Recommendation by the Expert committee constituted for evaluating the Social Impact Assessment study report regarding the acquisition of land at Payyanur village, Payyanur Taluk in Kannur District for setting up POL Depot and approach road for Common User Facilities of Hindustan Petroleum Corporation Ltd (HPCL) / Bharat Petroleum Corporation Ltd. (BPCL)

Dated 5th March 2019

As per proceeding No. C1. DCKNR/6477/2016 dated 11.02.2019, the District Collector, Kannur constituted “Expert Committee Group” consisting of the undersigned personnel to evaluate the Social Impact Assessment Study Report, Submitted by Rajagiri Outreach, Rajagiri College of Social Sciences, Rajagiri (PO) Kalamassery, on the proposal for acquisition of land at ‘Kandamkali’ Payyanur Village Situated in Payyanur Taluk, Kannur District for setting up Petroleum Oil (POL) Depot.

The preliminary meeting of the Committee was held at 11 am on 20.02.2019 at the office of the Special Tahsildar (Land Acquisition), Payyanur, Sri. M Gopi, Chairman of the Expert Group presided over the meeting. He explained the necessity and importance of convening the meeting. Sri. S S Raman, Deputy General Manager M&I/O&D Department, HPCL, South Zone Chennai, who is the Technical Expert, explained the details of the Project. Thereafter discussion was held regarding the facts mentioned in the Study report. In order to have a clear picture of the land proposed to be acquired, the Committee members visited the site and the new approach road. Land measuring about 85.86 acres (76.05 Acres for construction of Oil Depot and 9.81 Acres for approach road to Oil Depot) situated
in various survey members at Payyanur village in Payyanur Desam is proposed for acquisition. It is situated in Payyanur Municipality.

The Expert Committee again met at 2 PM on 05.03.2019 at Collectorate, Kannur. Based on the actual field visit and the details mentioned in the SIA Study Report, various points were discussed and all aspects were evaluated. On the basis of the discussion, the Expert Committee made the following recommendation

1. The facility to store POL products (Petrol, Diesel, Kerosene, ATF, etc.) in bulk quality is presently available in the state of Kerala, only at Kochi. Even though small POL Depots are present at Kozhikode and Kannur, there are no chance to develop them in to large scale due to the non-availability of land, security problem etc. Northern Kerala is witnessing high growth in infrastructure and demand of POL products in the northern Malabar (Naval Academy, Kannur Airport, proposed Industrial Park near Kannur Airport, etc.) is set to increase, and it is safer to transport Oil by rail than by road. So it is proposed to construct a dedicated Railway Unloading Siding along the existing Railway lines of Mangalore- Ernakulam section to receive and store about 70,000 KL (Kilo liters) of POL product from Kochi / Mangalore. The increasing demanded for POL products due to high vehicle traffic necessitated to develop a bigger POL Depot to store large quantity of POL products. In the above circumstances, the expert Committee unanimously agreed that the Land acquisition proposed is solely for public purpose.

2. It is understood from the Study Report and site inspection that construction of the POL Depot within 500 meters from the present Railway lines is possible at the proposed site. No other land with such facility is available in lieu of it.
So the committee is of the opinion that there is no necessity to find out another site in lieu of the proposed site for construction of Oil Depot. However, the committee feels that if the approach road is re-aligned in such a way, to commence the road 100 meters Southwards from the existing Payyannur- Ramathali road, a newly constructed house (8 months old, belonging to Mr. Shaduli C.K, “Mohd. Yasim House” can be avoided. Land proposed to be acquired for approach road shall be for a width of 20 mtr leaving 10 mtr from Railway boundary land. HPCL / BPCL stated that the said 10 mtr of land is also required for Rail connectivity. The Committee stated that HPCL/BPCL will have to make requisition for acquisition of this additional land.

About 8 Nos families residing adjacent to the land proposed for acquisition of POL Depot have requested to acquire their land, as they lose their livelihood. This issue was discussed in the Public Hearing held on 12/12/2018 by the Study team. The Special Tahsildar (LA) said that sketch in respect of the said land measuring 2.6353 hectares was prepared and issued to the HPCL/BPCL. The Expert Committee is of the opinion that this is reasonable. The Committee suggested that HPCL/BPCL have to make requisition in respect of the land. Sri M. Pradeepan, Ward Councillor suggested that the houses and land belonging to the families who will be isolated and losing their livelihood as a result of the acquisition of Depot land, may be considered for acquisition, consequent to reduction of distance under Coastal Regulation Zone (CRZ). HPCL/BPCL agreed to consider the request, if the CRZ Act permit to do so.
3. It is reported that 17 Nos of families will have to be evicted from their houses and about 280 families will lose their land due to the acquisition. Cultivation is done at few places, now and then, in the area proposed for construction of oil depot. The water available in well in such places is more or less saline and dirty. The Committee feels that the Compensation Package available as per RFCTR&R Act, 2013 and G.O(MS) No.448/2017/ RD dt. 29.12.2017 in a timely schedule will reduce the grievance of the affected people. The committee is of the opinion that if the land is acquired and POL Depot is constructed, the potential benefits out-weight the social costs and adverse social impact.

4. It is found that if one feet of land is reduced from acquisition for the land for approach road, the house owned by Abdul Kareem and rented out to Mrs Nazeema, can be saved from acquisition. Similarly more than fifty percent portion of house owned by C Narayanan (No.XX111/PM/405) is included acquisition for road. The Committee opine that exemption from acquisition in the first case and acquisition in full of the second case may be considered favorably, if it is technically feasible.

5. The Expert Committee agree with the suggestion made by the study group to restore pathway/ road facilities to those who lose such facilities and also to take necessary steps to avoid pollution in the area. The study team also recommended to provide direct/ indirect employment in the project or connected institutions to those who would be evicted as result of acquisition.
3. As per the details available in the study report and the explanation given by the Technical Expert, the committee finds that the extent of land proposed for acquisition is the least minimum possible.

In the above circumstances, the committee subject to the conditions specified above, unanimously recommends the acquisition of land for setting up of POL Depot and approach road to it.

Pradeepan. M  
Ward Councillor  
Payyanur Municipality

Seema Suresh  
Ward Councillor  
Payyanur Municipality

Jiji K  
Social Scientist  
Expert Committee

S.S Raman  
Dy. General Manager  
M&I/O&D Dept. HPCL  
Technical Expert

Rajan.P  
Rtd. Deputy Collector  
Rehabilitation Expert

C.M Muraleedharan  
Rtd. Deputy Collector  
Rehabilitation Expert

Gopi. M  
Chairman  
Expert Committee