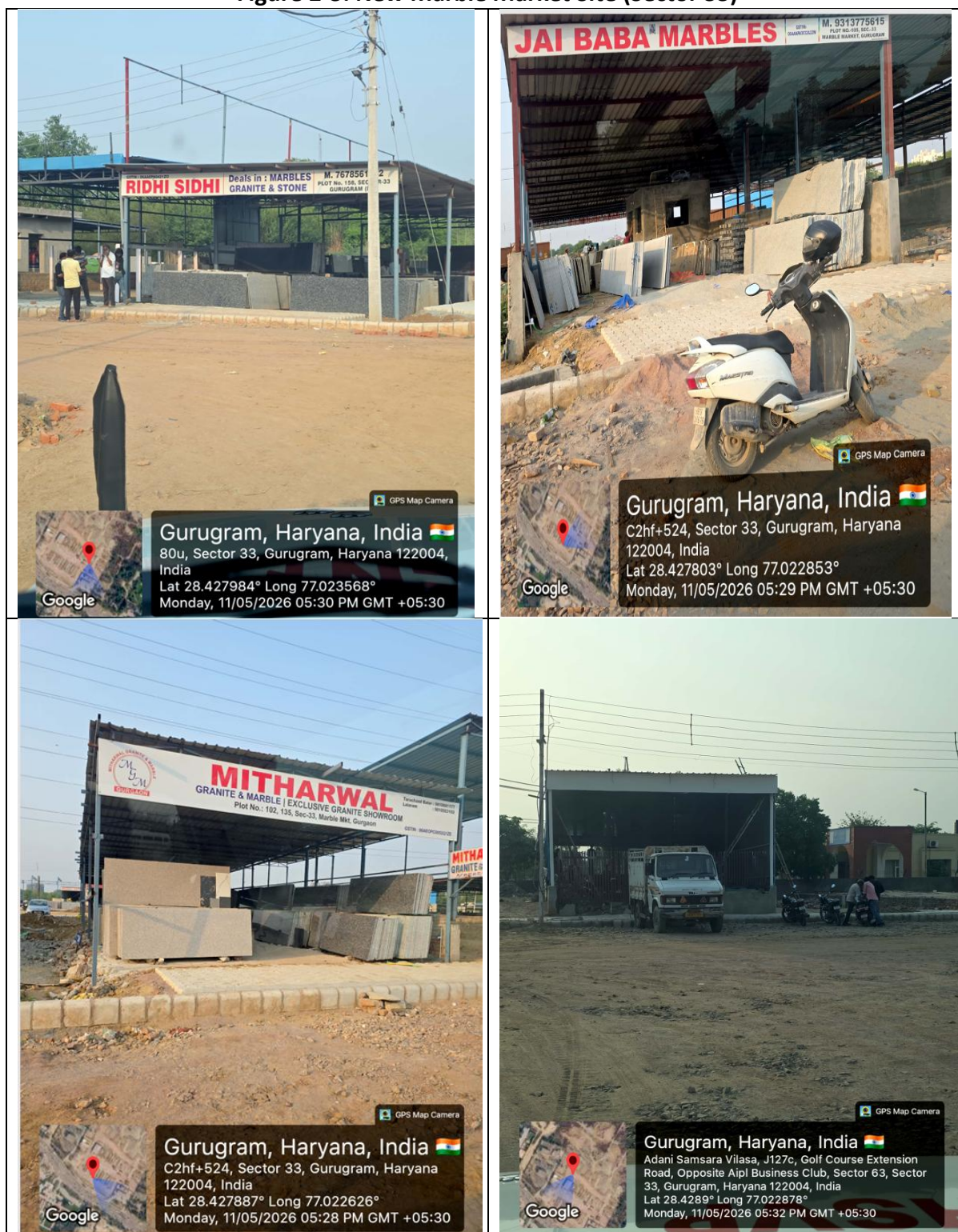
➤ **Pocket No. 4: 0.016 ha land is earmarked as Electric Sub Station (ESS) land.**

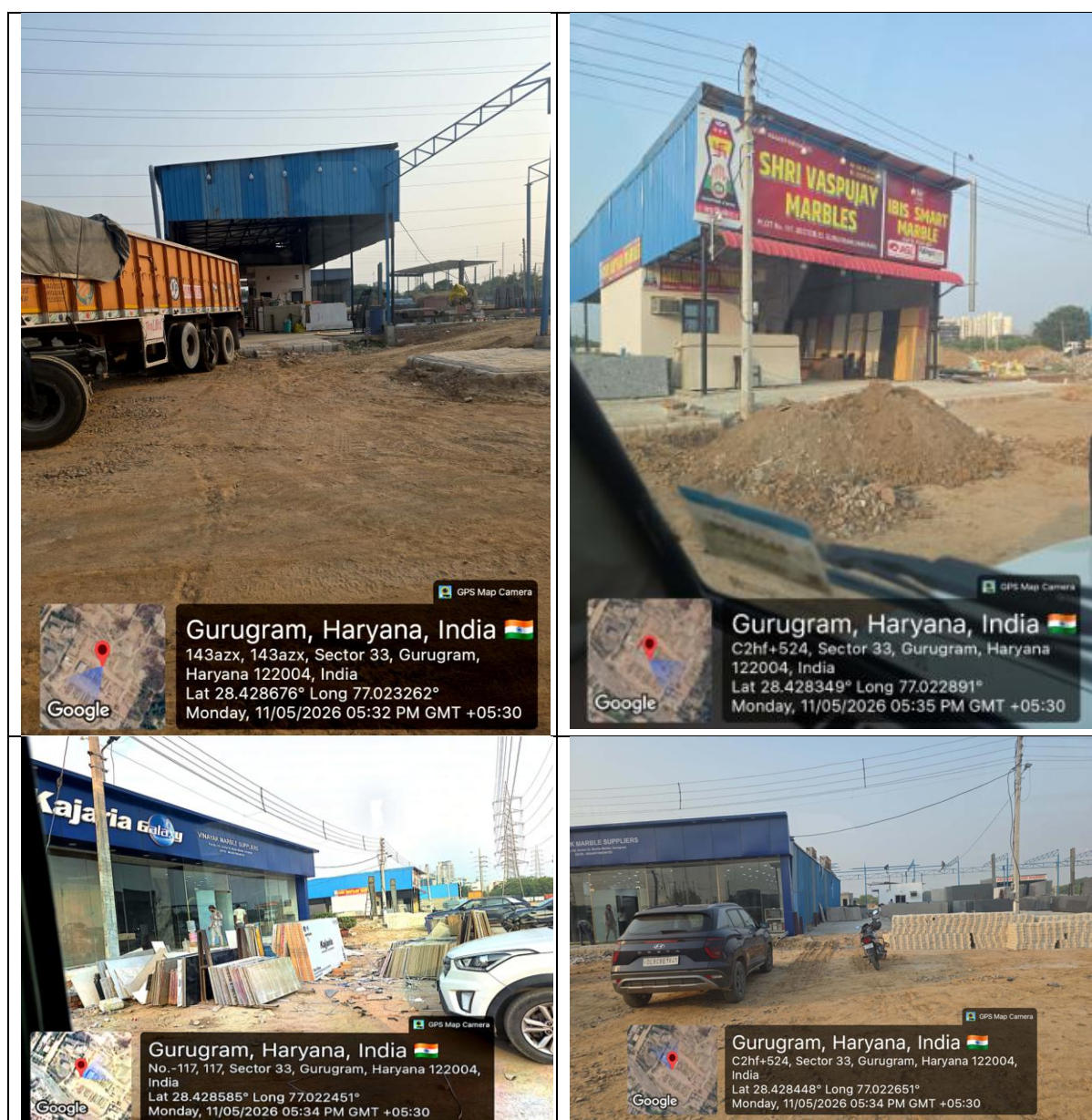
- a. HSVP acquired this land and handed it over to DHBVN. The ESS is operational at the site. GMRL has taken up the matter with DHBVN. It has already been agreed that the land shall be transferred from DHBVN to GMRL free of cost. The cost of utility shifting shall be borne by GMRL.

➤ **Pocket No. 5: 0.86 ha. This pocket has private land owned by 52 owners.**

- a. The acquisition is being done under GMRL Policy for Direct Purchase of Private Land or Property through Mutual Negotiation. The process of land acquisition is being carried out under the Chairmanship of the Deputy Commissioner, Gurugram. No work will commence on the proposed private land until it has been acquired and compensation is paid to the landowners.

Figure 2-3: New Marble Market Site (Sector 33)





2.9.2 Casting Yard, Sector 33 (Transport Nagar)

1. The land was owned by Gram Panchayat Narharpur Rupa and was acquired by HSVP in the year 1992 for the planned development of Transport Nagar after payment of due compensation for the land to Gram Panchayat.
2. The said land was allotted by the Gram Panchayat to 14 parties, who subsequently constructed dwelling units/structures thereon. Compensation for the said structures was paid to all 14 parties by HSVP in the year 2013.
3. Out of 14 parties, two parties sought enhanced compensation. Their claims were examined and approved by the competent authority, and the enhanced compensation was paid to them in 2025.
4. Subsequently, these two parties constructed unauthorized structures on HSVP land even after receiving enhanced compensation.

5. The encroachers filed CWP No. 24745 of 2025 titled Shiv Kumar & Anr. vs State of Haryana & Ors in which the Hon'ble High Court had stayed the dispossession of 26.08.2025.
6. The Hon'ble High Court, while dismissing the CWP No. 24745 of 2025, gave the order to vacate the land via an interim order on 23.12.2025.
7. The said land was vacated by HSVP on the directions of the Hon'ble Court.
8. A tracer study is currently underway and will generate the socio-economic profile of these encroachers.

3 Census Survey and Baseline Socio-Economic Profile

Census & socio-economic survey is carried out to establish the current status of socio-economic profile of population residing in project influence area. It helps in establishing priority areas for a project and attributing change and impacts as a result of the project. The findings of the GMRP socio-economic survey revealed that 180 HHs (includes 14 are TH, one is Trust, 138 are NTH, and 27 tenants) are likely to be affected under the project. Out of 180 HHs, 154 participated in the socio-economic survey and shared information. Some HHs were reluctant to participate, while others requested a revisit when the survey team visited their location; they rescheduled the time again and showed a lack of cooperation. One residential structure (Ch. 14.770) has been closed for a long time, and the neighbours are unaware of their whereabouts. This section presents the findings of the survey conducted in the project area, covering 154 HHs that participated in the survey.

3.1 Category of Surveyed Households

As per the survey, there are 180 HHs, which include 7.78% TH HHs, 1.11% informal settler HHs, 50.56% informal occupier HHs, 25% HHs licensed from MCG/Excise & Taxation Dept., 27 tenant HHs, 15% tenants and 0.56% trust HHs.

3.2 Key Baseline characteristics of PAHs and PAPs

Number of PAHs: According to the survey, a total of 180 HHs are likely impacted by the project. However, 154 participated in the census and socio-economic survey. Among these HHs, 150 (97.40%) are headed by men and four (2.60%) by women. These HHs comprise 852 individuals likely to be impacted by the project, including 448 males (52.58%) and 404 females (47.42%). The average household size is 5.53. The key baseline characteristics of the PAPs/PAHs are summarized in **Table 3-1, Table 3-2, Table 3-3, Table 3-4 and**

Table 3-5.

The majority of the HHs belong to the Hindu religion 86.36% followed by Muslims (11.04%), and the remaining 2.60% of the HHs are Sikh. The social stratification of the project area shows that 33.77% are from the general category, 40.91% HHs are from OBC, and 25.32% are from the SC category.

A significant percentage of the impacted HHs are illiterate (35.06%). Among the remainder, 25.97% have completed primary education, 6.49% have completed upper primary education, 19.48% have completed high school, and 12.99% are graduates.

Table 3-1: Number of PAHs

S. No.	Particular	Description	Number	% of Total
1	No. of HHs	Men headed	150	97.40
2		Women headed	4	2.60
Total			154	100
3	Population	Male	448	52.58
4		Female	404	47.42
5		Third Gender	-	-

S. No.	Particular	Description	Number	% of Total
Total			852	100
6	Religious Group	Hindu	133	86.36
7		Muslim	17	11.04
8		Sikh	4	2.60
Total			154	100
9	Social Category	SC	39	25.32
10		OBC	63	40.91
11		General	52	33.77
Total			154	100
12	Year of Stay	Less than one year	9	5.84
13		1 - 3 Years	16	10.39
14		3 - 5 Years	19	12.34
15		5 - 10 Years	39	25.32
16		More than 10 Years	71	46.10
Total			154	100
17	Educational Level	Illiterate	54	35.06
18		Primary	40	25.97
19		Upper Primary	10	6.49
20		High School	30	19.48
21		Graduate	20	12.99
Total			154	100

Out of the 154 HHs, 0.47% are artisans, 2.70% are labours, 19.13% are engaged in Business/trade, 0.59% are in government service, 1.41% are working as maid servants, 0.12% are retired, 1.53% are engaged in other works, and a major number of affected persons, i.e. 74.06% are non-working.

The average monthly income of the HHs is Rs 26,701. Only one household, i.e. 0.65% is below the poverty line. The data reveals that 12.99% HHs have an average monthly income between INR 5,000 – 10,000. Additionally, 54.55% HHs earn between INR 10,001 – 20,000, 14.94% earn between INR 20,001 – 30,000, 9.09% earn between INR 30,001 – 50,000, and 7.79% earn above INR 50,001.

Table 3-2: Occupation and Income details of PAPs and PAHs

S. No	Particular	Description	Number	% of Total
1	Primary Occupation of Affected Person	Artisans	4	0.47
2		Labor	23	2.70
3		Business/Trade	163	19.13
4		Govt. Service	5	0.59
5		Private Service	12	1.41
6		Retired	1	0.12
7		Others	13	1.53
8		Not Working	631	74.06
Total			852	100
9	Average Monthly Household Income	Below 5000	1	0.65
10		Above 5001 and up to 10000	20	12.99
11		Above 10001 and Below 20000	84	54.55
12		Above 20001 and up to 30000	23	14.94
13		Above 30001 and up to 50000	14	9.09

S. No	Particular	Description	Number	% of Total
14		50001 and above	12	7.79
Total			154	100

Out of the 154 HHs, 33.77% have availed loans from different sources for different purposes. Of these, 88.46% have taken loans from institutions (e.g., banks), while 11.54% have borrowed from both institutions and private money lenders (e.g., friends and relatives).

Table 3-3: Loan and indebtedness

S. No	Particular	Description	Number	% of Total
1	Loan	Yes	52	33.77
2		No	102	66.23
Total			154	100
3	Source of Loan	Institutional	46	88.46
4		Institutional + non-institutional	6	11.54
Total			52	100

Assets-owned

It can be observed from the table that the majority of HHs have a telephone (90.26%), 47.40% own a television, 27.27% own a food processor/mixer/grinder, 26.62% own an air cooler, 24.03% own a refrigerator, 14.94% own a washing machine, 10.39% own an air conditioner, 11.04% own a microwave oven, and 11.04% own a computer or laptop. Additionally, 30.52% of HHs have a two-wheeler, and 10.39% have a four-wheeler.

Table 3-4: Assets in HHs

S. No.	Assets	Nos.	%
1	Telephone/ Mob. Phone	139	90.26
2	Television	73	47.40
3	Two-Wheeler	47	30.52
4	Food Processor/Mixer/Grinder	42	27.27
5	Air Cooler	41	26.62
6	Refrigerator	37	24.03
7	Washing Machine	23	14.94
8	Air Conditioner	16	10.39
9	Microwave Oven	17	11.04
10	Computer/Laptop	17	11.04
11	Four-Wheeler	16	10.39
			N = 154

Vulnerable groups

This includes SCs, HHs headed by women, HHs headed by Persons with Disabilities, HHs Below Poverty Line (BPL), widows, and individuals above the age of 60 years, regardless of their ownership status.

The census survey findings indicate that there are 50 vulnerable HHs affected by the project. These HHs will be provided with vulnerability assistance and entitlements as per the provisions of the EM. The detailed breakdown of vulnerable HHs is presented in the

Table 3-5.

Table 3-5: Vulnerable Categories of PAHs

S. No.	Vulnerable HHs	Nos.	%
1	SC	32	64.00
2	SC + Elderly	4	8.00
3	SC + WHH	1	2.00
4	Elderly	7	14.00
5	BPL + Elderly	1	2.00
6	Differently Abled	1	2.00
7	WHH	3	6.00
Total		50	100

Gender considerations: Out of 180 affected HHs, there are four women-headed HHs (one SC/WHH and three WHH). Among these, two WHH have studied up to primary level and two WHH have studied up to higher secondary level.

During consultations, women emphasize concerns about safety and security during travel. During RAP implementation, continuous consultations shall be done with females. Additional vulnerability allowance will be provided to all WHHs.

The suggestions provided by the women participants are as follows:

- Installation of CCTV at stations and nearby locations.
- Deployment of police officials/security at entry/exit of metro station.
- Platform Screen Door (PSD).
- Sanitary Pad Vending Machines, Transparent Elevators, Dedicated Women Coaches.
- App for Online Complaint.

4 Applicable Legal and Regulatory Framework

4.1 Introduction

GMRP has been designed to utilize the road median for alignment and stations, wherever feasible. However, certain locations require both government and private land. The applicable policies for private land acquisition and transfer of government land are as follows:

A. Policies for Private Land Acquisition:

- i. The RFCTLARR Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR) Act, 2013.
- ii. The RRCTLARR (Haryana Amendment) Act, 2017.
- iii. Policy for Direct Purchase of Private Land/ Property through Mutual Negotiations, 2026.

To expedite the private land acquisition process for GMRP, the Govt. of Haryana has gazette-notified the Policy for Direct Purchase of Private Land or Property through Mutual Negotiations. This policy enables GMRL to acquire private land within a significantly shorter timeframe. Under this policy, compensation for land and immovable assets will be calculated in accordance with Sections 26 to 30 of the RFCTLARR Act, 2013. In addition, a further 25% of the amount so calculated will be paid, inclusive of R&R benefits. Further, the valuation of immovable assets attached to the land will be calculated on a pro-rata basis of the prevailing guidance price, without depreciation, for the respective asset.

B. Policies for Govt. Land Transfer:

- i. Policy for Transfer of Government, Municipal Bodies and Gram Panchayat Land for Public Purpose, (No. 563-ARIC-1-2020/48)

4.1.1 The RFCTLARR Act, 2013

The RFCTLARR Act, 2013 provides compensation for private land acquisition as well as rehabilitation and resettlement assistance. The RFCTLARR Act 2013 has four schedules for minimum applicable norms for compensation based on market value, multiplier and solatium; R&R entitlements to landowners and livelihood losers; and facilities at resettlement sites for displaced persons, besides providing flexibility to states and implementing agencies to provide higher norms for compensation and R&R. It also provides for the baseline for compensation and has devised a sliding scale which allows States to fix the multiplier (which will determine the final award) depending on distance from urban centres.

The Act extends compensation and R&R assistance only to TH HHs on the private land being acquired. However, ESS5 of the WB ESF requires that compensation and R&R support extended to all affected HHs, regardless of their ownership status. The aims and objectives of the Act are as follows:

- a. To ensure a gentle, participative, informed and transparent process for land acquisition.

- b. Provide just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or already affected by such acquisition.
- c. Make adequate provisions for affected persons for their rehabilitation and resettlement.
- d. Ensure that the outcome of obligatory acquisition should be such that the affected persons become partners in development activities, which would lead to an improvement in their post-acquisition social and economic status.

Schedule I of the RFCTLARR Act, 2013 outlines the proposed minimum compensation based on a multiple of market value. Schedule II outlines the R&R entitlements to landowners and livelihood losers, which shall be in addition to the minimum compensation as per Schedule I. In no case, the compensation can be less than that under the Act.

4.1.2 The RFCTLARR (Haryana Amendment) Act, 2017

The RFCTLARR (Haryana Amendment) Act, 2017 is an Act further to amend the RFCTLARR Act, 2013, in its application to the State of Haryana. Section 101(A) of this Act empowers the State Government to de-notify land acquired under the Land Acquisition Act, 1894, if the public purpose for which it was acquired becomes unviable or unnecessary. It also says that where a part of the acquired land has been utilised, or any encumbrances have been created, the landowner may be compensated by providing alternative land along with payment of damages, if any, as determined by the State Government.

4.1.3 GMRL Policy for Direct Purchase of Private Land and Property through Mutual Negotiation

The policy governs the direct purchase of private land and property through mutual negotiation between landowners and the GMRL. It is intended for critical cases where private land acquisition is essential for timely commissioning of Metro projects in Gurugram and other districts of Haryana. A LPC shall be formed under the chairmanship of the Deputy Commissioner of the district for direct purchase of land as well as fixing the rate of compensation of the land to be acquired for the metro project.

The private land for metro projects of GMRL will be purchased through mutual negotiation with approved principles and guidelines. It will fast-track the land acquisition process, and the important steps and salient features of the Direct Purchase Policy are as follows:

- GMRL will finalize the minimum land requirement and give requisition to the concerned Deputy Commissioner.
- The Policy constitutes a LPC shall be formed under the chairmanship of the Deputy Commissioner and will have other members such as the Additional CEO, Gurugram Metropolitan Development Authority (GMDA), concerned Joint Commissioner, MCG. The LPC shall have representation from Revenue, PWD, District Town Planner, GMDA and may also have representation from other required departments.

- Joint Site Inspection Committee (JSIC), a Sub Committee shall be formed comprising the Land Acquisition Officer (LAO) (Head of JSIC), District Revenue Officer, Superintending Engineer GMDA, EE Irrigation, EE PWD and Chief Project Manager (CPM) GMRL. JSIC will conduct a joint inspection of the requisite land. The area of the land and immovable properties attached to it will be measured, mapped, and ownership details will be updated.
- LPC will invite the land owners and a list of land owners agreed for Direct Purchase will be published, inviting objections, within 1 month, regarding interest and ownership of the land, etc.
- LPC will prepare the valuation of land and assets, as per the provisions of Section 26 to 30 and Schedule I of the RFCTLARR Act 2013. The land owners will get an additional 25%, inclusive of R&R Benefits, on the compensation calculated.
- A pre-informed negotiation(s) with the respective land owners will be carried out by LPC. The settlement reached in the negotiation shall be recorded in the Agreement. The land will be possessed and registered by paying the negotiated price through electronic transfer to their respective bank accounts.
- In the event of any owner refusing to sell the land or any of the owners has objected or is not interested in the direct purchase through negotiation, the respective land may be acquired through the land acquisition process as per the RFCTLARR Act 2013.

Copy of GMRL Policy for Direct Purchase of Private Land and Property through Mutual Negotiation is available on GMRL Website.

4.2 World Bank ESF Policy and Standards – Extent of Relevance

GMRL is availing loans from the WB and KfW for the development of GMRP. The WB's ESF, which KfW also follows, requires the Borrower to comply with its ESS, including ESS5 on Land Acquisition, Restrictions on Land Use, and Involuntary Resettlement. The objectives and requirements of WB ESS5 and their relevance to the GMRP is presented in **Table 4-1**.

Table 4-1: Relevant WB's ESF Policy and Standards

WB ESS Policy, Standards	Objectives	Requirements	Relevance to the sub project/project
ESS-5 Land Acquisition Restrictions on Land Use and Involuntary Resettlement	• Avoid involuntary resettlement or, where unavoidable, minimise it through alternative project designs. • Avoid forced eviction. • Mitigate unavoidable impacts by paying timely compensation at replacement cost, and help displaced persons improve, or at least restore, their	Applies to permanent or temporary physical and economic displacement resulting from different types of land acquisition and restrictions on access. Does not apply to voluntary market transactions, except which results in displacement of persons (third parties). Provides criteria for	GMRP involves the construction of metro structures, stations, entry and exit points, stabling yards, depots, etc., which are expected to impact land, privately and community-owned assets, including structures and trees. Both physical and economic

WB ESS Policy, Standards	Objectives	Requirements	Relevance to the sub project/project
	livelihoods and living standards to pre-displacement or pre-project levels, whichever is higher. • Ensure information disclosure, meaningful consultation and informed participation of those affected.	“voluntary” land donations, sale of community land, and parties obtaining income from illegal rentals. Prohibits forced displacement (removal against the will of affected people, without legal and other protection, including all applicable procedures and principles in ESS5). Possession of land and assets happens only after payment of compensation and resettlement. Requires community engagement and consultation, disclosure of information and a GM.	displacement are also expected.

4.3 Analysis of RFCTLARR Act, GMRL Policy and WB's ESS5

Comparison between RFCTLARR Act and WB's ESS5 is summarised in **Table 4-2**.

Table 4-2: Comparison of RFCTLARR Act, GMRL Policy and WB ESS5

S. No.	Aspect	RFCTLARR Act, 2013	GMRL Policy	WB ESS5
1	Scope & Applicability	Applies to acquisition of private land for public purposes and covers THs. Also recognises specified categories of affected families dependent on the private land to be acquired for at least three years preceding acquisition (e.g., tenants, share-croppers, agricultural labourers, artisans). Does not extend compensation to encroachers or squatters occupying government land.	GMRL policy applies for the direct purchase of private land and property through mutual negotiations exclusively with legal THs. Therefore, it does not apply to NTHs including tenants and employees.	Applies to all persons affected by the private land acquisition and transfer of govt. land, including THs, NTHs, encroachers, tenants and livelihood losers. Covers both economic and physical displacement.
2	Social Impact Assessment (SIA)	Act requires a SIA prior to acquisition, conducted in consultation with the affected Gram Sabha/local bodies. Mandates independent examination of the SIA report by a multi-disciplinary Expert Group before appraisal by the appropriate Government.	Policy does not requires to carry out a SIA. However, negotiation meetings shall be carried out with affected TH.	ESS5 similarly requires assessment of social impacts arising from land acquisition and resettlement. It also requires meaningful consultation with project affected persons and disclosure of assessment findings.
3	Determination of Land Value	The land value is determined based on the market value then multiplication factor applies plus	The Valuation of the land to be acquired and compensation to be paid shall be as per the provisions of sections 26, 27, 28 and 30 &	ESS5 states compensation for lost assets at full replacement cost.

S. No.	Aspect	RFCTLARR Act, 2013	GMRL Policy	WB ESS5
		100% solatium on the computed amount	Schedule I of the Land Acquisition Act, 2013. The compensation to affected landowners will be 25% over the compensation calculated in accordance with Sections 26, 27, 28 and 30, and Schedule I of the RFCTLARR Act 2013.	No statutory multiplication factor is prescribed; the replacement-cost standard is asset- and location-specific rather than formulaic.
4	Compensation for Structures	Compensation for structures is based on PWD Haryana BSR, plus 100% solatium on the final award amount.	Compensation for structures is based on PWD Haryana BSR without depreciation.	Mandates replacement cost compensation for structures, without deduction for depreciation.
5	Compensation for Trees, Plants, and Crops	Value of damaged trees, plants, or standing crops is compensated as determined specialist, plus 100% solatium.	Value of damaged trees, plants, or standing crops is compensated as determined specialist. Plus 100% solatium on the final award amount.	Requires compensation at replacement/market value for loss of crops and trees.
6	Livelihood Restoration	R&R support includes transitional support and moving allowances as part of the compensation package.	Cash compensation to land-owners will be paid as per RFCTLARR Act 2013, as specified in Serial No. 3 of this table. This compensation includes an additional 25% over the calculated amount inclusive of R&R benefits.	Mandatory livelihood restoration for all economically displaced persons; transitional allowances; support for workers, tenants, businesses.
7	Timing and Mode of Payment	Compensation must be paid prior to the project taking possession of land; R&R support includes transitional support and moving allowances. Full payment is required	Payment of compensation must be paid on negotiated value. After payment of full compensation, the land will be formally transferred to GMRL.	Similarly, compensation and other resettlement assistance must be provided prior to displacement, prior to taking of land, and prior to commencement of related civil works.

S. No.	Aspect	RFCTLARR Act, 2013	GMRL Policy	WB ESS5
		in a single instalment to the affected landowner prior to land transfer.		
8	Recognition of Informal Settlers/ Occupiers	Affected family broadly includes tenants, share-croppers, agricultural labourers, artisans, and those dependent on the acquired land/forest/water body for livelihood in the three years preceding acquisition. However, the Act does not extend compensation to encroachers or squatters occupying government land.	GMRL policy applies to landowners only whose land is required for the project and purchased through mutual negotiation. This policy does not cover NTHs.	Recognizes informal settlers and informal occupiers as affected families entitled to assistance, irrespective of legal title.
9	Cut-off Date	For persons dependent on affected private land, the cut-off date is three years preceding acquisition; for titleholders (THs), it is the date of preliminary notification under the Act.	The cut-off date is public notice under the policy.	Requires the Borrower to establish and publicly disclose a clear cut-off date commonly the date of completion of the census/asset inventory applicable to all categories of displaced persons, including non-titleholders
10	Compensation to non-titleholders (NTHs)	No provision for compensating NTHs, as they are not recognised as persons having an interest in the acquired land.	This policy does not cover NTHs. But compensation and R&R assistance shall be paid in accordance with the approved NTHs EM.	Requires compensation/assistance for all displaced persons regardless of title.
11	Tax Treatment of Compensation	Section 96 of the Act exempts compensation from income tax deductions.	Not specifically addressed in the Policy	No specific provision; generally supports ensuring affected persons receive compensation at replacement cost.
12	Consultation and Disclosure	Requires consultation with affected persons during planning and implementation, and disclosure of relevant provisions.	Policy applies to land owners whose land is required for the project and will be purchased through mutual negotiation	ESS5 require consultation with PAPs during RAP planning and implementation, along with public disclosure of draft RAP documents.

S. No.	Aspect	RFCTLARR Act, 2013	GMRL Policy	WB ESS5
			following consultations and discussions with the affected land owners.	
13	Grievance Redress Mechanism (GRM)	The act has provisions to raise objections related proposed acquisition; R&R survey and scheme preparation; claims for compensation, R&R, and measurement; and dispute regarding the Collector's award	No specific provisions in the policy. However, any grievance related to land acquisition shall be dealt by LAO, Office as per approved GRM established by GMRL.	Project-level GRM is required to address compensation, resettlement and livelihood-related disputes.

In the event of any conflict or inconsistency between the provisions of the GoI's RFCTLARR Act, 2013, the Haryana RFCTLARR (Amendment) Act, 2017, and the approved EM, on the one hand, and the provisions of the WB's ESF, 2016, on the other, the provisions of the ESF, 2016 shall prevail.

4.4 Private Land Acquisition Method under GMRL

Attempts will be made to acquire the private land required for the project through direct purchase by mutual negotiation under the GMRL policy (**Refer Section 4.1.3**). In the event the landowner does not agree to negotiate, or negotiations fail, the land shall be acquired under the provisions of the National Act.

4.5 Government Land Transfer Method under GMRL

Process of Government Land Transfer: Government Land shall be transferred as per the gazette notified Policy for Transfer of Government, Municipal Bodies and Gram Panchayat Land for Public Purpose, No. 563-ARIC-1-2020/48). For the purposes of this policy, GMRL (Gurugram Metro Rail Limited) shall be treated as a Government Department. The provisions of this policy as applicable are as under:

- 1. Transfer of Government land from one Government Department to another:**
 - i. The transfer of Government land between two Government departments shall be at nominal cost.
 - ii. No approval of Council of Ministers (CMM) is required in case Government land belonging to one Department is to be transferred to another Department.
 - iii. Prior approval of the Department to which the land belongs, shall have to be obtained by the acquiring Department who is in need of the land by getting the case routed through Deputy Commissioner.
 - iv. Approval of the Chief Minister shall be obtained by the acquiring Department.
 - v. Prior concurrence of the Finance Department would not be required in case it is a transfer from one Department to another.
 - vi. After compliance of (iii), (iv) and (v) above, the acquiring Department will, send the case to O/o Financial Commissioner Revenue and Additional Chief Secretary & along with fards (copies) of latest Jamabandi, Aksa Shijra, Tatimas, Field Book, Khasra Girdawari and Mutations (both sanctioned as well as unsanctioned), regarding which remarks have been given in the latest Jamabandi, duly verified by the Patwari, Field Kanungo and Tehsildar concerned.
 - vii. It shall also be ensured that no court case, at any level, is pending in respect of the land in question. The transferring Department shall give an undertaking in this regard that no Court case is pending in respect of the land in question.

GMRP requires 23.71 ha. of land which includes 22.17 ha government land and 1.54 ha of private land.

- 2. Transfer of Municipal Corporation/Council/Committee Land to Government Department:**
 - i. The transfer of any immovable property of the Municipal Corporation by way of sale, lease or otherwise to a Government Department, shall be transferred at Collector rate, subject to the prior approval of the Government as provided in the Haryana Municipal Corporation Act, 1994.

- ii. The transfer of any immovable property of the Municipal Council/Committee by way of sale, lease or otherwise to a Government Department, shall be transferred as per rates recommended by the Deputy Commissioner but not below the Collector rate, subject to the prior approval of the Government as provided in the Haryana Municipal Act, 1973.

3. Transfer of Gram Panchayat Land to Government Department:

The transfer of any immovable property of the Gram Panchayats by way of sale, lease or otherwise to a Government Department, shall be transferred at the rate prescribed in the Punjab Village Common Lands (Regulation) Rules, 1964 or as provided in the policy framed there-under.

- i. In case, the transferring Department does not agree to the transfer, a committee headed by the Chief Secretary would examine the matter and place the proposal before the CMM after approval of Chief Minister.
- ii. In case, land has to be transferred to the Union Government at rates less than the collector rate, a committee headed by the Chief Secretary would examine the matter and place the proposal before the CMM after approval of Chief Minister.

5 Entitlement Matrix

The RFCTLARR Act, 2013 provides compensation for private land acquisition as well as rehabilitation and resettlement assistance. The RFCTLARR Act 2013 has four schedules for minimum applicable norms for compensation based on market value, multiplier and solatium; resettlement and rehabilitation (R&R) entitlements to landowners and livelihood losers; and facilities at resettlement sites for displaced persons, besides providing flexibility to states and implementing agencies to provide higher norms for compensation and R&R. It also provides for the baseline for compensation and has devised a sliding scale which allows States to fix the multiplier (which will determine the final award) depending on distance from urban centres.

The Act extends compensation and R&R assistance only to title holder households on the private land being acquired. However, ESS5 of the WB ESF requires that compensation and R&R support extended to all affected HHs, regardless of their ownership status. In other words, compensation needs to be paid to all affected households, including tenants, encroachers, squatters, vendors and livelihood losers.

5.1 Identification of PAHs

An early screening of the project design was undertaken to identify involuntary resettlement risks and impacts, thereby enabling the avoidance or minimisation of such impacts through consideration of alternative alignments and design modifications. The identification of PAHs has followed, and will continue to follow, the process outlined below:

1. Once the land required for the project is identified, it is classified as government land, community land, encroached land, or private land, based on its ownership status.
2. The census survey completion date is considered as the cut-off date for identification of affected people.
3. The ownership status of PAHs is verified with the help of community members, revenue department staff & documents and relevant documents.
4. Continuous consultation and community participation support the identification of PAHs who may not be available or traceable to receive their entitlements.

Based on the process outlined above, the following categories of PAHs have been identified and are eligible for the applicable entitlements:

- i. THs/ Landowners
- ii. Tenants and Leaseholders – registered/ unregistered tenants
- iii. Informal Settlers (Encroachers)
- iv. Informal Occupiers (Squatters)
- v. Vendors holding licenses issued by MCG or other department.
- vi. Livelihood losers and business owners
- vii. Vulnerable affected families/ communities

The proposed EM comprehensively covers all categories of PAHs eligible for R&R assistance under the following broad categories:

- i. **Compensation for Loss of Land:** Compensation as per the GMRL Policy for Direct Purchase of Private Land/Property through Mutual Negotiations.
- ii. **Compensation for Crops and Trees:** Compensation for loss of crops and trees at their replacement cost.
- iii. **Structure Compensation:** Affected structures (residential, commercial and residential-cum-commercial) and other immovable assets at PWD Haryana BSR without depreciation for structure;
- iv. **Subsistence Allowance:** Financial Assistance to commercial and residential households in lieu of the loss of business/ wage income, and assistance provided to cover basic living expenses such as food, housing, and clothing
- v. **One-time Resettlement Allowance:** Financial Assistance to each affected household to cover the cost of involuntary relocation.
- vi. **Shifting/ Transportation Allowance:** Financial Assistance for shifting/ transportation of goods; and
- vii. **Rehabilitation Grant:** Financial Assistance to petty shopkeepers
- viii. Restoration or construction of community or common property resources and facilities.
- ix. **Assistance for Vulnerable Households:** Provision of financial assistance to vulnerable households.

5.2 Updation of Resettlement Unit Costs

The R&R entitlement amounts prescribed under the Act are at the January 2014 price level. All R&R Assistance Amounts need to be updated. The updation has been carried out at CPI October 2025 (base year).

Consumer Price Index (CPI) is published by the National Statistical Office, Ministry of Statistics and Programme Implementation. The inflation rate applied has been calculated by considering the CPI for Haryana from 2014 to October 2025.

$$\begin{aligned}
 \text{Inflation Rate} &= \frac{100 (\text{CPI October 2025} - \text{CPI January 2014})}{\text{CPI January 2014}} \\
 &= \frac{100 (188.6 - 130.3)}{130.3} \\
 &= 44.74\%, \text{ say } 45\%
 \end{aligned}$$

where, CPI Jan 2014 = 130.3 & CPI October 2025 = 188.6 in Haryana.

Accordingly, the R&R entitlement amounts prescribed under the Act (January 2014 Price Level) have been updated in accordance with the inflation rate derived from the CPI as of October 2025 and presented in **Table 5-1**.

Table 5-1: Unit Rates and Revised (In INR) As of October 2025

S. No.	R&R Entitlement	Unit rates as of January 2014	Revised unit rates as of October 2025
1	Livelihood Assistance (Lumpsum)	5,00,000	7,25,000
	Livelihood Assistance (Annuity)	2,000/per month for 12 months x 20 years	2,900/per month for 12 months x 20 years (to be

S. No.	R&R Entitlement	Unit rates as of January 2014	Revised unit rates as of October 2025 (adjusted every year as per CPI index)
2	One-time assistance for loss of Cattle shed/petty shop	25,000	36,250
3	One-time assistance for displaced artisan/small traders/small shops	25,000	36,250
4	Cash in lieu of house, if opted (as per indexed and updated figures at time of payment)	-	-
	Urban	1,50,000	2,17,500
5	Transportation/ Shifting Assistance for Displaced	50,000	72,500
6	Subsistence allowance for displaced @INR. 3000 per month for 1 year	36,000	52,200
7	One-time Resettlement Allowance	50,000	72,500
8	Additional one-time Resettlement allowance for displaced Vulnerable Families	50,000	72,500

All assistance payments shall be updated as per CPI index applicable in the year of payment, prior to payment.

5.3 Proposed Entitlement Matrix

The Entitlement Matrix outlines the various one-time R&R assistance entitlements, as well as entitlements for temporary impacts and loss of crops and trees, for all categories of PAHs, in accordance with RFCTLARR Act, 2013 and ESS5 requirements. The EM has been prepared separately for TH and NTH. **Table 5-2** presents the case of TH, wherein, if the acquisition is not carried out through the approved GMRL policy, it shall proceed under the RFCTLARR Act, 2013; this table also includes the compensation payable to titleholders for temporary impacts during the construction period.

Table 5-2: EM for TH

S. No.	Category of PAHs	Type of Impact	Unit of Entitlement	Entitlements (October 2025 Price level)
A. Compensation and R&R Assistance Entitlements for TH PAHs				
1	Title-Holder	Loss of Structure Residential/Commercial	Household	If property is purchased in line with GMRL Policy for Direct Purchase of Private Land or Property through Mutual Negotiation. i. The land and structure compensation shall be calculated as per the provisions of Section 26, 27, 28, 29, & 30, and Schedule I of RFCTLARR Act 2013. ii. An additional amount of 25% on the total compensation of (Land + Structure) shall be paid as Lum sump R&R benefits.

S. No.	Category of PAHs	Type of Impact	Unit of Entitlement	Entitlements (October 2025 Price level)
				iii. The salvage right of the structure material shall be with the owner of the property.
2	Title-Holder	Loss of Land and immovable assets	Household	If property is acquired through RFCTLARR Act, 2013: i. The land and structure compensation shall be calculated as per the provisions of Section 26, 27, 28, 29, & 30, and Schedule I of RFCTLARR Act 2013. R&R assistance shall be provided as per Schedule II of RFCTLARR Act 2013. Schedule II is placed at Annexure 4 .
B. Entitlement for Temporary Impacts Occur During Construction Phase				
2	Title-holder	Loss of Access to Residential Structure	Household	i. Both Titleholders whose residential structures face temporary access restrictions due to construction activities shall be entitled to: • Transportation assistance for shifting movable assets from the affected property to rental accommodation and subsequently back to the original property upon restoration of access. • Rental allowance equivalent to the cost of similar standard accommodation for the duration of the restriction. • For shorter access restriction period, provision of alternative accommodation of similar standard at a nearby location, arranged in consultation with the affected titleholder.
3	Title-holder	Loss of revenue due to restriction on access to business establishment	Household	i. Compensation for loss of revenue due to restricted access to business/ commercial establishments shall be determined on a pro rata basis, utilising the affected business's verified GST filings and income tax returns from the preceding two financial years, for the duration of the access restriction.
4	Title-holder	Damage to Structures	Household	i. The Contractor will pay for the losses at replacement cost for any structural damage to the building caused by construction activities, as per the latest PWD Haryana BSR without depreciation.
5	Title-holder	Damage to Standing Trees and Crops	Household	i. Cash compensation as estimated under Section 29(3) of Act 13 to be paid at the rate estimated by:

S. No.	Category of PAHs	Type of Impact	Unit of Entitlement	Entitlements (October 2025 Price level)
				- The Forest Department for timber trees - The State Agriculture Extension Department for crops - The Horticulture Department for fruit/flower bearing trees. ii. Three months' advance notice to project-affected persons to harvest fruits, standing crops and removal of trees, or compensation in lieu as determined above.
6	Title-holder	Temporary use of Land	Household	i. All temporary use of land outside ROW would be done based on written/ prior agreement of the landowner and contractor.

Table 5-3 presents the case of NTH, detailing the compensation and R&R assistance applicable to the various categories of NTHs.

Table 5-3: EM for NTH

S. N.	Category of PAHs	Type of Impact	Unit of Entitlement	Entitlements (October 2025 Price level)
A. One-time R&R Assistance Entitlements				
1	Tenants/ Lease Holders (Registered/Unregistered)	Loss of Structure (Residential)	Household	i. One-time financial assistance of Rs. 72,500/- as transportation and relocation cost in case of tenants displaced; three months' written notice will be provided to vacate.
2	Tenants/ Lease Holders (Registered/Unregistered)	Loss of Structure (Commercial)	Household	i. One-time financial assistance of Rs. 72,500/- as transportation and relocation cost in case of tenants displaced; three months' written notice will be provided to vacate. ii. Each affected family shall be given a one-time "Resettlement Allowance" of Rs. 72,500/-.
3	Informal Settlers, Informal Occupiers and Vendor holding licenses issued by MCG or another department	Loss of Structure (Residential)	Household	i. Compensation of structure at PWD Haryana BSR without depreciation ii. One-time subsistence grant of Rs. 52,200 @ Rs. 4350 per month for 12 months or Compensation payable over a period of 12 months/ one year iii. Shifting/transportation assistance of Rs. 72,500/- iv. Each affected family shall be given a one-time "Resettlement Allowance" of Rs. 72,500/-. v. Encroachers shall be given three months' notice to vacate occupied land. vi. Right to salvage the affected materials

S. N.	Category of PAHs	Type of Impact	Unit of Entitlement	Entitlements (October 2025 Price level)
4	Informal Settlers, Informal Occupiers and Vendor holding licenses issued by MCG or another department	Loss of Structure (Commercial)	Household	i. Compensation of Structure at PWD Haryana BSR without depreciation. ii. One-time subsistence grant of Rs. 52,200 @ Rs.4350 x 12 Or Compensation payable over a period of 12 months/ one year iii. Shifting/transportation assistance of Rs. 72,500/- iv. Each affected family shall be given a one-time "Resettlement Allowance" of Rs. 72,500/-. v. Encroachers /Squatters shall be given three months' notice to vacate occupied land. vi. Right to salvage the affected materials vii. Support for livelihood restoration/enhancement: RAP Implementing Agency shall undertake a needs assessment to identify skill development and training requirements of affected families and facilitate their enrollment and linkage with government skill development training centers.
5	Informal Settlers, Informal Occupiers and vendors holding licenses issued by MCG or another department	Loss of Structure (Petty Shop Keeper)	Household	i. Compensation of Structure at PWD Haryana BSR without depreciation. ii. One-time rehabilitation grant of Rs. 36,250/- for reconstruction of affected shop given to artisans. iii. Each affected family shall be given a one-time "Resettlement Allowance" of Rs. 72,500/-.
6	Vulnerable Groups	Vulnerable Households (Scheduled Castes, women-headed households, family headed by persons with disabilities, households living BPL, widows and elderly persons aged 60 years and above)	Household	i. One-time lump-sum assistance of Rs. 72,500/-.
7	Affected communities and groups	Structures & other resources (e.g. temple land, water, access to structures etc.)	Community	i. Affected Community Assets will be replaced, rehabilitated or reconstructed and transferred to local authorities for maintenance/ Augmentation. ii. Additional documented consultation with communities and relocation assistance are required. Alternate land will be explored (may be offered by the community or Gram

S. N.	Category of PAHs	Type of Impact	Unit of Entitlement	Entitlements (October 2025 Price level)
				Panchayat land or any other land agreed upon).
B. Entitlement for Temporary Impacts Occur During Construction Phase				
1	NTH	Damage to Structures	Household	i. The Contractor will pay for the losses at replacement cost for any structural damage to the building caused by construction activities, as per the latest PWD Haryana BSR without depreciation.
2	NTH	Damage to Standing Trees and Crops		i. Cash compensation as estimated under Section 29(3) of Act 13 to be paid at the rate estimated by: - The Forest Department for timber trees - The State Agriculture Extension Department for crops - The Horticulture Department for fruit/flower bearing trees. ii. Three months' advance notice to project-affected persons to harvest fruits, standing crops and removal of trees, or compensation in lieu as determined above. - Registered tenants will be eligible for compensation for trees and crops as per the agreement document between the owner and the beneficiaries. - Unregistered tenants will be eligible for compensation for trees and crops as per mutual understanding between the owner and the beneficiaries.

6 Institutional Framework and Implementation Arrangements

6.1 Institutional Arrangements

The overall responsibility for coordinating and implementing GMRP lies with the GMRL. GMRL will execute the civil works through contractors. GMRL has engaged a consulting firm as the General Consultant (GC) to provide technical support and facilitate project implementation. RAP implementing support agency (RISA) has been engaged by GMRL for effective implementation of RAP. GMRL is in the process of engaging an E&S Independent External Monitoring Consultant for an independent evaluation of the implementation of E&S Safeguard instruments.

6.2 Roles and Responsibilities

GMRL: GMRL will be responsible for the overall implementation of RAP. It will be supported by subject-matter experts, officials, consultants, and contractual staff to ensure effective coordination and successful project execution. For E&S management, the overall responsibility for day-to-day monitoring and supervision will be with the CPM, supported by E&S specialists.

General Consultant (GC): The GC will deliver the responsibility of the implementation as per the contract agreement. To effectively discharge the duties, GC will have an environmental and social officer/expert in their team. The Social Safeguard Expert/GC will coordinate with RISA and monitor the implementation of the RAP and address other social safeguard related issues. Additionally, the GC will certify the status of payment of compensation before taking over the land and hand over to the contractor.

E&S Audit/Monitoring Consultants: GMRL is in the process of engaging an Independent E&S consultant. The objective of the evaluation is to review the E&S safeguard instruments compliance in project implementation for corrective action.

RAP Implementation Support RISA: The GMRL has appointed RISA for implementation of RAP of the project. RISA will provide required Social Safeguard and other field staff, and coordinate with revenue departments and district administration as well as with GMRL for effectively implementing the RAP provisions. RISA will ensure timely disbursement of compensation/entitlements prior to clearing of encroachments. RISA shall also coordinate with GC in timely handling over the encumbrance free land parcels to the contractor for commencement of construction.

GMRL will be responsible for the entire land acquisition process, coordination between different agencies responsible for land transfer to the department/ project/ municipal corporations and its compliance with WB ESS5, and RFCTLARR Act, 2013 and other national/ state regulations. RISA scope of work is placed on **Annexure 6**.

6.3 RAP Implementation Process

6.3.1 RAP Preparation

This RAP has been prepared based on the design finalised by the DDC for Priority Section 1 (from Ch. -593 to Ch. 12603, including Spur to Dwarka Expressway) and the DPR design for Priority Section 2 (from Ch. 12604 to 26650/26637), covering the project alignment, station locations and entry/exits points. GMRP requires a total of 23.71 ha of permanent land, comprising 1.54 ha of private land and 22.17 ha of government land. In addition, 21 ha of government land is needed temporarily for construction yards. Of this, 11 ha at Transport Nagar has already been handed over to the AC-01 contractor. The package-wise requirement is as follows:

- AC-01: 3.34 ha (Govt. land 2.90 ha and Pvt land: 0.44 ha), plus 11 ha for casting yard on temporary basis.
- AC-03: 1.14 ha (Govt. land: 0.90 ha and Pvt land 0.24 ha), plus 10 ha for casting yard, which is yet to be identified.
- AC-04: 19.23 ha (Govt. land: 18.37 ha and Pvt land: 0.86 ha). The govt land has been handed over to GMRL.

The RoW had informal settlers, informal occupiers and vendors licensed taken from MCG/Excise & Taxation Dept. who have residential and commercial structures on the land.

Specifically, the following categories of social impacts have been recorded:

- **Loss of Land (TH):** Impacts on land owned by TH.
- **Impacts on Vulnerable and Disadvantaged Population:** Impacts on households identified as socio-economically vulnerable.
- **Loss of Residential Structure:** This category includes physical impacts on any residential dwelling unit used for habitation, whether kutcha, semi-pucca or pucca structures affected under the GMRP.
- **Loss of Commercial Structure:** This category includes economic impacts on any dwelling unit used for business, trade, or income-generating activities affected under the GMRP.
- **Loss of Residential-cum-Commercial Structure:** This category covers impacts on mixed-use buildings that serve as both primary residences and sites for business or income-generating activities.
- **Loss of Petty Shops:** This category identifies impacts on small vendors whose business constitutes their primary source of livelihood. These units typically operate from kutcha structures rather than formal pucca commercial establishments.
- **Loss of Community Properties and Other Assets:** This category includes impacts on common property resources such as boundary walls, bus stops, water ATMs, and other similar assets.

6.3.2 Cut-off Date

The Cut-off Date is defined as the date, after which any families of THs and NTHs entering into the project area, will not be eligible for any entitlement and assistance from the project. The cut-off date for legal THs will be the date of Notification under GMRL Policy for Direct Purchase of Private Land or Property through mutual Negotiation. The Cut-off Date for NTH affected families is defined as the completion date i.e 14.02.2024 of census and socio-economic survey for the project. Regular consultations were conducted with the beneficiaries and affected persons informing them about the proposed project and the completion date of census and socio-economic survey.

If negotiations under the GMRL Direct Purchase Policy are unsuccessful, the land shall be acquired in accordance with the RFCTLARR Act, 2013. For this purpose, the cut-off date shall be the date of publication of the preliminary notification under Section 11 of the RFCTLARR Act, 2013.

6.3.3 Implementation of RAP

A. RAP Implementation

i. Focus Group Discussion, Awareness Campaign and Dissemination of Information:

Regular consultations with affected person and community will help transparency throughout the RAP implementation process. RISA will conduct a series of consultations, including Focus Group Discussions (FGDs)/meetings etc. with all PAPs/PAHs and other stakeholders. These activities will disseminate key information on RAP implementation and entitlements outlined in the EM.

ii. Identification, Verification and Updating of PAPs/PAHs

RISA will undertake the identification, verification and updating the information PAPs/PAHs. The verified and updated information of PAPs/PAHs will be processed, and a database would be created, which would also help in effective monitoring of the overall process of RAP implementation. The final output of this exercise would be a profile of each PAPs/PAHs with socio- economic indicators like demography, income, occupation, nature, extent, value of losses, details of entitlement etc. This information will be useful for preparing and issuing identity cards to the PAPs/PAHs.

The land plan schedules detailing exact quantum of land needed will be prepared by RISA in coordination with Revenue Department and GMRL.

iii. Micro Plans for Non-title and Title Holders

For each TH and NTH including informal occupiers (squatters), informal settlers (encroachers) and vendors with licenses issued by MCG or other departments as well as tenants and employees, RISA will prepare micro plans as per the EM and the provision of this RAP for which they are eligible. Each micro plan will consist of

entitlements details, identification details, socio-economic data and bank account details for the respective TH or NTH.

iv. Entitlement cum Identity Card

An entitlement-cum-identity card will be prepared indicating type of loss and entitlement will be provided to each PAPs/PAHs, by RISA in order to keep transparency in RAP implementation.

v. Opening of Bank Account and Disbursement of Assistance

One of the important activities in the RAP implementation would be opening up individual bank accounts for the PAPs/PAHs who do not have one, which will be proactively assisted by RISA. The bank account would be opened in the joint name of husband and wife of the eligible/entitled PAPs/PAHs. The assistance will be disbursed only on the basis of the recommendations of RISA and authenticated by competent/ authorized officials of Revenue and district administration officials, based on the community focused and transparent mechanism.

When there are co-owners, compensation will be disbursed to legal THs. If there are more than one TH, the compensation will be distributed as per their share of land and assets. If there are disputes among the co-owners/THs or the land owner is absent, the compensation amount will be deposited in the Referenced court/ Treasury account as an interest-bearing account. To claim the compensation, the rightful owner needs to file an application in the court with relevant documents establishing the ownership. The compensation will be paid to rightful owner after due verification. This process may take two to three months.

vi. Measurement and Valuation of Impacted Structures

The measurement and valuation of structures is a critical aspect of RAP implementation. The measurement and valuation of different structures like private houses, buildings etc. will need to be done by designated officers of GMRL, revenue department and other line department officials through approved government valuers. The Haryana BSR - PWD without depreciation would be the basis for valuation of the structures to be displaced or affected due to proposed anti erosion works.

vii. Rehabilitation of PAHs and Restoration of Income/ Livelihood

RISA will conduct a survey to identify the training and skill development requirements of the PAPs. For PAPs interested in trainings, RISA will identify appropriate government-run training centres within the district offering free skill development programs, and will facilitate the enrolment of interested PAPs in such training programs.

viii. Compensation and Assistance Procedures

RISA will ensure that the compensation and eligible assistances as per entitlement and provision of EM shall be provided to the eligible PAPs/PAHs. RISA will facilitate

the joint verification of PAPs/PAHs by the constituted designated officer of GMRL, revenue officer, executive engineer (EE) (PWD) and district administration officials. The valuation of affected assets will be carried out by the approved government valuator and RISA will facilitate in the valuation of assets including the preparation of micro-plan for each the PAPs/PAHs. The micro-plan will have details of affected area of land, structure and the compensation for the same (including compensation for various assets located within the affected land/ structure) along with entitlements as per the RAP for respective type of the PAPs/PAHs. The compensation for structure and other assets for NTHs/ encroachers as per entitlement of RAP along with and assistance of R&R will be disbursed through the district administration, through coordination of RISA.

ix. Disclosure of information & Future Consultations

RISA appointed for RAP implementation will ensure that PAPs/PAHs and other stakeholders are duly informed and consulted about the project, its impact, their entitlements and options, and allowed to participate actively during RAP implementation. In order to make the RAP implementation process a transparent, a series of public consultation meetings with all stakeholders will be carried out by RISA for dissemination of information regarding rehabilitation process and entitlement framework.

The Summary of the RAP including the EM will be translated into Hindi language, disclosed through the GMRL website. The documents available in public domain shall include:

- EM, ESIA and RAP (summary in Hindi and English language)
- List of eligible PAPs/PAHs/ Project Affected Families (PAFs) and type of impact.

x. Fund Flow Mechanism

GoH will provide budget for all land purchase/acquisition compensation, R&R Assistances etc. from the counterpart funding of GoH. The funds as estimated in the budget for the financial year and additional fund as required based on the revised estimates, shall be available at the disposal of GMRL. GMRL will provide necessary funds for compensation of land and structure and cost of resettlement assistance in a timely manner to the jurisdiction of the respective designated officer. RISA appointed for RAP implementation will facilitate disbursements, but the responsibility of ensuring full compensation to the affected HHs shall be the responsibility of the designated officer. Disbursement of compensation for land and assets and R&R assistances shall be done only through Electronic Clearing Service (ECS) mechanism. In case the affected household's destination branch does not have the facility to receive ECS (Credit), the disbursement shall be done through the respective lead banks' Indian Financial System Code (IFSC). Payment through account payee cheques will be made wherever required. If PAPs do not

have a bank account, PAP shall be encouraged to open a joint account along with spouse. **No payment in cash shall be allowed under any circumstances.**

xi. Measures to address Forced Evictions

Permanent and temporary removal of any assets against will of any project affected HHs shall not be practiced in the project. HSVP and any other department providing land for the project shall be informed not to forcibly evict persons/entities. RAP implementation shall ensure that, all the project affected HHs will be paid compensation and R&R assistances as per eligible entitlements before being asked to vacate from the present place.

6.3.4 Compensation Deposit, Claim and Disclosure Procedure under the RFCTLARR Act, 2013 for Absentee, Non-Consenting and Disputed-Title Landowners

a. Deposit of Compensation and Nature of Account

Under Section 77(2) of the RFCTLARR Act, 2013, the Collector shall deposit the compensation with the Authority to which a reference under Section 64 would be submitted in the following cases:

- the person entitled to compensation does not consent to receive it;
- there is no person competent to alienate the land; or
- there is a dispute as to the title to receive the compensation or as to its apportionment.

The Collector shall deposit the amount of the compensation in the Authority to which a reference under Section 64 would be submitted:

- Provided that any person admitted to be interested may receive such payment under protest as to the sufficiency of the amount:
- Provided further that no person who has received the amount otherwise than under protest shall be entitled to make any application under sub-section (1) of section 64:
- Provided also that nothing herein contained shall affect the liability of any person, who may receive the whole or any part of any compensation awarded under this Act, to pay the same to the person lawfully entitled thereto.

b. Process for Seeking Release or Reimbursement of Compensation

The applicant must submit a written application, along with supporting documents (such as Copy of the award, court orders/directions, if any, previous payment receipts, proof of expenditure or deposit, calculation sheet, bank details), to the LAC or the authority responsible for the acquisition, seeking compensation and payment. The LAC or competent authority will verify the applicant's claim and entitlement, including the documents submitted and any court directions. If the claim is established, the competent authority may approve the payment. If the claim is disputed, the applicant may need to seek a determination from the appropriate legal forum.

The statutory provisions most relevant to compensation claims under the Act are Sections 64, 72-74 and 77-80. These deal with references to the Authority, interest on excess compensation, appeals, payment or deposit of compensation, and interest on delayed payment.

c. Expected Time to Receive Compensation

- Section 38 (1): The Collector shall take possession of land after ensuring that full payment of compensation as well as rehabilitation and resettlement entitlements are paid or tendered to the entitled persons within a period of three months for the compensation and a period of six months for the monetary part of rehabilitation and resettlement entitlements listed in the Second Schedule commencing from the date of the award made under section 30.
- Provided that the components of the Rehabilitation and Resettlement Package in the Second and Third Schedules that relate to infrastructural entitlements shall be provided within a period of eighteen months from the date of the award:
- Provided further that in case of acquisition of land for irrigation or hydel project, being a public purpose, the rehabilitation and resettlement shall be completed six months prior to submergence of the lands acquired.
- (2) The Collector shall be responsible for ensuring that the rehabilitation and resettle process is completed in all its aspects before displacing the affected families.

d. Communication to PAPs

- RISA shall inform PAPs of the above provisions and process through public consultations and meetings.

6.4 Valuation of Lost and Affected Assets

The project shall utilize the services of various state departments for valuation of immovable properties and assets. Experts in civil engineering, horticulture, etc. as required or alternatively hire the services of government approved valuers for valuation of structures and other immovable assets. The objective of this exercise is to establish the extent of loss and estimation of replacement cost. The major tasks are as follows:

1. Estimation of private land requirement
2. Measurement of affected structure/ immovable assets
3. Establishing construction typology
4. Establishing extent of loss
5. Estimation of replacement cost
6. Estimation of compensation for land and assets attached to it.

- I. Estimation of private land requirement:** Private land requirement will be assessed based on the final project design. A preliminary notification for land requirement

will be published under GMRL Policy for Direct Purchase of Private Land or Property through mutual Negotiation.

- II. **Compensation for Land and Assets attached to the Land:** Land acquisition will be done through the GMRL Policy for Direct Purchase of Private Land or Property through mutual Negotiation. The compensation process for the project will adhere to the principles of the RFCTLARR Act, 2013:
 - The land and structure compensation shall be calculated as per the provisions of Section 26, 27, 28, 29, & 30, and Schedule I of RFCTLARR Act 2013. An additional amount of 25% on the total compensation of (Land + Structure) shall be paid as Lum sump R&R benefits. The salvage right of the structure material shall be with the owner of the property.
- III. **Compensation for Structures:** The measurement will provide required information for valuation. For valuation, the latest Haryana BSR of the PWD will be applicable. This Haryana BSR provides the consolidated unit rates for permanent, semi- permanent and temporary construction/ structures/ assets. Details as to how such consolidated unit rates have been arrived at is also explained, generally in the respective Haryana BSR. Using the analysis as guide, the Expert/ Valuer can arrive at the compensation value of a structure/ asset. Various Haryana BSR also provides rates for hand pumps, dug-wells, tube wells, etc. including installation charges. Extent of loss would be determined primarily in terms of the portion of the structure affected. While calculating replacement cost the following principles need to be kept in mind:
 - If a structure or asset is affected 20% or more rendering the remaining portion unviable for use the entire structure shall be considered fully affected. Similarly, when a portion of the structure is affected, and if it becomes unviable for use as per the PAP/ PAH/ PAF, then consider the whole structure as affected.
 - If the residual land, remaining after acquisition, is unviable, the owner of such land/property will have the right to seek acquisition of his entire contiguous holding/property provided the residual land is less than the minimal land holding of the district/State. Owner's choice in this regard should be obtained either prior to payment in case of direct purchase or prior to declaration of award.
 - Do not depreciate the cost of the structure/ asset for its age.
 - Wherever the BSR for current financial year is not available, the Competent Authority will update the BSR to current prices based on approved previous year escalations.
 - Allow the PAP/ PAH/ PAF to salvage and carry, for free, any materials for their use.
 - Do not include the cost of salvaged material in the replacement cost.
 - Compensation for properties belonging to the community or common places of worship will be provided to enable construction of the same at new places.

- IV. **Compensation for Trees:** Compensation for trees will be based on their market value. Loss of timber bearing trees will be compensated at their replacement cost and compensation for the loss of crops, fruit bearing trees will be decided in consultation with the Departments of Forest, Agriculture and Horticulture. In line with the provision of RFCTLARR Act 2013, 100% solatium will be added to the assessed value of the trees. Prior to taking possession of the land or properties, the compensation will be fully paid and affected persons will have the opportunity to harvest crops/trees within 15 days from the date of payment of compensation.

If the residual land, remaining after acquisition, is unviable, the owner of such land/property will have the right to seek acquisition of his entire contiguous holding/property provided the residual land is less than the minimal land holding of the district/State. Owner's choice in this regard should be obtained either prior to payment in case of declaration of award.

Further, all compensation and assistance will be paid to PAPs in advance to displacement or dispossession of assets. In case of compensation payable following acquisition through private negotiations, direct payment transfer of single instalment payment will be done to beneficiary bank account. The GMRL will assist beneficiaries to open a Bank account, in case they do not have Bank Account.

Even after payment of compensation, displaced PAPs would be allowed to take away the materials salvaged from their dismantled houses and shops and no charges will be levied upon them for the same. A notice to that effect will be issued intimating that PAHs can take away the materials so salvaged within 15 days of the demolition; otherwise, the same will be disposed by the project authority without giving any further notice. Trees standing on the land owned by the government will be disposed off through open auction by the concerned Revenue Department/ Forest Department.

There shall be no income tax deductions in line with Sec 96 of the RFCTLARR Act. In the event any deductions are made toward taxes, such amounts will be reimbursed.

- V. **Livelihood:** The EM includes a provision for livelihood restoration allowances for affected persons. RISA shall undertake a needs assessment to identify skill development and training requirements of affected families and facilitate their enrolment and linkage with government skill development training centers.
- VI. **Common Property Resources:** Common property resources¹¹ will be restored to an acceptable level at an appropriate place as agreed with the community. Community will be fully involved in the replacement and thereafter in the operation and maintenance/augmentation of the common property resources.

¹¹Places of worship, places of heritage value, burial grounds, water points, community wells, wells for drinking water, roads, pathways, community meeting places, etc.

RISA on behalf of GMRL will examine local employment opportunities and produce a list of possible income restoration options. Suitable trainers or local resources will be identified by RISA in consultation with local training institutes. Disadvantaged and vulnerable HHs will get special assistance in this regard. RISA will also facilitate affected person access to Government schemes that could help them to restore income and livelihood. In addition, the EM provides for one-time income restoration allowance.

It is the responsibility of the GMRL to ensure that the RAP is successfully implemented in a timely manner. The implementation schedule needs to be updated periodically and monitored judiciously. The objectives of the RAP shall be deemed achieved only when the following criteria are met:

- All legal compensation both for land and structure and other assets (trees, crops, etc.) have been paid.
- All eligible PAHs received their due R&R entitlements.

All project affected common property resources must be replaced/restored/re-established or suitably augmented.

6.5 Tracing the Absentee title holders

RISA will make continuous efforts to track the absentee TH if any, who did not avail the land compensation. The suggested approach are as follows:

- Disseminating the information about the project and affected land details with ownership in local newspaper.
- Will enquire from government officials within district.
- Will enquire with the other affected families/persons who stay in other area and has availed compensation.

7 Community Participation and Stakeholder Consultations

Consultations with various stakeholders have been carried out throughout during preparation of ESIA Report. Consultations and FGDs were conducted along the project corridor to understand the communities' views on the proposed project, assess any potential adverse E&S impacts, and elicit necessary community participation. Before the consultations, relevant information about the project objectives and the facilities to be developed was shared with the stakeholders to seek their feedback and address their concerns. A total of 73 consultations, FGDs and Gender Based Violence (GBV) interviews were carried out in the project area. 194 people (127 male and 64 female) participated in these meetings. The issues raised, discussed, and mitigation measures provided during the consultation are provided in **Table 7-1**. The summary of consultation is provided in **Annexure 6** and photographs of consultations are provided in **Annexure 7**.

Table 7-1: Issues raised and discussed during consultation

Issues Raised and Discussed	Response Provided ¹²
a. Requested to review the alignment again to avoid impact on their structure. b. Requested to share the timelines of construction and land acquisition. c. Requested to share how their loss will be compensated and what will happen to the remaining land. d. Suggested to shift the station around 300 meters where wider space and land is available to plan station. The chainage of the suggested station is 16833.577, which is near the Hindustan Petrol Pump (Ashok Vihar Phase II, Gurugram). e. Suggested the station entry and exit need to be reconsidered and proposed along the station extension rather than on the left and right sides of the station. f. The locations where ramp/stairs for entry & exit points is proposed to be constructed may be expected to block the roads, which is the only entry-exit points for residents residing in said lane. g. Raised the issue of loss or reduction of income during the construction stage. Presently, they have sufficient space in front of their shops, but during the construction phase, the project site will have barricades to avoid any safety-related incidents. After barricading, they will left with 1	The Detailed Design Team will review the alignment and if possible, the alignment shall be modified to minimize the impact. The findings will be communicated to the participants. The construction work will likely start at the end of 2024. The land shall be acquired through Mutual Negotiation, in case of failure in negotiation, it shall be acquired through RFCTLARR Act, 2013 ¹³ . They were informed that the remaining land will be acquired by GMRL, if the remaining land is unviable. The entry/exit will not be blocked during construction. In the event of potential income reduction during the construction phase due to restricted access to shops, affected individuals were informed that the matter would be discussed with GMRL. They were also advised to maintain up-to-date records of their ITR and GST filings to facilitate accurate income assessment. This will support the provision of

¹² The responses were provided during the consultations held as part of the ESIA Study conducted between December 2023 and January 2024.

¹³ Land will be purchased in accordance with the GMRL Policy for Direct Purchase of Private Land or Property through mutual Negotiation.

Issues Raised and Discussed	Response Provided ¹²
or 1.5 meter of space. Now, they are expecting that their sales will reduce during construction. h. Proposed metro facilities shall close front of the shops which shall be covered by the wall of metro project. It will lead to huge financial losses to shopkeepers and may also lead them to vagrancy. i. Fruit Vendors have concerns that the metro project would have negative impacts in terms of loss of income and customers during construction period. j. Marble merchants in Sector 33 (Depot location) filed a petition alleging that the authority (HSVP earlier known as HUDA) has not adopted fair and appropriate criteria/methods for the newly allotted site. The marble market area falls in the proposed depot location got stay order by Hon'ble Court for operations of Marble Market. They have stated that they will not participate in the census and socio-economic survey until the Hon'ble Court orders them to vacate the location.	appropriate compensation for any loss of income resulting from limited access to their establishments during the construction period. Compensation will be paid as per the RFCTLARR Act, 2013 for their losses.¹⁴ The marble merchants were informed that the census and socio-economic survey will be conducted after the Hon'ble Court issues its verdict on the matter.

7.1 Gender and Resettlement Impacts

During the consultation, the women disclosed that they generally face issues such as eve-teasing, unwanted touching and stalking while traveling in public transport like buses and shared autos. However, they rarely encounter such issues on the Metro. The Metro project offers several benefits to women commuters, including better safety, reliable and efficient service, a more comfortable commute, reduction in travel time, easy access, cost savings and greater independence.

The project affected women will be consulted during the consultation process and this will be monitored and reported by RISA and Independent monitoring consultant. The project includes the following gender-mainstreaming features:

- Ensuring and monitoring the participation of women and girls in community awareness activities and consultations; and
- Monitor the employment of women in construction activities, if any.

¹⁴ The approved EM has been developed in accordance with the RFCTLARR Act and ESS5. The Entitlement Matrix outlines the provisions to address impacts occurring during the construction phase and compensated accordingly.

8 Implementation Schedule

8.1 RAP Implementation Schedule

Activities related to management of social issues will go through different phases which include preparation of draft and final RAP, public consultations and information disclosure, disclosure of RAP, land acquisition information, payment of compensation and other assistance, grievance redressal, etc. The resettlement related activities, specifically payment of compensation, will be completed prior to the commencement of civil works. All activities related to assessment of losses and payment of compensation will be completed before project site is handed over to the contractor and the commencement of the civil work constructions. No physical displacement of affected persons will be allowed until full compensation is paid to at replacement cost and GMRL will ensure that compensation is paid prior to the commencement of civil works.

The construction period for the Project is four years. The RAP implementation schedule will be synchronized with the civil works implementation schedule. In the project corridor, the unencumbered land is available from MCC to Hero Honda Chowk. GMRL will provide a detail of land readily available for construction activities to the contractors. The contractors need to start the work immediately after project site is handed over to them for construction.

To effectively discharge the duties, GC will have an environmental and social officer/expert in the project management unit. The Social Safeguard Expert at the GC will monitor the RAP implementation being done by RISA and address other social safeguard related issues. Additionally, the GC will certify the status of payment of compensation before taking over the land and hand over to the contractor. The RAP implementation schedule is provided in **Table 8-1**.

Table 8-1: RAP Implementation Schedule

S. No.	Calendar Year	2026				2027			
	Schedule of Activities/ Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
1	Verification and preparation of list of affected structures								
2	Sensitization of PAHs and pre-survey meetings and consultations, distribution of leaflets about the survey								
3	Social survey								
4	Road safety awareness in project area								
5	Valuation of NTH structures								
6	Preparation of identity card and micro plan includes structure compensation and R&R assistance								

S. No.	Calendar Year	2026				2027			
	Schedule of Activities/ Quarter	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
7	Disbursement of compensation								
8	Training and need assessment								
9	Livelihood Restoration								
10	Independent Monitoring								

The above implementation schedule is subject to modification depending on the progress of the project activities.

9 Costs and Budget Provision for RAP Implementation

9.1 Background

This chapter presents a consolidated overview of the budget and the cost estimates. The budget is indicative, and costs will be updated and adjusted to the inflation rate as the project continues during implementation. However, the final compensation amount for the LA and structures will be determined by the LPC for private land and for NTH as per the approved EM.

9.2 Budgeting and Financial Plan

The financial plan for the project will essentially include the budget provisions under the following broad heads.

9.2.1 Compensation for loss of land and structures

Land Cost: DPR of GMRP envisaged a small stabling depot at Sector 101 as it planned its operational integration with Rapid Metro and required 6.53 ha of private with sanctioned cost of Rs. 208.52 crore. However, with the approval of GMRP as an independent system, a full-fledged depot was required to meet enhanced operational requirements. GMRL subsequently planned a full-fledged Depot-cum-Workshop at Sector 33. Therefore, the private land requirement is reduced to 1.54 ha as on 30.09.2026. The final land requirement will be determined once the DDC finalizes the project design and incorporated in RAP. The estimated cost for 1.54 ha on a pro-rata basis works out to **Rs. 480.24 million**.

Structure Cost: The project will impact structures (details provided in Chapter 2 of this report), for which compensation will be paid to the affected HHs (both THs and NTHs). The compensation amount for affected structures (THs) is **Rs. 14.90 million** (DPR Report, 2021). GMRL shall reconstruct the affected temple and other community properties with complete coordination and participation of the affected community and in a culturally and socially acceptable manner.

Again, the structure cost will be calculated once DDC finalized the project design. A joint measurement survey will be carried out by an expert/valuer to determine the value of affected structures according to the latest Haryana BSR of the PWD. Compensation for assets attached to the land will be paid in accordance with Sections 26 to 30 and Schedule I of the RFCTLARR Act, 2013.

9.2.2 R&R Cost

The R&R cost is based on data and information collected during census and socio-economic surveys and guided by the parameters set in the EM. NTH R&R cost for the project is estimated at **Rs. 24.40 million**.

9.2.3 Cost of RISA and Independent Environment & Social Monitoring (IESM) Agency

GMRL has engaged a RAP implementation support RISA for the implementation of R&R activities. Similarly, an IE agency shall be engaged for evaluation purposes. The estimated tentative cost for the RAP implementation support agency is Rs. 1.20 Crore and Independent Environment & Social Monitoring agency is 1.82 Crore.

9.3 Total Cost

The tentative cost for implementation of RAP and IESM Agency is estimated at **Rs. 604.72 million** as given in **Table 9-1**.

Table 9-1: Budget for RAP Implementation

S. No.	Description	Unit	Quantity	Rate (Rs.)	Cost (in Rs.)	Cost in Million (INR)
A. Private Land and Structure Cost <i>*(Cost as per the sanctioned DPR 2021)</i>						
1	Land Cost (on pro-rata basis)	ha	1.54	LS	480240000	480.24
2	Structure Cost	ha	0.18 (Floor Area)	LS	14900000	14.9
Total (A)					495140000	495.14
*Actual private cost will be derived from mutual negotiation being carried out by LPC under GMRL Mutual Negotiation Policy.						
B. Rehabilitation & Resettlement Assistance						
NTHs						
Residential (Hut) / Others (15 PAHs)						
1	One-Time Resettlement Allowance	no	15	72500	1087500	1.09
2	Transportation/Shifting Assistance (Displaced Family)	no	15	72500	1087500	1.09
Commercial/ Residential cum Commercial (22 PAHs)						
1	Subsistence Allowance (Displaced Family)	no	21	52200	1096200	1.10
2	One-Time Resettlement Allowance	no	22	72500	1595000	1.60
3	Transportation/Shifting Assistance (Displaced Family)	no	21	72500	1522500	1.52
Commercial PAHs (Petty Shop Keepers and MCG License Vendors) (101 PAHs)						
1	One-Time Resettlement Allowance	no	101	72500	7322500	7.32
2	Petty Shops Allowance	no	101	36250	3661250	3.66
Tenants (27 PAHs)						

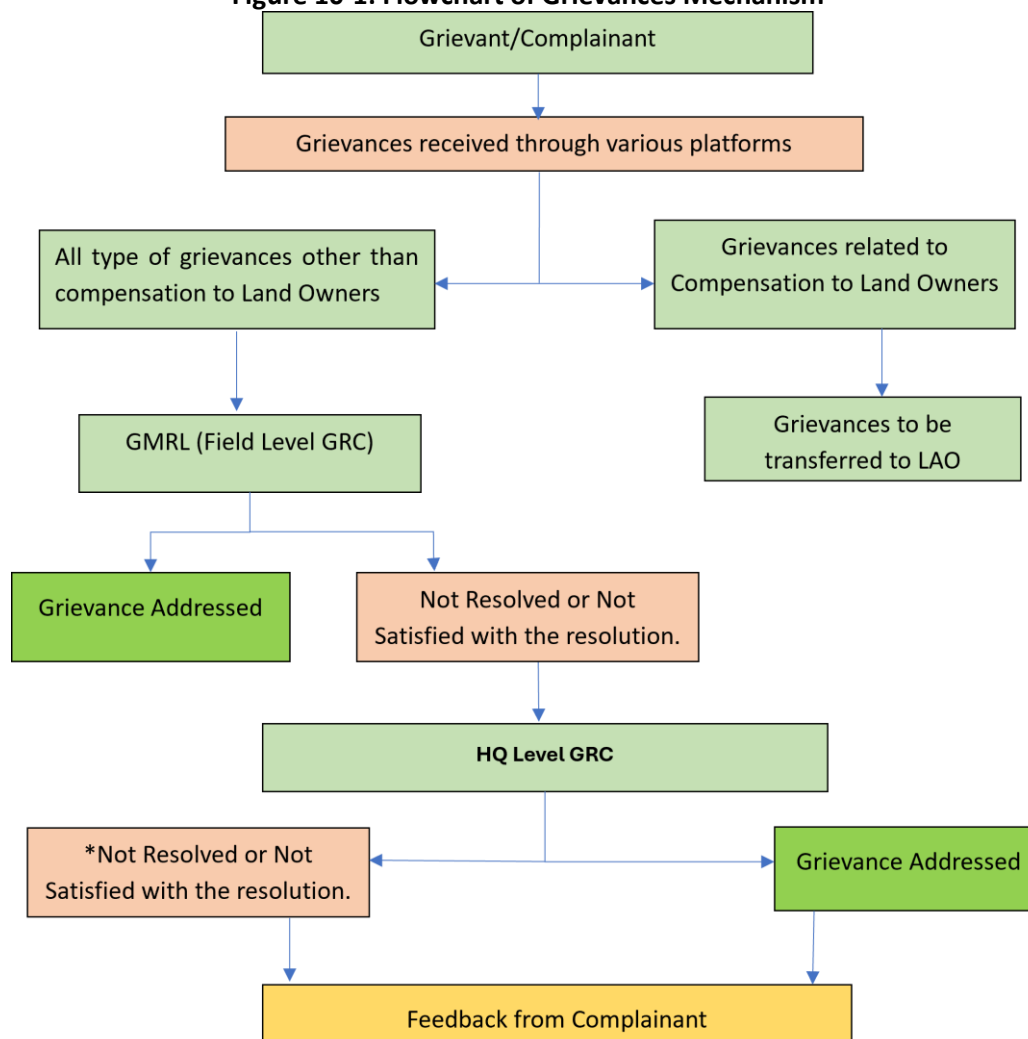
S. No.	Description	Unit	Quantity	Rate (Rs.)	Cost (in Rs.)	Cost in Million (INR)
1	Transportation/Shifting Assistance (Displaced Family)	no	20	72500	1450000	1.45
2	One-Time Resettlement Allowance	no.	27	72500	1957500	1.96
Vulnerable HHs (50 PAHs)*						
1	One-time financial assistance (Vulnerable Family) (Both TH and NTH)	no.	50	72500	3625000	3.63
Total (B)					24404950	24.40
C. Other						
1	Cost of RISA Recruitment	LS	-	12000000	12000000	12.00
2	Cost of Independent Environment & Social Monitoring Agency	LS	-	18200000	18200000	18.20
Total (C)					30200000	30.20
Sub Total (A+B+C)					549744950	549.74
Contingency @ 10% of Sub Total					54974495	54.97
Grand Total					604719445	604.72

*50 Vulnerable HHs are among the 165 PAHs.

10 Grievance Mechanism

GMRL has established a GM with the aim of responding to queries, clarifications, or complaints about the project and addressing the complaints, concerns, and grievances of the PAPs/PAHs and stakeholders. The GM will focus on corrective actions that can be implemented quickly at no cost and without any retribution. GM will also serve as a channel for early warning, helping to target supervision where it is most needed and identify systemic issues. Flowchart of GM is presented in **Figure 10-1**.

Figure 10-1: Flowchart of Grievances Mechanism



**If grievances remain unresolved through the established redressal mechanisms, the complainant may seek legal intervention in accordance with applicable laws.*

The GM will be independent as per respective mandates and function under GMRL. The institutional arrangements, procedure for receiving complaints, time limits for redressal of complaints are as stipulated in the SEP under for GMRP.

The grievances arising out of the project interventions shall be dealt through GRC at two level. The GMRL will have a GRC as the appellate authority under the Project. The details of GMRL and Field level Committee members is presented in

Table 10-1.**Table 10-1: Details of GRC**

S. No.	Officials	Role
Field Level GRC		
1	Chief Project Manager (CPM)	Chairperson
2	Deputy General Manager (DGM/ Manager (Civil))	Member
3	PRO	Member Secretary & Nodal Officer
4	Social Expert, GMRL	Member
5	EHS Expert, GMRL	Member
6	Social Expert, GC	Member
7	Environment Expert, GC	Member
HQ Level GRC		
1	Advisor/System, GMRL	Chairperson
2	Advisor/Urban Transport, GMRL	Member
3	CPM, GMRL	Member
4	PRO	Member Secretary & Nodal Officer
5	Social Expert, GMRL	Member
6	EHS Expert, GMRL	Member
7	Social Expert, GC	Member
8	Environment Expert, GC	Member

Grievances can be submitted through various channels such Mobile (+91 93551 11303), e-mail (grievances@gmrl.org.in), letter, grievance or suggestion boxes located at project site offices and the GMRL office.

During the pre-construction stage of the project, grievances are likely to arise related to both compensation and non-compensation issues. Common compensation-related concerns include delays or inadequacies in compensation payments, disputes over land ownership, and dissatisfaction with asset valuation. Fear of displacement, livelihood loss, or disruption, etc. In the construction stage, grievances may emerge, including unresolved compensation issues, property damage from construction activities, noise, dust, and vibration, traffic disruptions, safety hazards, damage to public utilities, inappropriate worker behaviour, poor site management practices, etc.

10.1.1 Grievance Handling Process

Table 10-2: Grievance Handling Process

Step	Description	Time frame	Responsibility
GM Implementation Structure	Project Level GM Mechanism. a. Field level b. Headquarter level	Project Level: • Field Level: 30 Days HQ Level: 30 Days Centre & State Level:	Field Level & HQ Level GRC

Step	Description	Time frame	Responsibility
	Existing GM Mechanism at Centre and State Level: a. CPGRAMS b. CM Window c. Social Media Grievance Tracker	Within 30 days of receipt of complaints at GMRL, except for those related to compensation.	Field Level & HQ Level GRC
Grievance uptake	Grievances can be submitted via the following channels: a. Telephone b. E-mail c. Letter d. In-person at a physical facility through written complaint (Site Offices and GMRL, Office) e. Grievance or suggestion boxes located at Project Site Offices and GMRL Office	Immediate	PRO
Sorting, processing	a. Each complaint received will be given a unique registration ID. b. Once registered, the complaint will be logged into the Grievance Monitoring Sheet c. All the complaints will be first dealt with at Field Level GRC. If unresolved, it will be sent to HQ Level GRC. d. The complaint will then be forwarded to the concerned official for a detailed report on the matter and a copy to the field-level GRC. e. The concerned officer will submit the report on the matter to the field-level GRC with intimation to the PRO. f. The concerned officer will keep the PRO updated on the status of the complaint.	Within 7 working days	PRO
Acknowledgment and follow-up	a. Receipt of the grievance is acknowledged to the grievant through email/ sms/ whatsapp at the provided email ID and mobile number. b. The grievant is also informed after the redressal of the complaint about the action taken and resolution provided.	Within 2 days of receipt	PRO
Verification, investigation, and resolution	a. The concerned GRC committee shall investigate the complaint after receiving a report from the concerned officer.	Field Level: 30 Days HQ Level: 30 Days	Field Level & HQ Level GRC

Step	Description	Time frame	Responsibility
	b. A proposed resolution is formulated after investigation by GRC and communicated to the grievant by email through PRO.	If the complaint is not resolved at the field level, it is automatically escalated to the HQ Level committee.	
Monitoring and evaluation	Monthly reporting to GMRL Management	Every Month	PRO will compile each level grievance received and its resolution separately in management review meetings
Special Cases	a. If the HQ Level committee is unable to arrive at a decision through consensus. Then the matter will be referred to the committee of directors.	On a case-by-case basis	Committee members a. Director/Projects & Planning b. Director/Rolling Stock & Electrical c. Director/Finance)
Provision of feedback	Feedback from the grievant regarding their satisfaction with grievance resolution.	After resolution	PRO shall ensure that feedback received from the grievant is recorded in the feedback form.
Appeals process	If grievances remain unresolved through the established redressal mechanisms, the grievant can seek legal intervention in accordance with applicable laws at their own cost.	At any point throughout the project lifecycle	-

11 Coordination with Civil Works

The RAP implementation will be co-coordinated with the timing of procurement and commencement of civil works. The required co-ordination will be linked to procurement and bidding schedules, award of contracts, and handing over of un-encumbered land locations and sites to the contractors. The project will provide adequate notification, counselling and assistance to affected people so that they are able to move or give up their assets without undue hardship before commencement of civil works and after receiving the compensation.

About 22.17 ha government land will be made available for civil works however, in the first priority corridor only encumbrance free Govt. land handed over to the contractor before contractor entering the site. Out of 22.17 ha, 19.15 ha of govt. land (permanent requirement) has been handed over to GMRL. The private land will be progressively handed over to the contractor. The bid documents will specify the extent of unencumbered land to be handed over at the time commencement of works and subsequent milestones and this will be strictly followed to ensure that land is provided on a timely basis to the contractors and also plan implementation of RAP in line with procurement and civil work time-table. The GC will certify the status of payment of compensation before taking over the land and hand over to the contractor. All the compensation and resettlement assistance will be paid prior to displacement of people or removal of affected assets and before taking possession of land.

12 Monitoring and Evaluation (M&E) of RAP

M&E of implementation of RAP is one of the important activities. The RAP implementation monitoring will be undertaken internally by GC on a regular basis. In addition, an external independent agency is being hired for periodic monitoring evaluation of the project. Monitoring will involve periodic verification to ascertain whether proposed activities are conducted according to the plan. It provides the feedback necessary for project management to keep the programmes on schedule. Whereas evaluation is essentially a summarizing, the end of the project assessment of whether those activities actually achieved their intended aims. The RAP as part of the socio-economic indicators and other implementation schedule actions contain indicators and benchmarks for achievement of the objectives such as: Compensation for structure paid; Preparation and dissemination of entitlement leaflets to various stakeholders; Preparation and approval of micro plans; Number of joint bank accounts opened; Issuance of identity cards; Submission of monthly progress reports; Shifting allowance for all affected categories; Livelihood Restoration Allowance paid to affected categories; Vulnerable groups; number of PAHs who have received training for livelihood restoration; Nos of PAHs, who have taken up a job after training.

In order to assess achievement of the overall objective of the RAP evaluation exercise will be carried out to review the project implementation and progress against the pre-project baseline information. The parameters shall include Economic i.e., HHs below poverty level, household income, occupational status (including changes if any), changes in ownership of other economic (productive or non-productive) assets. It shall form the basis for carrying out any mid-course corrections, if required and as necessary. The **Table 12-1** to **Table 12-4** presents the indicative monitoring indicators and the indicative indicators for impact evaluation.

Table 12-1: Indicative Monitoring Indicators for Physical Progress – RAP Implementation

S.N	Monitoring Indicators	Implementation Target	Revised Implementation Target	Progress this Month	Cumulative Progress	% Against Revised Implementation Target
1	Govt. Land Transferred – (Ha)	23.71				
2	Private Land Purchased/ Acquired (Ha)	1.54				
3	Compensation for Land (INR in million)	480.24				
4	Compensation for Structure (INR in million)	14.90				
5	Preparation and approval of micro plans (Number)	180				
6	Issuance of identity cards (Number)	180				
7	One time rehabilitation grant provided (Number)	180				

S.N	Monitoring Indicators	Implementation Target	Revised Implementation Target	Progress this Month	Cumulative Progress	% Against Revised Implementation Target
8	Transportation and Subsistence grant provided (Number)	68				
9	Allowances paid to Vulnerable groups (Number)	50				
10	Government, Religious, and Communities Properties (Number)	57				
11	Submission of monthly progress reports					
12	No. of PAH who received training for livelihood restoration					
13	No of PAH who took jobs after training					
14	Relocation of marble shops and tenants etc	51				

Table 12-2: Broad Indicative Evaluation Indicators

S.N	Category	Estimated Budgetary Provision (INR)	Financial Progress this Month (%)
1	R&R Assistance		
2	RISA Services		
3	M&E Services		

Table 12-3: Monitoring of Grievance Redress Services – RAP Implementation

S.N.	Particulars	Quarters			
		Q1	Q2	Q3	Q4
1	No. of cases referred to GRC (Field Level)				
2	No. of cases settled by GRC (Field Level)				
3	No. of cases pending with GRC (Field Level)				
4	Average time taken for settlement of cases (Field Level)				
5	No. of cases referred to GRC (HQ Level)				
6	No. of cases settled by GRC (HQ Level)				
7	No. of cases pending with GRC (HQ Level)				
8	Average time taken for settlement of cases (HQ Level)				
9	No. of GRC meetings				
10	No. of PAHs moved court				
11	No. of pending cases with the court				
12	No. of cases settled by the court				

Table 12-4: RAP Evaluation Indicators

S.N.	Evaluation Aspect	Indicator	Method	Frequency	Responsibility
A. Usage of Compensation and Assistance Amounts					
A1	Compensation received	% of PAFs/PAPs who received full compensation	Payment Record	Semi-annual	RISA/GC
A2	Compensation including R&R Assistance (TH) Utilization	Spent on: (i) house reconstruction/purchase, (ii) land/asset replacement, (iii) livelihood or business restoration, (iv) debt repayment, (v) consumption, (vi) other	Sample Surveys	Annually	IESM
A3	Assistance utilization (NTH)	% of PAPs who received R&R Assistance and amounts received vs. entitled	Entitlement matrix vs. payment records	Semi-annual	RISA/GC
A4	Financial inclusion	% of PAPs with bank accounts (women's or joint accounts) used for receiving payments	Bank records	Annually	RISA/GC
B. Change in Ownership of Assets					
B1	Land ownership	Change in land owned (area, tenure type) before vs. after, per household	Sample Surveys	Annual	IESM
B2	Title and tenure security	% of PAHs holding legal title or tenure documents for new land or house; % with joint (spouse) titles	Registry or title records	Annual	IESM
C. Socio-Economic Indicators					
C1	Household income	Average monthly or annual household income, before vs. after (by source)	Baseline vs. follow-up survey	Annual	IESM
C2	Income restoration	% of PAHs whose income is restored to or above the pre-project level	Baseline vs. follow-up survey	Annual	IESM
C3	Employment	Change in employment status and occupation; % of PAPs employed in project works	Baseline vs. follow-up survey	Annual	RISA / PIU
C4	Poverty status	% of PAHs below the poverty line, before vs. after	Baseline vs. follow-up survey	Annual	IESM
C5	Access to facilities	Distance to school, health facility, market, water, and transport; % with access to drinking water, sanitation, electricity	Baseline vs. follow-up survey	Annual	IESM
C6	Vulnerable groups (women, SC/ST, poor, elderly, disabled)	Income, asset, and service-access changes disaggregated by vulnerability and gender	Baseline vs. follow-up survey	Annual	IESM
C7	Overall satisfaction	% of PAPs reporting living standard improved, same, or worse	Perception survey	End-term	IESM
D. Quality of RISA					
D1	Staffing and capacity	% of planned RISA staff in place	RISA staffing records, training logs	Monthly / Quarterly	GC/ GMRL

S.N.	Evaluation Aspect	Indicator	Method	Frequency	Responsibility
D2	Information and consultation	Number of consultations, meetings, and awareness sessions held vs. planned; % of PAPs aware of entitlements	Meeting minutes, attendance sheets, awareness survey	Monthly / Quarterly	RISA
D3	Census and entitlement accuracy	% of PAPs correctly listed in the entitlement database; number of omissions or errors corrected	Cross-check of sample records	Monthly / Quarterly	GC/ GMRL / IESM
D4	Delivery of RAP activities	% of RAP activities (payments, relocation, livelihood training) completed vs. schedule	RAP implementation schedule, progress reports	Monthly / Quarterly	RISA
D5	Livelihood program quality	% of eligible PAPs enrolled in livelihood training; % completing and obtaining income-generating activity	Training records, follow-up survey	Monthly / Quarterly	RISA/ GC
D6	Reporting quality	Timely submission of monitoring reports; completeness and data quality	Report review	Monthly / Quarterly	GC/ GMRL / IESM
D7	Participation of women and vulnerable groups	% of women and vulnerable PAPs participating in consultations and trainings	Attendance records	Monthly / Quarterly	RISA/GC
D8	PAP satisfaction with RISA	% of PAPs rating RISA support as good or satisfactory	Perception survey	Mid-term and end-term	IESM
E. Effectiveness of GRM					
E1	Awareness	% of PAPs aware of the GRM and how to use it	Perception survey	Semi-annual	RISA / IESM
E2	Accessibility	Number of access points (GRC locations, helpline, complaint boxes); % of PAPs reporting the GRM is easy to access	Perception survey	Semi-annual	RISA / IESM
E3	Grievances received	Total number registered, by type (compensation, assets, relocation, livelihood), gender, and vulnerability	GRM register	Monthly	PRO
E4	Resolution rate	% of grievances resolved out of total received	GRM register	Monthly	PRO
E5	Timeliness	% resolved within the stipulated time; average resolution time	GRM register	Monthly	PRO
E6	Complainant satisfaction	% of complainants satisfied with the outcome	Follow-up survey	Quarterly /Semi-annual	PRO / IESM
E7	Escalation and legal cases	% of grievances escalated to higher committees or courts	GRM register	Monthly	PRO
E8	Repeat or pending grievances	Number of pending and repeat grievances	GRM register	Monthly	PRO
E9	Feedback and corrective action	Number of systemic issues identified and RAP corrections made from grievance trends	GRM analysis report	Monthly	PRO

13 Arrangements for Adaptive Management

This RAP has provisions for updation and revision, if necessary, in response to a) unanticipated changes in project conditions, b) changes in the regulatory regime, c) changes in the organizational and implementation arrangements, d) unanticipated obstacles to achieving satisfactory resettlement outcomes, etc. e) for newly identified impacts, a cut-off date shall be established for the particular location¹⁵.

¹⁵The cut-off date for THs is the date of notification under the GMRL Policy for Direct Purchase of Private Land or Property through mutual negotiation. If negotiations under the GMRL Direct Purchase Policy are unsuccessful, the land shall be acquired in accordance with the RFCTLARR Act, 2013. For this purpose, the cut-off date shall be the date of publication of the preliminary notification under Section 11 of the RFCTLARR Act, 2013. For NTH affected families, the cut-off date is the completion date of the census and socio-economic survey for the project.

14 RAP Implementation Status

The current RAP implementation and other activities status are as follows:

1. RAP Implementation Status as of September 2026:

a. Social Survey – AC-01 & AC-04

- In September 2025, GMRL engaged RITES as RISA for RAP implementation.
- NTH identification and the social survey for AC-01 is completed. A total of 34 NTH PAHs were identified during joint verification in the presence of a GMRL official, the GC expert and the RISA team.
- Prior to commencement of social survey, leaflets were distributed in the project area to inform NTHs of its purpose. Photos of leaflets distribution is placed at **Annexure 8**.
- RISA informed PAHs in advance of the date and time of the survey so that no PAHs were missed. Each PAP was contacted and consulted personally and informed of their eligible entitlements. All PAHs were informed about the survey activities twice.
- The survey was conducted with the PAHs, and the relevant documents were verified and collected. 32 NTH PAHs participated in the survey, and 02 NTH PAHs (Ch 5.500) near Sector 48 Station did not.
- The NTHs who did not participate stated that they would move their structures out of the project area and do not wish to receive compensation or R&R assistance.
- THs stated that their land is being acquired under the applicable Act and that they are in discussion with the acquiring authority. They do not wish to share information until that process is completed under the applicable acquisition policy.
- The PAHs located on the 0.86 ha of private land required for depot (AC-04) development did not allow GMRL and the RISA team to conduct the social survey. Approximately 250 tenants and 50 landowners are likely to be affected on this land.
- Some tenants were not interested, while others said they would not share information without the landowners' permission. The landowners strongly denied permission to conduct the survey on their properties.
- Process of issuance of identity card and preparation of micro plan is in process.

b. Stakeholder Engagement – AC-01

- As of 30.09.2026, four stakeholder consultation meetings were held at different project locations (1. Basai village, 2. Near Temple Basai village, 3. Sector-37 Chowk, and 4. Sector 33 Depot location).
- The consultations were conducted with affected families, temple management representatives, and other stakeholders. Photos of stakeholder consultations under RAP Implementation are placed at **Annexure 9**.

- The aspects discussed during the consultations include Project information, RAP process, entitlements and the grievance redressal mechanism and community concerns were recorded.

c. Training for NTH PAHs

- RISA has identified training centres that offer free training in Gurugram city. 1. Sector 45, 2. Sector 14, 3. Sector 33, 4. Subhash Nagar, 5. Sector 63A and Dundahera.
- RISA team has informed NTH PAPs about these programmes and is preparing a list of interested persons so that arrangements can be made.

d. Road Safety Awareness – AC-01

- Six road safety awareness sessions were conducted at schools and vocational training centres in the project area, with approximately 485–490 participants. The sessions were conducted at (1) Government Senior Secondary School, Sector 18; (2) Vocational Training Centres for Automobile Trade under the Skill India Mission, Narsinghpur, Near Hero Honda Chowk; (3) Vocational Training Centre Beauty and Wellness under the Skill India Mission, Sector-18; (4) Stitching Centre under the Samarth Bharat Mission, Sector 10; (5) Government Sr. Secondary School (Girls Wing), Sector 18, Gurugram and (6) Government Sr. Secondary School (Boys Wing), Sector 18, Sarhol, Gurugram
- Special emphasis was placed on students of Classes IX–XII, who are increasingly exposed to road traffic as pedestrians, cyclists, passengers and, in some cases, two-wheeler users. The sessions covered safe vehicle operation, maintenance and responsible driving. Photos of road safety awareness sessions under RAP Implementation are placed at **Annexure 10**.

2. Land Acquisition/Transfer Status

- In January 2026, the Government of Haryana notified the Policy for Direct Purchase of Private Land or Property through Mutual Negotiation.
- Purchase of private land is in progress under this policy. In March 2026, a preliminary notification was issued for 1.08 ha of private land.
- The Land Purchase Committee (LPC) has calculated the land and structure compensation and communicated it to the landowners. Some landowners have given their consent to the compensation amount, and the others are in the process of submitting theirs.
- Out of 22.17 ha of permanent Govt. Land requirement, 19.15 ha has been handed over to GMRL.

3. Metro Depot:

- The marble merchants have been rehabilitated at a newly planned site which is approximately 200m from the existing site in Sector 33. As of 30.09.2026, 57 marble traders have been shifted to new marble market.
- HSVP has handed over government land to GMRL for Depot.

4. Status of Casting Yards

- a. AC-01 Casting Yard: HSVP has handed over 11 ha of government land in Sector 33, Transport Nagar, to GMRL for establishing the casting yard, for a period of four years.
- b. AC-03 Casting Yard: GMRL has requested HSVP to provide land for the casting yard; however, the location is yet to be finalized.

5. E&S Audit Findings (CAP Measures)

- a. An agency has been engaged to audit AC01, AC04 and Casting Yard as per WB ESF and prepare a CAP. Final Audit Report and CAP is in the process of finalization.
- b. Once the CAP is approved, measures shall be implemented as required to comply with the RAP provisions.

6. Independent E&S Monitoring (Semi-Annual):

- a. GMRL has issued a tender for the appointment of an agency for semi-annual independent E&S monitoring. Technical evaluation of the bids is in progress.

Annexures

Annexure 1: Affected Private Structures including NTH

S. No	Chainage	Owner Id	Name	Status of Ownership	Type of Property	Use of Property	Impact
1	-168	DIL061228	Sarwan	Informal Occupiers	Commercial	Kiosk	Full
2	-168	COR10	Dev Karan Rawat	Informal Occupiers	Commercial	Kiosk	Full
3	3665	DIL191206	Ravindra Mahato	Hawkers holding MCG License	Commercial	Kiosk	Full
4	3665	DIL061230	Hira Lal	Hawkers holding MCG License	Commercial	Kiosk	Full
5	4480	N1	-	Informal Occupiers	Commercial	Kiosk	Full
6	4930	N2	-	Informal Occupiers	Commercial	Kiosk	Full
7	4930	N3	-	Informal Occupiers	Commercial	Kiosk	Full
8	4937	PUN071215	Shah Alam	Informal Occupiers	Commercial	Kiosk	Full
9	5045	DIL071225	Subhash Kumar	Informal Occupiers	Commercial	Kiosk	Full
10	5125	PUN071216	Deshraj	Informal Occupiers	Commercial	Kiosk	Full
11	6370	DIL071233	Bishwanath Coudhary	Informal Occupiers	Commercial	Kiosk	Full
12	6370	DHE071217	Biswanath Chowdhary	Hawkers holding MCG License	Commercial	Kiosk	Full
13	7420	DIL081239	-	Informal Occupiers	Commercial	Kiosk	Full
14	7430	VIK090101	Suresh Mandal	Informal Occupiers	Commercial	Kiosk	Full
15	8030	Squ/HHC/LFT/1	-	Informal Occupiers	Commercial	Kiosk	Full
16	8030	Squ/HHC/LFT/2	-	Informal Occupiers	Commercial	Kiosk	Full
17	8030	Squ/HHC/LFT/3	-	Informal Occupiers	Commercial	Kiosk	Full
18	8030	Squ/HHC/LFT/4	-	Informal Occupiers	Commercial	Kiosk	Full
19	8030	Squ/HHC/LFT/5	-	Informal Occupiers	Commercial	Kiosk	Full
20	8030	Squ/HHC/LFT/6	-	Informal Occupiers	Commercial	Kiosk	Full
21	8030	Squ/HHC/LFT/7	-	Informal Occupiers	Commercial	Kiosk	Full
22	8030	Squ/HHC/LFT/8	-	Informal Occupiers	Commercial	Kiosk	Full
23	8030	Squ/HHC/LFT/9	-	Informal Occupiers	Commercial	Shop	Full
24	8080	NEW 1	Na	Informal Occupiers	Commercial	Shop	Full
25	10655	N12	-	Informal Occupiers	Commercial	Kiosk	Full

S. No	Chainage	Owner Id	Name	Status of Ownership	Type of Property	Use of Property	Impact
26	10743	N13	-	Informal Occupiers	Commercial	Kiosk	Full
27	10770	RIT081205	Ram Naresh	Informal Occupiers	Commercial	Kiosk	Full
28	10800	DIL091235	Devi Rao	Informal Occupiers	Commercial	Kiosk	Full
29	10815	DIL091224	Firasat	Informal Occupiers	Commercial	Shop	Full
30	10815	COR09	Gouri Shankar	TH	Other	Under Construction	Full
31	10815	DHE091219	Asraf	TH	Commercial	Shop	Full
32	10815	Dhe081218	Surendra Kumar	Informal Occupiers	Commercial	Kiosk	Full
33	10865	DHE091210	Babita Devi	Informal Occupiers	Commercial	Kiosk	Full
34	11045	PUN091217	Did Not Share	Informal Occupiers	Commercial	Shop	Full
35	11080	Private House-3	Did Not Share	Informal Occupiers	Residential	House	Full
36	11085	Private House-4	Did Not Share	Informal Occupiers	Residential	House	Full
37	11092	Private House-5	Did Not Share	Informal Occupiers	Residential	House	Full
38	11096	DHE091209	Nisar	Informal Occupiers	Commercial	Shop	Full
39	11096	DHE091218	Nasir	Informal Occupiers	Commercial	Shop	Full
40	11096	NAR091001	Did Not Share	Informal Occupiers	Commercial	Shop	Full
41	11110	PUN091226	Vinay Yadav	Informal Occupiers	Commercial	Shop	Full
42	11115	N14	-	Informal Occupiers	Commercial	Shop	Full
43	11115	N15	-	Informal Occupiers	Commercial	Shop	Full
44	11120	PUN091227	Satbir Singh	Informal Occupiers	Commercial	Kiosk	Full
45	11120	DHE091221	Ramesh Barik	Informal Occupiers	Commercial	Kiosk	Full
46	11120	DIL091223	Shailesh Panday	Informal Occupiers	Commercial	Kiosk	Full
47	11450	NEW 2	Na	Informal Occupiers	Commercial	Shop	Full
48	11460	NEW 3	Na	Informal Occupiers	Commercial	Shop	Full
49	11470	NEW 4	Na	Informal Occupiers	Commercial	Shop	Full
50	11480	NEW 5	Na	Informal Occupiers	Commercial	Shop	Full
51	11789	N16	-	Trust	Other	Boundary Wall	Partial
52	11895	Private House-2	Did Not Share	TH	Residential	House	Full
53	12518	NAR101201	Jyoti Prakash	Informal Occupiers	Commercial	Kiosk	Full

S. No	Chainage	Owner Id	Name	Status of Ownership	Type of Property	Use of Property	Impact
54	12548	DHE201239	Ram Snehi Chaurasia	Informal Occupiers	Commercial	Kiosk	Full
55	13000	Kiosk1303	Munni Devi	Informal Occupiers	Residential	Hut	Full
56	13020	COR32	Jeetendra	Informal Occupiers	Commercial	Kiosk	Full
57	13090	DIL211214	Rekha Devi	Hawkers holding MCG License	Commercial	Kiosk	Full
58	13175	COR 17	Pappu Kumar	Informal Occupiers	Commercial	Kiosk	Full
59	13215	COR37	Ajay Kumar Choudhary	Hawkers holding MCG License	Commercial	Kiosk	Full
60	13215	COR18	Chandragupt	Informal Occupiers	Commercial	Kiosk	Full
61	13215	COR17	Pappu Kumar	Informal Occupiers	Commercial	Kiosk	Full
62	13215	N20	-	Informal Occupiers	Commercial	Kiosk	Full
63	13430	DIL101244	Rijwan Ahamad	Hawkers holding MCG License	Commercial	Kiosk	Full
64	13430	VIK090103	Neha	TH	Residential	House	Full
65	13450	DIL101216	Bharat Chouhan	Informal Occupiers	Mixed (R+C)	Res-cum-commercial	Full
66	13450	DHE101223	-	Informal Occupiers	Commercial	Kiosk	Full
67	13610	PUN111229	Sunil Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
68	13610	COR15	Vinod Choudhary	Hawkers holding MCG License	Commercial	Kiosk	Full
69	13610	RIT111209	Sharvan Chaurasiya	Hawkers holding MCG License	Commercial	Kiosk	Full
70	13630	DIL111209	Satyapal Singh	Hawkers holding MCG License	Commercial	Kiosk	Full
71	13630	COR42	Amar Singh	Hawkers holding MCG License	Commercial	Kiosk	Full
72	14480	COR36	Sanjay Chaudhary	Hawkers holding MCG License	Commercial	Kiosk	Full
73	13400	NEW 6	Na	TH	Commercial	Shop	Full
74	14790	Private House-1	Closed	TH	Residential	House	Full
75	14800	RIT111207	J S Katariya	TH	Residential	House	Full
76	15050	PUN111230	Ram Dayal	Hawkers holding MCG License	Commercial	Kiosk	Full
77	15050	COR23	Rakesh Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
78	15050	COR40	Amit Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
79	15050	DIL111213	Shambhu Choudhary	Hawkers holding MCG License	Commercial	Kiosk	Full

S. No	Chainage	Owner Id	Name	Status of Ownership	Type of Property	Use of Property	Impact
80	15052	PUN111228	Rahul Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
81	15052	COR38	Ram Kumar Choudhary	Hawkers holding MCG License	Commercial	Kiosk	Full
82	15052	DIL111210	-	Hawkers holding MCG License	Commercial	Kiosk	Full
83	15465	COR 04	Murari Lala	Informal Occupiers	Mixed (R+C)	Res-cum-commercial	Full
84	15500	N28	-	Informal Occupiers	Commercial	Kiosk	Full
85	15510	VIK020103	Sumit Saroj	Informal Occupiers	Commercial	Shop	Full
86	15556	Private House-6	Did Not Share	TH	Commercial	Shop	Full
87	15620	DIL221219	Lakhi Ram	Informal Occupiers	Commercial	Kiosk	Full
88	15633	DIL221201	Nanda	Informal Occupiers	Residential	Hut	Full
89	15633	DIL221202	Ranpal (Karu)	Informal Occupiers	Residential	Hut	Full
90	15633	COR05	Akash	Informal Occupiers	Residential	Hut	Full
91	15633	DHE221204	Hansh Raj	Informal Occupiers	Residential	Hut	Full
92	15633	DIL121215	Vijay Mnadal	Informal Occupiers	Commercial	Kiosk	Full
93	15633	DIL221226	Rahul	Informal Occupiers	Mixed (R+C)	Res-cum-commercial	Full
94	15633	BHO221201	Gajpat Singh	Informal Occupiers	Residential	Hut	Full
95	15633	DIL221203	Pooja	Informal Occupiers	Residential	Hut	Full
96	15633	COR 30	Ram Swarup	Informal Occupiers	Residential	Hut	Full
97	15633	DHE221202	Jeetu	Informal Occupiers	Residential	Hut	Full
98	15633	DHE221201	Vijay	Informal Occupiers	Residential	Hut	Full
99	15633	VIK080201	Dinesh	Informal Occupiers	Residential	Hut	Full
100	15633	COR04/DHE221205	Murari Lal	Informal Occupiers	Residential	Hut	Full
101	15633	COR25	Gyarsi Devi	Informal Occupiers	Mixed (R+C)	Res-cum-commercial	Full
102	16438	DIL101211	Jeetendra Kr Kushwaha	Hawkers holding MCG License	Commercial	Kiosk	Full
103	17510	RIT141218	-	Informal Settlers	Commercial	Kiosk	Full

S. No	Chainage	Owner Id	Name	Status of Ownership	Type of Property	Use of Property	Impact
104	18400	NAR141208	Raju	Informal Settlers	Commercial	Shop	Partial
105	18535	Private House-7	Mahesh Yadav	Informal Occupiers	Commercial	Shop	Full
106	18575	JIT141202	Vinod Singh	Informal Occupiers	Commercial	Kiosk	Full
107	19100	DHE141201	Bhoop Singh	Hawkers holding MCG License	Commercial	Kiosk	Full
108	19100	RIT141210	Gauri	Informal Occupiers	Commercial	Kiosk	Full
109	19120	NAR141207	Dayaram Namdev	Informal Occupiers	Commercial	Kiosk	Full
110	19130	DHE141236	Hans Raj	Informal Occupiers	Commercial	Kiosk	Full
111	19240	JIT141204	Khushi Lal	Informal Occupiers	Commercial	Kiosk	Full
112	19325	RIT141211	Chandra Dev Mandal	Informal Occupiers	Commercial	Kiosk	Full
113	19591	DHE141235	Ravinder Sharma	Informal Occupiers	Commercial	Kiosk	Full
114	19640	NAR141206	Arun Kumar	Informal Occupiers	Commercial	Kiosk	Full
115	19810	NAR141209	Rajesh Shresth	Informal Occupiers	Commercial	Kiosk	Full
116	19822	N33	-	Hawkers holding MCG License	Commercial	Kiosk	Full
117	19824	RIT141219	Radha Mohan Pandey	Informal Occupiers	Commercial	Kiosk	Full
118	19835	N34	-	Hawkers holding MCG License	Commercial	Kiosk	Full
119	19860	JIT141203	Santosh Shah	Informal Occupiers	Commercial	Kiosk	Full
120	20170	BHO030205	Brham Prakash Yadav	Exice & Taxation Department License for Wine Shop	Commercial	Shop	Full
121	20250	JIT141201	Ram Mishra	Informal Occupiers	Commercial	Kiosk	Full
122	20350	DHE151232	Saroj	Hawkers holding MCG License	Commercial	Kiosk	Full
123	20658	PUN151218	Lalan Kumari	Hawkers holding MCG License	Commercial	Kiosk	Full
124	21149	PUN151201	Shivani	Hawkers holding MCG License	Commercial	Kiosk	Full
125	22120	DHE161202	Satish	Informal Occupiers	Commercial	Kiosk	Full
126	22170	NAR151202	Rajnish Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
127	22340	RIT151212	Amar Kishore Podar	Informal Occupiers	Commercial	Kiosk	Full
128	22340	DIL151222	Vishwanath Jha	Hawkers holding MCG License	Commercial	Kiosk	Full
129	22345	RIT151214	Suraj Singh	Hawkers holding MCG License	Commercial	Kiosk	Full

S. No	Chainage	Owner Id	Name	Status of Ownership	Type of Property	Use of Property	Impact
130	22397	RIT151213	Mukesh Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
131	22450	NAR151205	Lakshmi Bibi	Hawkers holding MCG License	Commercial	Kiosk	Full
132	22450	RIT151215	Sujankant Pradan	Hawkers holding MCG License	Commercial	Kiosk	Full
133	22460	DIL151221	Vipin Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
134	22570	NAR151203	Kuldeep	Hawkers holding MCG License	Commercial	Kiosk	Full
135	22613	Dhe151231	Indradev Sahani	Hawkers holding MCG License	Commercial	Kiosk	Full
136	22620	PUN151223	Ahmad	Informal Occupiers	Commercial	Kiosk	Full
137	22660	PUN151231	Yogendra Singh	Hawkers holding MCG License	Commercial	Kiosk	Full
138	22673	DHE151233	Kamla Kumari Sharma	Hawkers holding MCG License	Commercial	Kiosk	Full
139	22685	RIT151217	Kamaish	Hawkers holding MCG License	Commercial	Kiosk	Full
140	22700	NAR151204	Dhan Singh	Hawkers holding MCG License	Commercial	Kiosk	Full
141	22760	COR41	Navin Kumar Thakur	Informal Occupiers	Commercial	Kiosk	Full
142	22773	DHE151237	Kumarpal	Hawkers holding MCG License	Commercial	Kiosk	Full
143	22773	DHE151238	Santosh	Hawkers holding MCG License	Commercial	Kiosk	Full
144	22773	DHE161206	Manu Kumar	Hawkers holding MCG License	Commercial	Kiosk	Full
145	22773	PUN161208	Trilochan Rout	Hawkers holding MCG License	Commercial	Kiosk	Full
146	22773	DLL161231	Satyam	Informal Occupiers	Commercial	Kiosk	Full
147	22773	RIT151216	Manoj Kumar Yadav	Hawkers holding MCG License	Commercial	Kiosk	Full
148	Spur	Spur	Did Not Share	TH	Commercial	Shop (Mechanic)	Full
149	Spur	Spur	Did Not Share	TH	Commercial	Shop	Full
150	Spur	Spur	Did Not Share	TH	Commercial	Political Party Office	Full
151	Spur	Spur	Did Not Share	TH	Commercial	Shop (Gym)	Full
152	Spur	Spur	Na	TH	Residential	House (Abundant)	Partial
153	Spur	Spur	Na	TH	Other	Boundary Wall	Partial

Annexure 2: Affected Government, Religious and Community Properties

S. No	Chainage	Owner Id	Status of Ownership	Use of Property	Impact
1	-168	DIL191205	Government	Police Booth	Full
2	200	COR12	Government	Bus Stop	Full
3	260	PUN071220	Government	Generator Room	Full
4	650	BS-12	Government	Bus Stop	Full
5	2200	BS-13	Government	Bus Stop	Full
6	2200	BS-14	Government	Bus Stop	Full
7	3425	PUN071223	Government	Boundary Wall	Partial
8	3425	BW-2	Government	Boundary Wall	Partial
9	3490	PS-2	Government	Police Booth	Full
10	3540	PS-5	Government	Police Booth	Full
11	3665	BS-15	Government	Bus Stop	Full
12	5500	PUN071212	Government	Bus Stop	Full
13	5500	PUN071225	Government	Bus Stop	Full
14	5500	N4	Community	Water tank/ Water ATM	Full
15	7400	DIL071203	Government	Bus Stop	Full
16	10100	PUN0812WP	Community	Water tank/ Water ATM	Full
17	11190	Arp091201	Government	Police Booth	Full
18	11645	Pun091210	Religious	Temple	Full
19	11700	DIL091240	Community	Pond	Partial
20	12350	BS130304	Government	Bus Stop	Full
21	12438	N17	Government	Bus Stop	Full
22	12438	N18	Government	Bus Stop	Full
23	12670	BS130303	Government	Bus Stop	Full
24	13000	N19	Government	Bus Stop	Full
25	13115	DHE101207	Government	Bus Stop	Full
26	13215	ARP211201	Government	Others	Full
27	13215	N21	Government	Boundary Wall	Partial
28	13215	N22	Government	Boundary Wall	Partial
29	13380	DIL101218	Government	Bus Stop	Full
30	13815	BS-9	Government	Bus Stop	Full
31	13857	N23	Government	Bus Stop	Full
32	14465	MCG Staff-1	Government	Bus Stop	Full
33	14480	N25	Government	Boundary Wall	Partial
34	15465	DHE121229	Government	Boundary Wall	Partial
35	15465	DIL121245	Community	Water tank/ Water ATM	Full
36	15465	N27	Government	MCG Office	Full
37	15610	BS130302	Government	Bus Stop	Full
38	15610	N29	Government	Bus Stop	Full
39	15690	N30	Government	Police Booth	Full
40	15790	BS-11	Government	Bus Stop	Full
41	16200	BS-10	Government	Bus Stop	Full
42	16272	N31	Government	Bus Stop	Full
43	18671	BS-4	Government	Bus Stop	Full
44	19246	BS-3	Government	Bus Stop	Full
45	19760	N32	Government	Bus Stop	Full
46	20020	BS-7	Government	Bus Stop	Full
47	20200	RIT141209	Government	Police Booth	Full
48	20266	N35	Government	Bus Stop	Full

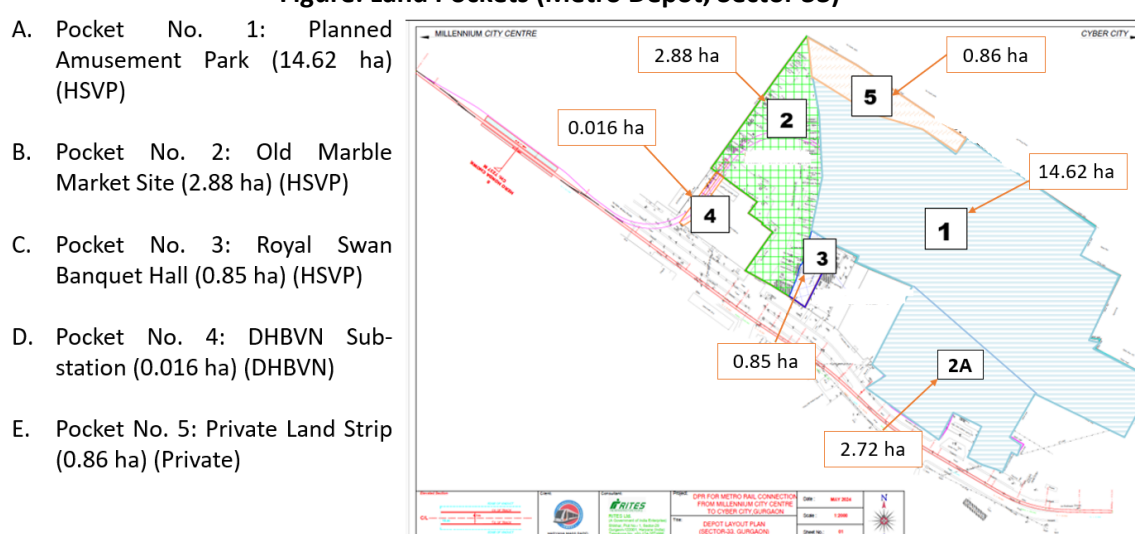
S. No	Chainage	Owner Id	Status of Ownership	Use of Property	Impact
49	20460	BS-2	Government	Bus Stop	Full
50	21491	BS-1	Government	Bus Stop	Full
51	22600	DIL161248	Government	Police Booth	Full
52	23710	C1	Government	Bus Stop	Full
53	24040	C2	Government	Bus Stop	Full
54	24070	C3	Government	Shed	Full
55	24160	C4	Government	Boundary Wall	Partial
56	24160	C5	Government	Police Booth	Full
57	24400	C6	Government	Boundary Wall (IDPL)	Partial

Annexure 3: Status of Depot Land

A. Details of Land Identified for Metro Depot (Sector 33)

1. DPR of GMRP envisaged a small stabling depot at Sector 101 as it planned its operational integration with Rapid Metro. However, with the approval of GMRP as an independent system, a full-fledged depot was required to meet enhanced operational requirements. GMRL subsequently planned a full-fledged Depot-cum-Workshop at Sector 33, covering a total area of 19.23 ha, of which 18.37 ha is government land (HSVP-owned), and 0.86 ha is private land.
2. The anticipated award date for "Construction of Depot cum Workshop (including civil, architectural, and E&M works)" is mid-August 2026.
3. The depot land identified at Sector 33 has five land pockets. The details of land pockets are given in the figure below:

Figure: Land Pockets (Metro Depot, Sector 33)

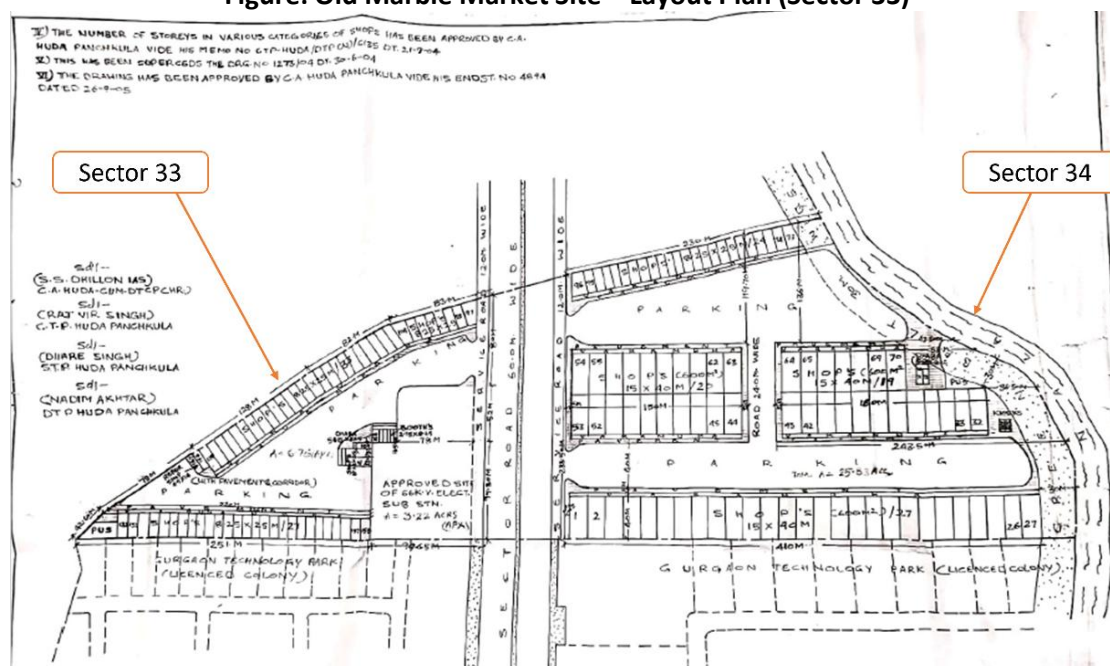


Note: Land Pocket 2A is not part of Depot Land. It is a newly developed marble market site.

4. A total of 19.23 ha of land is required for the development of metro facilities. Except for Pocket 4, where DHBVN ESS is located, all land pockets are required in full. In Pocket 4, the land requirements are only for the placement of pillars for depot entry.
5. In past, the land parcels in Pockets 1, 2, 3 and 4 were acquired by HSVP by paying due compensation for land, structures and other assets to the respective owners for the development of Sector 33.
6. The details of the land pockets are as under:
 - i. **Pocket No. 1:** This Parcel is earmarked as Amusement Park land, measuring approximately **17.34 ha**, out of which **15.05 ha** was clear and vacant at the site, while **2.29 ha** was under litigation (**CWP No. 23543 of 2015 titled Vinod Kumar & Ors. Vs State of Haryana, and CWP No. 28056 of 2017 titled Bhagwan Singh & Ors. Vs State of Haryana**).
 - ii. **Pocket No. 2:** **2.88 ha** has a marble market with details as under:
 - 62 land plots, of which 61 were allotted, and 1 remained unallotted.
 - Out of 61 allotted plots, 1 omitted /cancelled; 51 land plots had structures, while 09 land plots remained vacant.
 - Among the 51 structures, 25 had one or two rooms, 11 had rooms with tin sheds, 12 had only tin sheds, and 3 had permanent construction.
 - All plot sizes were 206.85 sqm.
 - This land parcel is under litigation (**CWP No. 10317 of 2004 titled Narender Mohan Kapoor Vs State of Haryana**).

The layout plan of the old marble market at Sector 33 is shown in the figure below:

Figure: Old Marble Market Site – Layout Plan (Sector 33)



- iii. **Pocket No. 3: 0.85 ha** of land has the Royal Swan Banquet Hall. The land owned by HSVP was being used as a Banquet Hall (encroached and was under litigation in CWP No. 12998 of 2006 titled Mukesh & Ors. Vs State of Haryana).
- iv. **Pocket No. 4: 0.016 ha** of land is earmarked as Electric Substation (ESS) land. HSVP acquired this land and handed it over to DHBVN. The ESS is operational at the site. GMRL has taken up the matter with DHBVN. It has already been agreed that the land shall be transferred from DHBVN to GMRL free of cost. The cost of utility shifting shall be borne by GMRL.
- v. **Pocket No. 5: 0.86 ha.** This pocket has private land owned by 52 owners. The acquisition is being done under the GMRL Policy for Direct Purchase of Private Land or Property through Mutual Negotiation. The process of land acquisition is being carried out under the Chairmanship of the Deputy Commissioner, Gurugram.

The details of the above court cases and their present status are provided in **Section C**.

B. Consultation and Survey at Marble Market

1. Within the proposed metro depot boundary, approximately 20% (Pocket No. 2- 2.88 ha) of the land was under use by marble traders engaged in the sale and purchase of marbles and tiles. HSVP had allotted land plots measuring 206.25 sqm to these traders in 2004, on which they constructed structures/dwellings (Kutcha, Pucca and Semi-Pucca). All the Shopkeepers stored and displayed marble and tiles outside their shopfronts. Based on reconnaissance surveys and the presence of commercial activities, these marble merchants were identified as PAHs.
2. Before the census and socio-economic survey, information leaflets were distributed, and the survey team briefed the merchants about the project and proposed depot. While the merchants initially showed willingness to participate, they later declined during the actual survey, citing ongoing legal disputes between the Marble Merchants and HSVP. These court cases are old, having been going on since 2004, mainly related to the allotment of shops, and are not related to GMRL and the metro rail project.
3. The ESIA consultant has made three attempts on 01st, 3rd, and 5th February 2024 to cover Marble Traders in the social survey, whereas the E&S audit consultant made two attempts on 9th and 12th June 2026.

4. During consultations, representatives of the Marble Market Association stated that they would not participate in the social survey until the matter is resolved by the Hon'ble High Court.

C. COURT CASES AT METRO DEPOT SITE, SECTOR 33, GURUGRAM

Present Status of Litigation

- The litigation associated with land parcels 1, 2 and 3 is of two types, namely compensation-related and allotment-related matters.
- The Hon'ble Court has dismissed the compensation-related litigation in all three pockets. The allotment-related matters in Pocket 2, however, remain sub judice.

➤ Pocket No. 1 – Case History

Land Pocket Size: 17.34 ha

Under litigation: 2.29 ha

CWP No. 23543 of 2015 titled Vinod Kumar & Ors. Vs State of Haryana, and CWP No. 28056 of 2017 titled Bhagwan Singh & Ors. Vs State of Haryana.

1. The petitioners challenged the acquisition of their land, seeking de-notification or release because the acquisition proceedings had lapsed under Section 24 (2) of the RFCTLARR Act, 2013.
2. Hon'ble High Court, in its judgments dated 13.02.2025 and 26.03.2025, dismissed the above writ petitions and upheld the land acquisition as valid and acquired for public purpose. It also said that the land acquisition has not lapsed, and land has been lawfully taken as compensation has been partly accepted and the remaining deposited at the LAC and ADJ Court as per the Land Acquisition Act, 1894. The land owners who did not take the compensation can now claim by filing an appropriate application to LAO, Gurugram.
3. The Special Leave Petitions filed before the Hon'ble Supreme Court of India against judgments dated 13.02.2025 and 26.03.2025 have also been dismissed on 07.05.2026 and 01.04.2026, respectively. Thereafter, HSVP got the 2.29 ha of land vacated.
4. The above land parcel is free from all encumbrances and is in the possession of HSVP. The details of the compensation amount paid and unclaimed amount deposited at ADJ are as under:

S. N.	Particulars	Amount/ Status
1.	Total Compensation Awarded	Rs. 15,58,23,374/-
2.	Paid directly to landowners/interested persons (33)	Rs. 2,93,69,678/-
3.	Amount initially kept in the LAC Account and later deposited in ADJ Court, Gurugram on 01.12.2025(223 Landowners)	Rs. 12,64,53,696/-
4.	Amount deposited in the ADJ Court, Gurugram vide Demand Draft No. 966685 dated 01.12.2025 (in case of Vinod Kumar)	Rs. 1,31,14,884/-
5.	Reference petition under section 18 of the Land Acquisition Act, 1894 (in the case of Vinod Kumar)	Not filed
6.	Amount deposited in the ADJ Court, Gurugram vide Demand Draft No. 966685 dated 01.12.2025 (in the case of Vinod Kumar)	Rs. 21,76,590/-
7.	Reference petition under section 18 of the Land Acquisition Act, 1894 (in the case of Bhagwan Singh)	Filed
8.	Enhanced Compensation deposited in the ADJ Court, Gurugram on 11.03.2015. The landowners in this case did not file an appeal before the Hon'ble High Court. State of Haryana had filed an appeal, which was dismissed on 10.03.2015	Rs 33,56,837/-

Source: HSVP (Legal Team)

➤ **Pocket No. 2**

Marble Market: **2.88 ha** is under litigation in **CWP No. 10317 of 2004 titled Narender Mohan Kapoor Vs State of Haryana.**

1. The marble merchants were earlier located at Sikandarpur Ghosi and Sheetla Mata Mandir Road, which were not recognised locations. HSVP invited the applications through public advertisement dated 03.11.2003 and corrigendum dated 19.11.2003 for shifting them to a recognised and planned area in Sector 33-34, Gurugram.
2. A total of 152 plots/shops were allotted in the Marble Market in Sector 33 & 34, of which 86 plots were allotted with the plot sizes 206.25 sqm and 66 plots were allotted with 600 sqm. Marble Market in Sector 33 had 62 plots of 206.25 sqm size only, and the remaining plots/shops are in Sector 34. Out of 62, 61 plots were allotted, and one was unallotted; the construction on the allotted plots was the responsibility of the respective allottee.
3. Out of 61 allotted plots, 1 omitted /cancelled, 51 land plots had structures, while 09 land plots remained vacant.
4. The allotment has been under challenge since 2004 in the Hon'ble Court by non-successful applicants for the subject matter on the grounds of arbitrariness and mala fides on the part of the scrutiny committee in the allotment process.
5. The plot sizes were later re-modulated to 334.75 sqm, 251.24 sqm and 209 sqm in 2014 pursuant to the Court's directions. The implementation of re-modulation was on the condition that all allottees provide an undertaking/consent for re-modulation. It could not be implemented as the bigger plot allottees did not give consent for re-modulation, and only 73 allottees, mostly belonging to the smaller plot category, submitted their undertakings in favour of re-modulation.
6. The allotment-related matters in Pocket 2, however, remain sub judice
7. At the time of allotment, the cost of the plot of 206.25 sqm area was **Rs. 14,90,841/- (@ Rs.7,228.32 per sqm)**. Out of the 61 allottees, 18 allottees deposited 25% of the plot cost, 20 allottees deposited between 26% and 35%, 17 allottees deposited between 36% and 50%, and 7 allottees deposited more than 50% of the plot cost, calculated based on the original plot size, while the **balance amount remains unpayable since the allotment in 2004.**
8. Out of 61 plot allottees, 51 allottees had structures on allotted plots; 25 had one or two rooms, 11 had rooms with tin sheds, 12 had only tin sheds, and 3 had permanent construction. **The Constructions raised by the shop owners are not recognised as the same were raised without paying the full cost of the plot, getting any building plan passed or obtaining occupation certificates from the authority.**
9. Notice for vacating the area was issued to marble traders on 26.12.2025. A copy of the notification is also attached in Appendix 1. Also, Notices were pasted on individual shops, and announcements were made through the AV System in the area.
10. After giving due notice to the traders, HSVP carried out demolition of shops from 29.12.2025 to 08.01.2026, ensuring no damage to the material stored in the shops.
11. Despite the above issues, HSVP has developed an alternate site approximately 200 mts from the old site to accommodate the existing Sector 33 Marble Market allottees/shop plots with all basic amenities at its own cost of **Rs 7.50 Crores.**
12. Shops of the same size and same site number were given, and possession was handed over simultaneously to the affected marble traders. HSVP also published the tender in December 2025 to develop the market area with all basic amenities like parking, pavements, roads, water supply, sewerage, etc.
13. The allottees have not been charged for the alternate site at Sector 33. The details of the new marble market site are provided in this section.
14. In SLP (Civil) No. 2953/2026, Suman Marbles & Another vs. State of Haryana, the Hon'ble Supreme Court dismissed the SLPs filed in relation to resistance to shifting.

15. In SLP (Civil) No. 3403 of 2026, Marble Market Dealers Association Vs State of Haryana & Ors, the Hon'ble Supreme Court of India dismissed the SLP on 27.01.2026, filed seeking their shifting to a new location.
16. The next date of hearing: CWP No. 10317 of 2004 is fixed for 08.07.2026, CWP No. 11 of 2206 is fixed for 13.08.2026, and CWP No. 44 of 2026 is fixed for 14.08.2026.

Current Status of New Marble Market Site (Sector 33)

- a. The marble merchants have been rehabilitated at a newly planned site, which is approximately 200 mtr from the old site in Sector 33.
- b. The total size of the land parcel is 2.72 ha, and each plot size is 206.85 sqm, the same as that in the old site.
- c. The new site is strategically located along the main road for better accessibility.
- d. The plot allottees of the old marble market site were intimated to shift to the new site through public notifications issued by the Estate Officer -II, HSVP, Gurugram
- e. Development work of the alternate site was allotted on 02.01.2026 based on the report submitted by the Engineering wing of HSVP.
- f. Additionally, HSVP has developed the following basic infrastructure facilities:

S. N.	Utilities	Status	
1	Water supply pipelines	Completed	100%
2	Sewer line	Connection is pending because a GAIL pipeline crosses the site; a tender has also been floated for the same.	90% work completed
3	Pavement	Completed	100%
4	Parking	Work completed up to the WMM layer. The finish layer of RMC is pending, for which a tender has been initiated	80% work completed
	Internal access roads	Completed	
5	Electric poles with an electricity supply	Completed	100%

- g. The new site has a concrete road, which is better given that heavy stone-laden trucks use the roads.
- h. HSVP has allotted shops to all 61 existing marble merchants who were previously allotted shops in the old market site. There is no last date for shifting to the new marble market. As of 1.06.2026, 28 allottees have constructed and shifted to this location.
- i. HSVP has provided only land to the allotted shop owners. Shop construction remains the responsibility of individual owners at their own cost.
- j. The Marble market in the city exists at Sector 33, Sector 34, Sheetla Mata Road, and Sikanderpur Ghosi. The details of shops/firms/agencies operating at multiple locations are as follows:

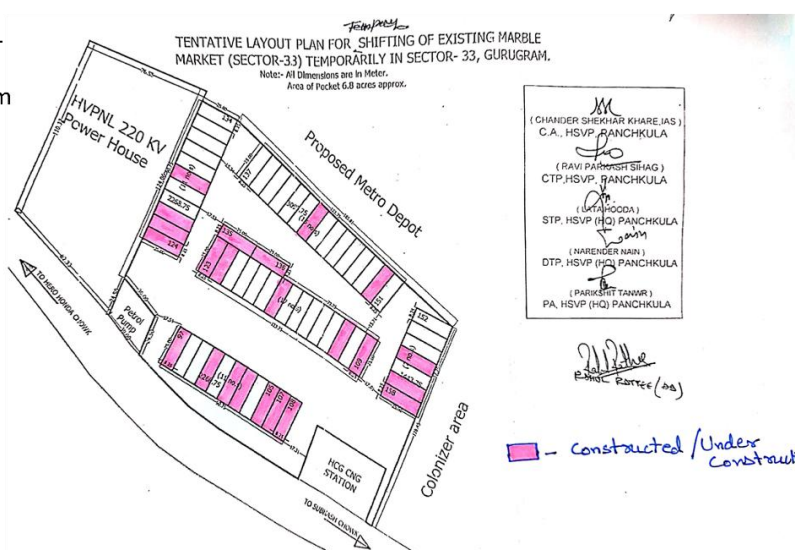
No. of Shops with the same name operating at multiple locations		
Sikandarpur Ghosi and Sector 33-34, Gurugram	Sheetla Mata Road and Sector 33-34, Gurugram	Sikandarpur Ghosi and Sheetla Mata Road and Sector 33, Gurugram
27	14	15

In view of the above, the livelihood impact on the shopkeepers is minimal, as most of the marble traders are operating shops at other places in the city during the period.

- k. It is pertinent to mention here that the cost of the plot of 206.25 sqm area was **Rs. 14,90,841/- (@ Rs. 7,228.32 per sqm)**. At present, the cost of the 206.25 sqm plot is approximately **Rs. 7.25 crores (@ Rs. 3,51,515 per sqm)**. The allottees have been in occupation since 2004, while dues toward the land cost remain outstanding. As of 12.05.2026, the allottee/ shop owners of Sector 33 market owe HSVP **Rs. 45.77 Crores** as dues towards the remaining land cost and applicable interest. The new marble market site layout plan and photos are provided in the figure below:

Figure: New Marble Market Site – Layout Plan

- A. Total No. of Allotted Plots: 61
 B. Plot Dimension: 25m x 8.25 m
 C. Plot Sizes: 206.25 sqm
 D. Shop Constructed: 21 (Nos)



Conclusion on Marble Market

- Earlier, the ESIA study carried out for the GMRP considered Marble Traders as PAP, but due to non-cooperation from them on the plea of the marble market case being sub judice, the socio-economic impact assessment could not be completed.
- The old marble market was vacated during the period from 29.12.2025 to 06.01.2026, while the process for development and allotment of the alternate marble market site was being finalised simultaneously.
- During the period, only the constructed structures were dismantled, and no damage was caused to the marble and tiles stored in the shops. Subsequently, the new marble market site was developed in January 2026 and handed over to the marble traders within 15 days. The traders started shifting to the alternate site after 06.01.2026. As of 1.06.2026, 28 allottees have constructed and shifted to this location. The remaining are presently in the process of constructing their shops and shifting their business operations to the alternate site.
- The facilities provided at the old site and at the new site are as follows:

S.N.	Facilities	Marble Market		Remarks
		Old	New	
1	Water supply pipelines	Yes	Yes	-
2	Sewer line	Yes	Yes	-
3	Electric poles with an electricity supply	Yes	Yes	-
	Parking	Yes	Yes	The old marble market has unpaved (kutchha) parking, whereas the new market has paved parking areas.
4	Pavement/ footpath	No	Yes	The new market has paved footpaths, whereas the old market lacks such facilities.
5	Internal access roads	No	Yes	The new market has paved internal roads.

- Most of the marble traders have multiple shops in Sheetla Mata Mandir Road, Sikhandarpur Ghosi and Sector 33 & 34, and they continued their operation despite eviction by HSVP from Sector 33. However,

some of the traders are continuing their business operations without interruption from the old marble market shops.

- f. **This is pertinent to mention here that the marble traders have not paid the full amount towards the land parcels allotted to them and have had the said land since 2004 without payment of the total cost of the land.** Despite outstanding dues amounting to approximately **Rs. 45.77 crores**, HSVP developed the alternate site at their own cost of approximately **Rs. 7.50 crores** to facilitate the shifting of the marble traders. Further, no charges have been levied upon the marble traders for relocation to the new site.
- g. The Court cases involving HSVP and Marble Traders have been going on since 2004, before the metro project came into existence. As the matter is presently sub judice before the Hon'ble Court, any compensation payable to the marble traders shall be determined and disbursed in accordance with the directions of the Hon'ble Court.

➤ **Pocket No. 3**

Under litigation in CWP No. 12998 of 2006 titled Mukesh & Ors. Vs State of Haryana

1. The plot of land was acquired by HSVP for the development of Sector 33 by paying compensation for land dated 27.11.2006 as per the LA Act, 1894.
2. The HSVP could not take possession of the acquired land as the Hon'ble High Court gave a status quo order dated 26.09.2006 on the acquired land.
3. The land was lying vacant, and an encroacher started construction of a banquet hall (Royal Swan) in 2018 and completed it in 2021 in violation of the Hon'ble High Court Status quo order without any permission and despite pending litigation.
4. HSVP filed applications in CWP No. 12998 of 2006 for impleadment dated 07.07.2025, vacation of status quo.
5. The Hon'ble High Court took cognisance of the same and asked the litigant itself to vacate the same and HSVP to take possession.
6. The litigant requested the Hon'ble Court to grant six weeks to relocate the premises on 18.02.2026. Hon'ble High Court directed petitioner to file affidavit to the effect that they shall vacate the land in question within six weeks from today and that during the said period, they shall also not use or permit to be used the premises in question for any commercial activity. The case was adjourned to 26.02.2026.
7. On 06.03.2026, the petitioners filed an affidavit in view of the order dated 18.02.2026, stating that they will hand over the vacant possession of the land in question on or before 01.04.2026. The Hon'ble High Court disposed of CWP No. 12998 of 2006 with the direction that the petitioners remain bound by their affidavit dated 06.03.2026.
8. Accordingly, the structure was dismantled by the encroacher himself after the expiry of the said period.
9. Earlier, this small plot of land was not part of the depot land as it was under litigation, even though owned by HSVP. After the court verdict in favour of HSVP, they proposed this land to GMRL for its OCC.

➤ **Pocket No. 4: NO LITIGATION**

➤ **Pocket No. 5: NO LITIGATION**

PUBLIC NOTICE
(Issued without prejudice to rights and contentions of HSVP)
To Whomsoever It May Concern

1. Whereas, the allotment of certain shops in the Marble Market, Sector-33/34, Gurugram was made in the year 2004 by Haryana Shehri Vikas Pradhikaran (HSVP);
2. Whereas, the said allotments are presently under challenge before the Hon'ble High Court of Punjab & Haryana at Chandigarh in CWP No. 10317 of 2004, titled Narender Mohan Kapoor vs. State of Haryana & Ors., along with other connected matters, wherein the validity of the said allotments has been questioned;
3. Whereas, a substantial number of the said allottees have not deposited the full allotment price and, in most cases, payments have not exceeded 25% of the total consideration, despite long lapse of time;
4. Whereas, none of the occupants of the Marble Market, Sector-33, Gurugram has obtained a valid Occupation Certificate, and outstanding dues remain unpaid, in violation of the express and implied terms and conditions of the allotment letters and applicable statutory provisions;
5. Whereas, land measuring 9.26 acres in Sector-33, Gurugram is required by HSVP for implementation of a major public infrastructure project of national and international importance, forming part of an integrated urban mobility and infrastructure development initiative for the city of Gurugram and the National Capital Region, undertaken in larger public interest;
6. Whereas, the aforesaid land includes 61 shops allotted in the Marble Market, Sector-33, Gurugram;
7. Whereas, in view of the urgent public requirement of the land, HSVP has identified an alternate site within Sector-33, Gurugram itself for temporary relocation of the existing shops, and for this limited purpose HSVP has moved CM No. 2583 of 2025 in the aforesaid writ petition seeking permission from the Hon'ble High Court;
8. Whereas, the alternate site identified for temporary shifting is clear, vacant, and ready for handing over possession purely as an interim arrangement.
Therefore, in view of the position sketched above, all allottees of Marble Market Sector 33, Gurugram are called upon to immediately shift to alternate Site in Sector 33, Gurugram.
Allottees may contact office of Estate Office-II, HSVP, Gurugram regarding any clarification.

Estate Officer-II,
HSVP, Gurugram

Annexure 4: RFCTLARR Act, 2013 Schedule 2

SEC. 2]

THE GAZETTE OF INDIA EXTRAORDINARY

39

THE SECOND SCHEDULE

[See sections 31 (1), 38 (1) and 105 (3)]

ELEMENTS OF REHABILITATION AND RESETTLEMENT ENTITLEMENTS FOR ALL THE AFFECTED FAMILIES (BOTH LAND OWNERS AND THE FAMILIES WHOSE LIVELIHOOD IS PRIMARILY DEPENDENT ON LAND ACQUIRED) IN ADDITION TO THOSE PROVIDED IN THE FIRST SCHEDULE.

Serial No.	Elements of Rehabilitation and Resettlement Entitlements	Entitlement/provision	Whether provided or not (if provided, details to be given)
(1)	(2)	(3)	(4)
I.	Provision of housing units in case of displacement	(1) If a house is lost in rural areas, a constructed house shall be provided as per the Indira Awas Yojana specifications. If a house is lost in urban areas, a constructed house shall be provided, which will be not less than 50 sq mts in plinth area. (2) The benefits listed above shall also be extended to any affected family which is without homestead land and which has been residing in the area continuously for a period of not less than three years preceding the date of notification of the affected area and which has been involuntarily displaced from such area: Provided that any such family in urban areas which opts not to take the house offered, shall get a one-time financial assistance for house construction, which shall not be less than one lakh fifty thousand rupees: Provided further that if any affected family in rural areas so prefers, the equivalent cost of the house may be offered in lieu of the constructed house: Provided also that no family affected by acquisition shall be given more than one house under the provisions of this Act.	

40	THE GAZETTE OF INDIA EXTRAORDINARY		[PART II—
(1)	(2)	(3)	(4)
		<i>Explanation.</i>—The houses in urban areas may, if necessary, be provided in multi-storied building complexes.	
2.	Land for Land	In the case of irrigation project, as far as possible and in lieu of compensation to be paid for land acquired, each affected family owning agricultural land in the affected area and whose land has been acquired or lost, or who has, as a consequence of the acquisition or loss of land, been reduced to the status of a marginal farmer or landless, shall be allotted, in the name of each person included in the records of rights with regard to the affected family, a minimum of one acre of land in the command area of the project for which the land is acquired: Provided that in every project those persons losing land and belonging to the Scheduled Castes or the Scheduled Tribes will be provided land equivalent to land acquired or two and a one-half acres, whichever is lower.	
3.	Offer for Developed Land	In case the land is acquired for urbanisation purposes, twenty per cent. of the developed land will be reserved and offered to land owning project affected families, in proportion to the area of their land acquired and at a price equal to the cost of acquisition and the cost of development: Provided that in case the land owning project affected family wishes to avail of this offer, an equivalent amount will be deducted from the land acquisition compensation package payable to it.	
4.	Choice of Annuity or Employment	The appropriate Government shall ensure that the affected families are provided with the following options:	

Sec. 2]		THE GAZETTE OF INDIA EXTRAORDINARY		41
(1)	(2)	(3)	(4)	
		(a) where jobs are created through the project, after providing suitable training and skill development in the required field, make provision for employment at a rate not lower than the minimum wages provided for in any other law for the time being in force, to at least one member per affected family in the project or arrange for a job in such other project as may be required; or		
		(b) one time payment of five lakhs rupees per affected family; or		
		(c) annuity policies that shall pay not less than two thousand rupees per month per family for twenty years, with appropriate indexation to the Consumer Price Index for Agricultural Labourers.		
5.	Subsistence grant for displaced families for a period of one year	Each affected family which is displaced from the land acquired shall be given a monthly subsistence allowance equivalent to three thousand rupees per month for a period of one year from the date of award.		
		In addition to this amount, the Scheduled Castes and the Scheduled Tribes displaced from Scheduled Areas shall receive an amount equivalent to fifty thousand rupees.		
		In cases of displacement from the Scheduled Areas, as far as possible, the affected families shall be relocated in a similar ecological zone, so as to preserve the economic opportunities, language, culture and community life of the tribal communities.		
6.	Transportation cost for displaced families	Each affected family which is displaced shall get a one-time financial assistance of fifty thousand rupees as transportation cost for shifting of the family, building materials, belongings and cattle.		

42	THE GAZETTE OF INDIA EXTRAORDINARY		[PART II—
(1)	(2)	(3)	(4)
7.	Cattle shed/petty shops cost	Each affected family having cattle or having a petty shop shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees for construction of cattle shed or petty shop as the case may be.	
8.	One-time grant to artisan, small traders and certain others	Each affected family of an artisan, small trader or self-employed person or an affected family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the affected area due to land acquisition, shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees.	
9.	Fishing rights	In cases of irrigation or hydel projects, the affected families may be allowed fishing rights in the reservoirs, in such manner as may be prescribed by the appropriate Government.	
10.	One-time Resettlement Allowance	Each affected family shall be given a one-time "Resettlement Allowance" of fifty thousand rupees only.	
11.	Stamp duty and registration fee	(1) The stamp duty and other fees payable for registration of the land or house allotted to the affected families shall be borne by the Requiring Body. (2) The land for house allotted to the affected families shall be free from all encumbrances. (3) The land or house allotted may be in the joint names of wife and husband of the affected family.	



1.4 OBJECTIVE AND SCOPE OF WORK FOR PRESENT ASSIGNMENT

1.4.1 Objective

The objective of this assignment is defined in three-parts:

- Preparation of Private Land Acquisition Policy for Mutual Negotiation/Direct Purchase
- Implementation Support for RAP
- Preparation of Land Acquisition Plan (LAP) & Land Plan Schedules (LPS) for private and government project affected land.

1.4.2 Scope of Work

Part A: Preparation of Private Land Acquisition Policy for Mutual Negotiation/Direct Purchase

- Preparation of Draft Policy Document:** A draft Private Land Acquisition Policy will be prepared to facilitate land acquisition through mutual negotiation and direct purchase. The policy will outline the institutional arrangements, methodology for determining the market value of land, compensation framework and procedural steps necessary to ensure a fair, transparent and efficient land acquisition process for the project.
- Preparation of Final Policy Document:** will be prepared after incorporating inputs and suggestions received from GMRL.

Part B: Implementation Support for the RAP

- Verification and Database:** RITES team shall undertake site visits to identify the PAPs who are eligible for benefits of R&R entitlement as per the cut-off date. RITES team shall verify information provided in the existing RAP, confirm the individual losses of each PAPs and make suitable changes for updated RAP, if required. Any modifications will be supported by documentary evidence.

During this process, RITES team shall ensure that each PAPs is personally contacted and consulted. Dedicated consultation shall be carried out with woman headed households (WHH), women from the PAP families belonging to SC/ST communities and other vulnerable groups.

Verification exercise shall include actual measurements of the extent of total affected property loss or damage, and valuation of loss/damage/effect.

Additionally, RITES team shall identify any private (including owner, encroacher and squatter) or community structure built within the RoW or on land designated for the depot after the cut-off date. Such cases will be reported to GMRL. RITES team will hold discussion with the concerned individual or communities to inform them that, as per the provisions of the RAP, project benefits are not applicable to encroachments made after the cut-off date.



- **Preparation and Issuance of Identity Cards:** After finalization of verification of PAFs and PAPs, RITES team shall distribute Identity Cards to all eligible PAFs and PAPs. Each Identity Card will include a photograph of the head of the PAF, Aadhar number, Parivar Pehchan Patra (PPP), etc. details of the type of loss suffered due to the project, applicable entitlement and relevant family information.

All Identity Cards will be signed by authorised representatives of both RITES Limited and GMRL. RITES team shall maintain records indicating the status of Identity Cards prepared, distributed and the percentage of achievement of this task. Additionally, the signatures of PAFs/PAPs acknowledging receipt of the Identity Cards will be collected and submitted to the Client.

- **Consultations:** RITES team shall educate PAPs/PAFs about their rights and entitlements as outlined in the RAP. RITES team shall disseminate information regarding potential impacts of the project on livelihoods and the available options. The need for land acquisition, key policy provisions and entitlements under the RAP will be explained to all PAPs. This shall also include communication to the roadside squatters and encroachers, informing them about the necessity and timeline for eviction and their entitlements as per the RAP. Separate consultations will be carried out with vulnerable groups in culturally appropriate manner to ensure effective participation in the implementation process.
- **Preparation of Micro Plans:** RITES team will prepare Micro Plans with detailing the category of each PAF, assets lost, compensation amount and types of assistances provided against the loss, indicating category of entitlement; alternate livelihood options pursued, details of resettlement and land loss details.

In addition, each micro plans shall have details of the existing skills of the PAFs / PAPs, proposed skill enhancement needs, and any income generating assets to be provided, etc. A separate plan will be developed for the relocation and management of community assets and common property resources.

RITES team shall submit the Micro Plans to the District Administration through GMRL for approval. RITES team shall maintain records on the status of preparation, submission and approval of micro-plans and submit to GMRL.

- **Assistance and Disbursement of Compensation/ Entitlements:** RITES team shall ensure that all eligible PAFs/PAPs receive their full entitlements as outlined in the RAP. Where options are available, the team shall provide guidance to PAFs/PAPs on the relative benefits of each option.

To facilitate a smooth transition, the RITES team shall assist and help PAFs/ PAPs to take salvaged materials by ensuring that proper advance notice is given. In close consultation with the PAFs/ PAPs, RITES team shall inform to GMRL in writing the agreed shifting dates /details and any specific arrangements requested by the PAFs/ PAPs related to their entitlements.



Additionally, RITES team shall assist PAFs/PAPs in opening bank accounts, explaining the implications, the rules and the obligations of a joint account/single owner account as per applicability and how they can access their entitled resources.

The RITES team will advise PAFs/PAPs on how to best use any compensation received, with a focus on sustainable investment such as purchasing replacement land for the land acquired. RITES team shall ensure proper utilization of the Resettlement & Rehabilitation Budget available for the project. RITES team shall identify methods and provide advice for the transparent disbursement of entitlements to the eligible persons/families by district administration and shall report to GMRL on the transparency during implementation.

- **Land Acquisition, Relocation and Handover:** RITES team shall facilitate PAFs/PAPs in land acquisition process up to receipt of compensation cheques by coordinating with the District Administration. RITES team shall also oversee the smooth transfer of physical possession of land to GMRL following the relocation of all PAFs/PAPs.

If required, the RITES team will collect or procure relevant documents from the District Administration pertaining to the above activities. Following the relocation process, the RITES team shall submit a detailed status report on the Project Affected Families (PAFs)/PAPs to the Client post relocation.

- **Training and Assistance:** In addition to the assistance provided under the entitlement package, RITES team shall be assessing the training requirements of PAFs/ PAPs and assist in establishing training linkages with relevant government programmes.
- **Income Restoration / Livelihood Enhancement:** Individual Income Restoration Plan shall be developed as a part of the Micro Plan for all PAFs/PAPs whose livelihoods are getting affected. RITES team shall explore potential employment opportunities with local contractors and, wherever feasible ensure suitable employment with the contractors. This will include providing a list of willing individuals and facilitating their engagement in such jobs for PAFs/ PAPs. A database of job opportunities created under the project both within the GMRL project and outside the GMRL project will be maintained by the RITES team.

RITES team shall assist the willing PAFs/ PAPs to establish linkage with financial institutions for facilitating access to credit. In addition, the team shall assist the PAFs/PAPs to establish linkages with Haryana government departments, district administration, etc. to ensure that the PAFs/ PAPs are included in the development schemes. Special attention shall be given to vulnerable groups including facilitating access to pension schemes for senior citizens, schemes for women-headed households, widow pensions and support schemes for persons with disabilities.

RITES team shall link/arrange training for PAF'S/PAP'S losing their livelihood in suitable income restoration programmes, depending on their skills and interest through NGOs/Government for eligible PAFs/ PAPs. For those interested in skill upgrading or



training for economic generation programmes, team shall support the formation of Self-Help Groups (SHGs) for targeted training.

- **Road Safety Awareness:** RITES team shall conduct maximum of ten road safety awareness programs for school children and the communities located along the project corridor. These programs shall include distribution of informative pamphlets and display of awareness posters.
- **Information, Education and Communication Campaigns & Disclosures:** RITES team shall assist GMRL holding five awareness campaigns using appropriate communication materials based on the requirement of PAFs/PAPs. The Consultant shall fully disclose the project's safeguards provisions, RAP, etc. to the affected communities.
- **Grievance Redressal:** RITES team shall make PAFs/PAPs aware of the grievance mechanism outlined in the RAP. RITES team shall assist the PAFs/ PAPs who have grievances in filing formal complaints and pursuing appropriate remedies. RITES team shall maintain a log of the grievances directly received by them and forward the same to the designated Complaint Officer as per grievance mechanism within 7 (seven) days of receipt of the grievance from the PAFs/ PAPs. RITES team shall submit a draft resolution with respect to the particular grievance of the PAF/ PAP in consultation with GMRL, suggesting solutions, and deliberate on the same in the Grievance Redressal Committee (GRC) meeting. The Consultant shall assist PAFs/ PAPs in the GRC process whenever necessary.
- **Coordination:** RITES team shall develop rapport between the PAFs/ PAPs and GMRL. This will be achieved through regular monthly meetings involving both GMRL representatives and the PAFs/PAPs. All such meetings and decisions taken will be documented. RITES team shall coordinate with the Independent External Monitoring Agency and provide project-related information as requested.
- **Monthly Progress Note and Quarterly Progress Reports:** Activities carried out during that quarter, along with the proposed activities for the following quarter including the Quarterly Work Plan shall be submitted to GMRL. The Quarterly progress report shall be submitted on or before the tenth of the first month of the subsequent quarter. Also, a monthly progress note shall be submitted by 7th of every Month.

Part C: Preparation of Land Acquisition Plan & Land Plan Schedules

RITES team shall prepare and submit Land Acquisition Plan and Land Plan Schedules for the land to be acquired for project ensuring their accuracy and compliance with the applicable policy or acts. RITES shall draft documentation related to land acquisition during the contract period and also provide all necessary hand holding support to GMRL for obtaining necessary approvals, NoCs, clearances, and attending meetings with Govt. departments.

RITES team will cover the following key aspects:

- **Collection and Compilation of Land Records:** RITES team shall collect and compile land records from the Revenue Department using revenue maps/sheets, toposheets, etc.



- Preparation of Land Schedules: A detailed land schedules segregated village-wise or as required by GMRL shall be prepared. Including detailed ownership status such as tenancy land, government land, and revenue land.
- Collection of Existing Right of Way (ROW) Information: RITES team shall collect and consolidate existing ROW details of roads, highways, and railway lines, along with relevant land plans from concerned departments with the support and assistance of GMRL.
- Map Superimposition: RITES team shall superimpose each section of the revenue map onto existing infrastructure including roads, highways, railway lines and Gurugram Metro Rail Project alignment.
- Plot Identification and Ownership Mapping: Identify and plot affected survey numbers (subdivision-wise/Hissa-wise) and collect corresponding ownership data from revenue and panchayat records.
- Field Verification and Joint Measurement: Field verification of land records and joint measurement surveys shall be carried out by the Revenue Department and GMRL staff, with the RITES team present during the verification to assist GMRL. Affected areas shall be marked on revenue sketches, including details of area and assessment.
- Documentation of Government and Community Assets: RITES team shall identify and document all existing government and community structures (e.g., boundary walls, fences, pump houses) in the land schedule with appropriate details.
- Stakeholder Engagement: RITES team shall participate in meetings with GMRL, Revenue Authority and other concerned departments during the assignment related to private land and government land. However, GMRL shall deploy officials to coordinate follow-ups, obtain NoCs and clearances and attend meetings after the submission of proposals to concerned Government department.
- Final Output: Submission of final Land Acquisition Plan and Land Plan Schedule.

1.4.3 Study Duration/Contract Period

The Study/ service duration shall be for a period of Four Years (48 months from the issuance of Letter of Award) for Priority 1 and Priority 2 corridors. The connectivity to Gurugram Railway Station shall be taken up on receipt of final alignment from GMRL and completed accordingly.

1.5 DELIVERABLE, TIMELINES AND PAYMENT SCHEDULE

- i. Preparation of Private Land Acquisition Policy for Mutual Negotiation/Direct Purchase and Implementation Support for Resettlement Action Plan for Phase 1 & 2 of Gurugram Metro Corridor (Part A & B)

S. No.	Activity to be Performed	Timeline		Payable % of Fee	
		Phase 1	Phase 2	Phase 1	Phase 2
1	Submission of Inception Report	D+1 months	-	7%	-
2	Draft Mutual Negotiation/Direct Purchase Policy Document	D+1 months	-	5%	-

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S. No.	Activity to be Performed	Timeline		Payable % of Fee	
		Phase 1	Phase 2	Phase 1	Phase 2
3	Final Mutual Negotiation/Direct Purchase Policy Document	10 days after comments on draft policy documents	-	5%	-
4	Identification and Joint verification of assets and PAPs within RoW and submission of updated list of Structures and PAPs	D+3 months	D+10 months	5%	5%
5	Preparation of Micro Plans including information dissemination about Entitlement Matrix and Grievance Mechanism. Submission of Micro Plans	D+6 months	D+14 months	7%	7%
6	Issuance of Identity Cards (Signed by Authorized Representative of GMRL and the Authorized Signatory of the Agency.)	D+8 months	D+16 month	5%	5%
7	Disbursement of Compensation	D+12 months	D+20 months	7%	7%
8	Training and need assessment for income restoration, submission of monitoring and evaluation schedule of PAPs on the implementation of RAP.	D+14 months	D+24 months	5%	5%
9	Submission of Final Report	D+20 months	D+36 months	5%	5%
Total				51%	34%
Grand Total				85%	

*D: Date of issuance of LoA

ii. Timeline & Fee for Quarterly Progress Reports (Part A & B):

S. No.	Activity to be Performed	Timeline	Payable % of Fee
1	1 st , 2 nd , 3 rd and 4 th Quarterly Progress Reports along, monthly progress note	On tenth day of 4 th , 7 th , 10 th and 13 th months respectively from LoA for quarterly reports. Monthly progress note shall be submitted for every month by 7 th of next month.	3%
2	5 th , 6 th and 7 th Quarterly Progress Reports, monthly progress note	On tenth day of 16 th , 19 th and 22 nd months respectively from LoA, Monthly progress note shall be submitted for every month by 7 th of next month.	3%
3	8 th , 9 th and 10 th Quarterly Progress Reports, monthly progress note	On tenth day of 25 th , 28 th and 31 st months respectively from LoA, Monthly progress note shall be submitted for every month by 7 th of next month.	3%
4	11 th , 12 th and 13 th Quarterly Progress Reports, monthly progress note	On tenth day of 34 th , 37 th and 40 th months respectively from LoA. Monthly progress note shall be submitted for every month by 7 th of next month.	3%

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S. No.	Activity to be Performed	Timeline	Payable % of Fee
5	14 th , 15 th and 16 th Quarterly Progress Reports, monthly progress note	On tenth day of 43 rd , 46 th and 49 th months respectively from LoA, Monthly progress note shall be submitted for every month by 7 th of next month.	3%
Total			15 %

*D: Date of issuance of LoA

iii. Preparation of Land Acquisition Plan and Land Plan Schedules (Part C)

S. No.	Activity to be Performed	Time Schedule			Payable % of Fees		
		Priority 1 Corridor	Priority 2 Corridor	Link to Railway Station	Priority 1 Corridor	Priority 2 Corridor	Connectivity to Gurgaon Railway Station
1	Preparation of Land Acquisition Plan	D+3 months	D+8 months	3 months after receipt of final alignment from GMRL	35%	32.5%	2.5%
2	Preparation of Land Plan Schedules	D+5 months	D+12 months	5 months after receipt of final alignment from GMRL	15%	12.5%	2.5%
Total					50%	45%	5%
Grand Total					100%		

*D: Date of issuance of LoA

Annexure 6: Detailed Summary of Consultations and Interviews

S. No	Location of the Consultations, Date, No. of Participants	Stakeholder/ People's perceptions/ Suggestions	Response Provided
Consultation with the Project Affected Population			
1	Consultation with Project Affected Resident of Sector-4, Gurugram Haryana, Date: 21.12.2023 No. of Participants: 04	The participants requested to review the alignment again to avoid impact on their residential structure. The participants have also been requested to share the timelines for construction and land acquisition. They have also requested to share how their loss will be compensated and what will happen to the remaining land. It was requested to share the copy of the RFCTLARR Act and alignment CAD Drawing of Sector 4.	The participants were informed that alignment is designed to avoid and minimize the impact as much as possible on their residential structure. The structure will be affected due to the sharp curve in the alignment. The construction work will likely start at the end of 2024. The land acquisition as per the RFCTLARR Act, 2013. They were informed that GMRL will first try to purchase the affected land through Mutual Negotiation/Direct Purchase Method. In case of failure of negotiation, delay, resistance, or refusal of the land or property owner, it shall be acquired through the RFCTLARR Act, 2013¹⁶. They were informed that the remaining land will be acquired by the GMRL, if the balanced land is unviable. A copy of the RFCTLARR Act, 2013 and the alignment CAD drawing of Sector 4 are shared with the participant.
2	Consultation with affected fruits vendor Near Chintpurni Mata Mandir, Sector 4 & 5	Participants have concerns that the metro project would have negative impacts in terms of loss of income and customers during the construction period. Also, the proposed will not serve the last mile connectivity.	The participants were informed that the compensation will be paid as per RFCTLARR Act, 2013

¹⁶ Land shall be purchased in accordance with the GMRL Policy for Direct Purchase of Private Land/ Property through Mutual Negotiations.

S. No	Location of the Consultations, Date, No. of Participants	Stakeholder/ People's perceptions/ Suggestions	Response Provided
	Date: 22.12.2023 No. of Participants: 8	However, the metro project will have the following benefits: • Increase in accessibility to facilities, employment, property value, customers, educational levels etc. • Improvement in transportation system and decrease in accidents.	
3	Consultation Affected Persons (Banjaras Vulnerable Group) at Rezangla Chowk Date: 22.12.2023 No. of Participants: 7 (Male 5 and Female 2)	Participants were not aware of the project. Suggestion: • Requested to avoid the impact and if their huts get impacted then compensation shall be paid or provide space near Rezangla Chowk.	The participants were informed that alignment is designed to avoid and minimize the impact as much as possible. The compensation will be paid as per the RFCTLARR Act, 2013, for residual impacts.
4	Consultation with Shop Owners at Ashok Vihar (Proposed Station), Gurugram, Haryana 29.12.2023 No. of Participants: 10	• The participants requested to review the proposed metro station plan to avoid impact commercial establishments. One of them has suggested shifting the station around 300 meters where more wider space and land is available to plan station. The chainage of the suggested station is 16833.577, which is near the Hindustan Petrol Pump (Ashok Vihar Phase II, Gurugram). • Participants have suggested that the station entry and exit need to be reconsidered and proposed along the station extension rather than on the left and right sides of the station. The alternative would be beneficial for the commercial establishment as it would not impact their source of income during the construction phase. • They also raised concern regarding the project compensation of employees, as most of them used to pay salaries in cash, but they have a maintained register or logbook.	The participants were informed about the project design and expected impact on their commercial establishments. The project alignment, station and entry/exits will likely impact two shops permanently on the right side. But nine shops on the left side will likely be affected, as they are coming under 3 meters of working space considered for construction stage. They were informed that the impact on these nine shops will be temporary during the construction period. After completion of metro construction, they can operate as usual as they are presently operating. Participants were informed that suggestion to shift the alignment and change of entry/exit location will be discussed with the GMRL and Detailed Design Team. The Detailed Design Team will review the viability of the suggested station plan and entry/exit location. The findings will be communicated to the participants.

S. No	Location of the Consultations, Date, No. of Participants	Stakeholder/ People's perceptions/ Suggestions	Response Provided
5	Consultation with Shop Owners of Ashok Vihar, Gurugram, Haryana 08.01.2024 No. of Participants: 4	- The participants requested that the proposed metro station at Ashok Vihar's entry/exit plan be reviewed to minimize any potential effects on commercial establishments. The roads leading to homes will be blocked by the proposed project. proposed entry/exit location will block the ways to residences. - These are the only roads that provide connectivity to the local population. These roads would be blocked during the construction and operation of the metro project. - They suggested shifting to the Ashok Vihar metro station at Sector 5 Gol Chakkar.	Participants were informed about the project design and expected impact on their commercial establishments. The project entry/exits will temporarily affect nine shops on the left side, as they are coming under 3 meters of working space considered for the construction stage. Participants were informed that suggestions to shift the station and change of entry/exit location will be discussed with the GMRL Detailed Design Team. The Detailed Design Team will review the viability of the suggested station plan and entry/exit location. The findings will be communicated to the participants.
6	Consultation with Shop Owners of Ashok Vihar, Gurugram, Haryana 10.01.2024 No. of Participants: 19 (Male 17 and Female 02)	- The proposed metro project will have lifts, stairs, entry-exit points, ramps, etc. starting from OKAYA Electric Scotty Shop and is proposed to end at Shri Syam Rasoi. - Apart from the same, a Wall is also proposed to be constructed which shall cover the said facilities. - The proposed facilities will have following difficulties and problems forever throughout our life: - There is a road measuring approximately 20 Feet just from the spot where lift is proposed to be installed. The said road is the only road for commutation for approximately 100 families residing in area where said 20 feet road leads to. - If lift is installed at the proposed spot, there would be a great hindrance in movement of traffic in/out of that road, mainly comprising of residents residing in the area. - Likewise, the spot where proposed ramp/stairs for entry & exit points is proposed to be constructed shall block a road measuring approximately 18 Feet, which is the only entry-	Affected persons were informed that suggestion to shift the station and change of entry/exit location will be discussed with the GMRL and Detailed Design Team. The Detailed Design Team will review the viability of the suggested station plan and entry/exit location. The findings will be communicated to the participants. If potential income reduction occurs during the construction phase due to restriction of access to their shops. They were informed that the issue would be discussed with GMRL. Also, they were further advised to maintain up-to-date records of their ITR and GST filings to facilitate income assessment. So that, compensation will be provided for loss of income due to obstruction in accessing their establishments during the construction period. In the event of potential income reduction during the construction phase due to restricted access to shops,

S. No	Location of the Consultations, Date, No. of Participants	Stakeholder/ People's perceptions/ Suggestions	Response Provided
		exit points for residents residing in said lane and a plot measuring 800 sq. yds., which again will lead to big restrictions for movements and entry/exit of residents & their vehicles. • The proposed wall shall close front of all the shops which shall be covered by the said wall. Undoubtedly, if this happens, it will lead to huge financial losses for shopkeepers and may also lead them to vagrancy. • The space which shall be left after construction of wall, ramps, lift, stairs, etc. will be very less towards the shops which again will lead to congestion & chaos in sub-lanes. Otherwise, all the passengers using the metro shall alight on main road which definitely will lead to huge traffic jams, chaos, etc. Needless to point out, the road on which Metro Station is proposed to be constructed otherwise witnesses heavy traffic movement and jams almost during the entire day; • Likewise, the spot where proposed ramp/stairs for entry & exit points is proposed to be constructed opposite to the lift, shall block a road measuring approximately 18 Feet, which is the only entry-exit points for residents residing in said lane opposite to the aforesaid spot, which again will lead to big restrictions for movements and entry/exit of residents & their vehicles.	affected individuals were informed that the matter would be discussed with GMRL. They were also advised to maintain up-to-date records of their ITR and GST filings to facilitate accurate income assessment. This will support the provision of appropriate compensation for any loss of income resulting from limited access to their establishments during the construction period.
7	Consultation with Affected Persons at Rao Gajraj Singh Chowk, Gurugram Date: 25.01.2024, No. of Participants: 5	• Participants have concerns that the metro project would have negative impacts in terms of loss of income, customers, structures and decrease the property value. • The proposed project will not serve the last mile connectivity, decrease the migration, increase the property value etc.	The participants were informed that traffic during construction will be managed with the assistance of traffic police.

S. No	Location of the Consultations, Date, No. of Participants	Stakeholder/ People's perceptions/ Suggestions	Response Provided
		- However, metro project will increase the accessibility to facilities, decrease accidents, improve the transportation system, and provide safe means of transportation. Suggestion: - Participants suggested that traffic management is very necessary during construction as the area is very congested.	
8	Consultation with Affected Persons at Pardeshi Dhaba near Rao Gajraj Singh Chowk, Gurugram Date: 29.01.2024 No. of Participants: 5	Participants have concerns that the metro project would have negative impacts in terms of loss of income and customers during construction period. Also, the proposed will not serve the last mile connectivity. However, metro project will have following benefits: - Increase in accessibility to facilities, employment, property value, customers, educational levels etc. - Improvement in transportation system and decrease in accidents. Suggestion: - The participants requested to avoid the impact on their shops and if it impacted compensation will be paid.	The participants were informed that alignment is designed to avoid and minimize the impact as much as possible. The compensation will be paid as per the RFCTLARR Act, 2013.
9	Consultation with manager and employee of The Theka, Wine Shop near Rao Gajraj Singh Chowk, Gurugram Date: 30.01.2024 No. of Participants: 3	Metro project will have following impacts: - Provide safe and affordable transport, increase income, customers, employment, property value, accessibility to facilities, educational levels, and decrease accidents & migration, enhanced or improved transportation system. Suggestion: - The participants requested that compensation be paid to the owner and employees if their shops will get closed or affected during the construction phase of the metro.	Compensation would be provided if their shops were affected during the construction period in accordance with the RFCTLARR Act, similar to what is offered to other PAPs.

S. No	Location of the Consultations, Date, No. of Participants	Stakeholder/ People's perceptions/ Suggestions	Response Provided
10	Consultation with Shop Owners at Sector 33 (Depot Location), Gurugram, Haryana 29.12.2023 No. of Participants: 4	- The shop owners at Marble Market were shifted to Sector 33 Site from Sikandarpur on Mehrauli-Gurugram Road in Year 2004 by HSVP (HUDA). - The shop owners have filed a petition alleging that the authority has not adopted fair and appropriate criteria/method for the newly allotted site. The marble market area falls in the proposed depot location got stay order by Hon'ble Court for operations of Marble Market (copy of the same provided by marble market association is attached for reference). - The proposed project will have a direct and indirect impact (40 shops are likely to be affected). - The shop owners will not participate in the census and socio-economic survey until the Hon'ble Court gives them the order to vacate the said location. Suggestion: - The shop owners will not participate in the census and socio-economic survey until the Hon'ble Court gives them the order to vacate the said location.	The shop owners were informed that a census and socio-economic survey will be conducted after the Hon'ble Court issues its verdict on the matter.

Annexure 7: Public Consultation Pictures

	
Elderly Affected Resident, Sector 4, Date 21.12.2023	Affected Shop Owners of Ashok Vihar, RITES Office, Date 29.12.2023
	
Affected Vulnerable Group (Banjaras), Rezangla Chowk, Date 22.12.2023	Affected Persons (Fruit Vendors), Sector 4 & 5, Date 21.12.2023
	
Affected Shop Owners of Ashok Vihar, RITES Office, Date 08.01.2024	Affected Shop Owners of Ashok Vihar, RITES Office, Date 29.12.2023
	
Affected Persons, Rao Gajraj Singh Chowk, Date 25.01.2024	Affected Persons, Rao Gajraj Singh Chowk, Date 29.01.2024



Affected Persons, Rao Gajraj Singh Chowk, Date
30.01.2024



Affected Persons, Marble Market, Sector 33,
Date 05.02.2024

Annexure 8: Photos of Leaflets Distribution



Annexure 9: Public Consultation Pictures under RAP Implementation

 Latitude: 28.463326 Longitude: 76.989735 Elevation: 235.28189 m Accuracy: 17.1 m Azimuth: 323° (NW) Pitch: 98.0° (92.8°) Time: 04-07-2026 16:34 Note: TH-001/Ram Rati Devi	 Latitude: 28.463341 Longitude: 76.989731 Elevation: 235.28189 m Accuracy: 3.472 m Azimuth: 323° (NW) Pitch: 98.0° (92.8°) Time: 04-07-2026 16:18 Note: TH-001/Ram Rati Devi
Affected Shop Owners of Basai Village, Date 04.07.2026  Latitude: 28.463326 Longitude: 76.989735 Elevation: 235.28189 m Accuracy: 17.1 m Azimuth: 323° (NW) Pitch: 98.0° (92.8°) Time: 04-07-2026 16:34 Note: TH-001/Ram Rati Devi Temple Representative, Basai Village, Date 05.07.2026	 Other Stakeholder, Metro Depot, 25.07.2026

Annexure 10: Road Safety Awareness Sessions under RAP Implementation



Vocational Training Centre, Automobile Trade, Sector 35, Narsinghpur, Gurugram



Stitching Centre under the Samarth Bharat Mission, Sector 10



Vocational Training Centre Beauty and Wellness under the Skill India Mission, Sector-18



Government Senior Secondary School, Sector 18

