

**SOCIAL IMPACT ASSESSMENT STUDY
FINAL REPORT**

**LAND ACQUISITION FOR A PERMANENT VENUE FOR
KOCHI-MUZIRIS BIENNALE AND OTHER TOURISM
ACTIVITIES**

19th January 2019

Requiring Body

Kerala Tourism Department

Government of Kerala

Thiruvananthapuram

SIA Unit



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CHAPTER 1

EXECUTIVE SUMMARY

1.1. Project and Public Purpose

The proposed land acquisition aimed to make a permanent venue for Kochi-Muziris Biennale and other tourism activities. The Kochi-Muziris Biennale (KMB) is an international exhibition of contemporary art hosted in the city of Kochi, India. The Biennale is a platform for new Indian and international aesthetics and art experiences, and seeks to sustain a space that protects and projects the freedom of artistic invention. The Kochi-Muziris Biennale (KMB) also seeks to invoke the historic cosmopolitan legacy of the modern metropolis of Kochi, and its predecessor, the ancient port of Muziris. The First Edition of the Kochi-Muziris Biennale was organized from 12th December 2012 to 17th March 2013 and exhibited artworks in venues spread across Fort Kochi and Ernakulam. This included existing exhibition sites, public spaces, heritage buildings and other non-traditional venues. Alongside the exhibitions, the Kochi Biennale Foundation organised an extensive public programs, seminars, workshops and a comprehensive and far-reaching educational programme. The three editions of the Kochi-Muziris Biennale since 2012 have ensured that Kochi occupies a prominent position in the global art calendar.

Kochi is the second-most-populous city / town in the state of Kerala which attracts a good number of tourists because of its cultural and aesthetic peculiarities. The Biennale draws artists, collectors, museum representatives, gallerists, technocrats, writers, film makers, art enthusiasts and students from around the world to the city of Kochi. As a result, Kochi has become known as 'Biennale City' and even as the 'Art Capital'. The Biennale was aimed at not only transforming Kerala into a cultural hotspot of the country, but also expected to benefit the entire country economically and socially. Public funding of the arts and culture can play a vital role in encouraging creative innovation.

Since the beginning of the Biennale in 2012, more than a million people have visited this contemporary art exhibition, making the Kochi-Muziris Biennale the largest art event in

the region and one of the most significant events in the international art calendar. Considering the tourist attraction of Kochi and the importance of Kochi-Muziris Biennale, a permanent venue for this venture may help its smooth functioning and conduct in every two years. It may also wave a path to improve tourism activities at Kochi and thus lead to economic enhancement of the country as a whole.

1.2. Location

The land proposed to be acquired belongs to Fort Kochi village in Ernakulam district and in Kochi Taluk.

1.3. Size and Attributes of Land Acquisition

Below mentioned table explains about the size and attributes of land acquisition

Table 1.3.1. : Size and Attributes of the Proposed Land

Sl.No.	Survey No.	Discription	Area proposed to be acquired (in hector)
1	3	Dry land	0.0162
2	4	Dry land	0.0121
3	7	Dry land	0.9551
4	402/10	Dry land	0.6191
5	1	Dry land	00.00404
6.	403/2	Dry land	00.00405

1.4. Alternatives Considered

Kochi-Muziris Biennale has been conducting since 2012 in the proposed site which is a most suitable place for this purpose. Hence no alternatives were considered.

1.5. Social Impacts

The land proposed to be acquired for the project is owned by M/s.DLF Aspinwall Hotels Pvt.Ltd and M/s.DLF Cochin Hotels Pvt. Ltd. They are the major project affected party and they will lose their property (land and structures) due to the project. Besides, 3 individuals are employed by the owning company as Care Takers for more than 6 years and is observed that they will lose their only source of income.

The proposed plot is occupied with numerous trees including coconut trees. Since the requiring body is not proposed to do any construction in the area, the trees are expected to be preserved and maintained.

Further, the project building and surroundings have been used for film shooting and are engaged for approximately 100 days in a calendar year which fetches an income of around Rs.30,000/- per day. The proposed acquisition will result in loss of the income from rent permanently.

Table 1.5.1. Assessment of various Impacts

Impact	Approximate Explanation
Loss of land	1.61059 hectores of land
Loss of structure	4 double storied building comprises of 53 rooms and 9 toilets
	1 toilet block
	Water tank
	Boat Jetty
	Compound walls and gates
Loss of Income	Rent from film shooting
Loss of Trees	15 coconut trees, 12 mango trees, 1 cocoa tree, 1 Cashew tree, 2 bamboo trees and lots of soft trees
Loss of livelihood	3 families

Note: The above data is arrived as per the information provided by the respondents during the Survey. Supporting documents need to be verified during land acquisition.

1.6. Mitigation Measures

The policy vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 issued by Revenue(B) Department, Government of Kerala for the rehabilitation and resettlement package for acquisition of land in the state in lieu of RFCT LARR Act 2013 will be applicable to the land acquisition for a permanent venue for Kochi-Muziris Biennale and other tourism activities

CHAPTER 2

DETAILED PROJECT DESCRIPTION

2.1. Background of the Project including Developers Background and Governance/Management Structure:

Kerala, located on the south-western tip of India, enjoys unique geographic features that have made it one of the most sought-after tourist destinations in Asia. Fondly referred as ‘God’s Own Country’, Kerala was selected by the National Geographic Traveller as one of the 50 destinations of a lifetime and one of the 13 paradises in the world. An equable climate, serene beaches, tranquil stretches of backwaters, lush hill stations and exotic wildlife are the major attractions of this land.

Kerala Tourism Department, part of Ministry of Tourism is a major verticals under Government of Kerala. It is the prime regulatory agency that overviews and supervises entire tourism activities of the state. Kerala Tourism is ranked as one of the fastest growing tourism industries in the country and the ministry has been often adjudged as key department that aggressively worked on to make Kerala Tourism into top 100 super brands. Unlike other departments, Tourism Department is considered as independent department and a field agency. It has its headquarters located at Park View, in Thiruvananthapuram. The Department is headed by a minister, supported by a Principal Secretary. In addition, the department has a Director and 2 Additional Directors. There is a council consisting of key tourist players and government officials, which advises the government.

The Kochi-Muziris Biennale is an international exhibition of contemporary art and has been held in Kochi, Kerala since 2012. It is the largest art exhibition in India and the biggest contemporary art festival in Asia. It is an initiative of the Kochi Biennale Foundation with support from the Government of Kerala.

2.2. Rationale for Project

Kochi attracts the tourists with its aesthetic heritage. Kochi-Muziris Biennale, an international exhibition of contemporary art has been held in Kochi, since 2012 and contributes immensely to the tourism in the state. Since the beginning of the Biennale in

2012, more than a million people have visited this contemporary art exhibition, making the Kochi-Muziris Biennale the largest art event in the region and one of the most significant events in the international art calendar. The Biennale draws artists, collectors, museum representatives, gallerists, technocrats, writers, film makers, art enthusiasts and students from around the world to the city of Kochi. As a result, Kochi has become known as 'Biennale City' and even as the 'art capital'. A permanent venue for Kochi-Muziris Biennale and for other tourism activities may give better opportunities to advance the tourism in Kochi.

Section 2(vi) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the project can be considered as a public purpose.

2.3. Details of Project - size, Location, Production Targets, Risks and Cost

In total, 1.61059 hectares of land is required as permanent venue and for other tourism activities. The affected area belongs to Fort Kochi Village in Kochi Taluk in Ernakulam district.

Cost:

The total tentative cost of the project is expected to be Rs.80 crores as stated by the requiring body.

2.4. Examination of Alternatives

Since Kochi-Muziris Biennale has been conducting in the proposed sites from 2012 onwards, no alternatives were considered

2.5. Phases of the Project Construction

The requiring body has not stated any new construction presently in the proposed land.

2.6. Core design Features, Size and Type of Facilities:

Not Applicable

2.7. Need for Ancillary Infrastructural Facilities

Not applicable

2.8. Work Force Requirements:

Not applicable

2.9. Details of Studies Conducted Earlier

Not applicable

2.10 Applicable Legislations and Policies

The applicable laws on land acquisition, rehabilitation and resettlement for the land acquisition for a permanent venue for Kochi Muziris Biennale and for other tourist activities are as follows:

- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
- Government of Kerala – Revenue(B) Department -State Policy for Compensation and Transparency in Land Acquisition vide GO(P)NO.485/2015/RD dated 23/09/2015
- Government of Kerala – Revenue (B) Department -State Policy for Rehabilitation and Resettlement Package for Land Acquisition in the State in lieu of RFCTLARR Act 2013 vide GO(MS)No.448/2017/RD dated 29/12/2017
- Right to Information Act, 2005

CHAPTER 3

TEAM COMPOSITION, STUDY APPROACH AND METHODOLOGY

As per the Notification No.C8-12097/17 dated 11.10.2018, Ernakulam District Administration has selected Rajagiri College of Social Sciences, Kalamassery as the SIA Unit to study the Social Impact Assessment of the land acquisition for a permanent venue for Cochin Biennale and other tourism activities at Fort Kochi

The objective of Social Impact Assessment (SIA) is to enumerate affected land and structures, affected families and persons, to identify social impacts, and to prepare Social Impact Management Plan (SIMP). In order to capture data for the present exercise, both primary as well as secondary sources were systematically tapped.

3.1.Details of the Study Team

The study team is headed by the Principal of Rajagiri College of Social Sciences who is the Chairman of SIA Unit. A team of 8 members having experience in conducting Social Impact Assessment Study and Socio Economic Surveys were assigned for field level data collection, monitoring of data collection and co-ordination of the study. Representatives from Revenue Department supported the investigators to identify the affected families. Details of the study team are given in the table below:

Table 3.3.1. Details of the Study Team

Sl.No	Name	Qualification and Designation	Experience
1.	Dr.Binoy Joseph Principal, Rajagiri College of Social Sciences	MA(HRM), LLB, Ph.D. Chairman - SIA Unit	22 years in teaching, research and training
2.	MeenaKuruvilla	MSW Consultant SIA	30 years in development sector
3	Maria Tency.V.S	MA, DSS Documentation Officer	27 years in development sector
4	Ranjith K U	DSS, Research Associate – SIA Unit	23 years in development sector
5.	Biju C.P	BA – Research Associate	23 years in development sector
6.	Sujith K.N	MA, PGDAHS Research Associate	11 Years experience in development sector
7	Salim.P.	MBA Research Associate	9 Years of experience in management and development sector
8.	Ramadas P.D	B.Com, PGDTDM, HDCS Research Associate	20 years in System and Finance Management

3.2 Methodology and Tools Used

Before preparing the SIA study report, the study team acquired maximum information about the project with the support of requiring body. Kochi Biennale Foundation also helped the team by providing information about Kochi-Muziris Biennale. The team visited the project sites and studied about the land, inventories, structures and other productive assets in it. To assess the various impacts and to learn about the views of the affected party about the land acquisition, the team interviewed the representative of M/s.DLF Aspinwall Hotels Pvt.Ltd. by using a specified questionnaire. The team also interviewed 3 staff who are working in the affected property for nearly 10 years.

3.3. Sampling Methodology Used

Since the project needs to acquire only two properties, the sampling methodology is not suitable and the entire universe was studied.

3.4. Overview of Information/Data Sources Used

The primary data was collected through the face to face interview with the representative of M/s.DLF Aspinwall Hotels Pvt.Ltd. and the 3 staff who are working in the affected property for nearly 10 years.

The secondary information was collected from the Tourism Department, Government of Kerala and from Kochi Biennale Foundation.

3.5. Schedule of Consultations with Key Stakeholders:

24.10.2018 : Meeting with Mr.K.Sivaprasad, Advisor & Incharge Kerala DLF

29.10.2018 & 12.11.2018 : Visited the Project sites

29.10.2018 : Meeting with Mr.N.P.Kurian, G.M., Kochi Biennale Foundation

17.11.2018 : Site visit along with the LA officials

04.12.2018 : Public Hearing

Public Hearing:

As per Form 5 of Rule 14 (1) of the Kerala Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Rules 2015, a public/community consultation (Public Hearing) was held on 4th December 2018 at Aspinwall building at Fort Kochi. Mr.R.V.Mohanan, D.G.M.(Technical) , DLF Chennai was attended the public hearing representing the M/s.DLF Aspinwall Hotels Pvt.Ltd. The queries raised by him during the public hearing was answered by Mr.Joseph.K.O., Special Tahsildar(LA)General Ernakulam and Mr.Sajid.A.I., Project Engineer, Tourism department. Mrs.MeenaKuruvilla, Consultant, SIA Unit chaired the hearing. The officials from LA General and SIA unit, Kochi Biennale Foundation representatives were also present. Mr.Stanley.P.M., Mr.Suresh.K.K. and Mr.Benny.K.J. , the Care takers of Aspinwall were also shared their concern over land acquisition.

The public hearing was video recorded and the concerns raised by the affected parties were sent to the requiring body and to the Land acquisition office and it was replied by them as mentioning below:

Table 3.5.1. The concerns shared in the public hearing and reply from the authority

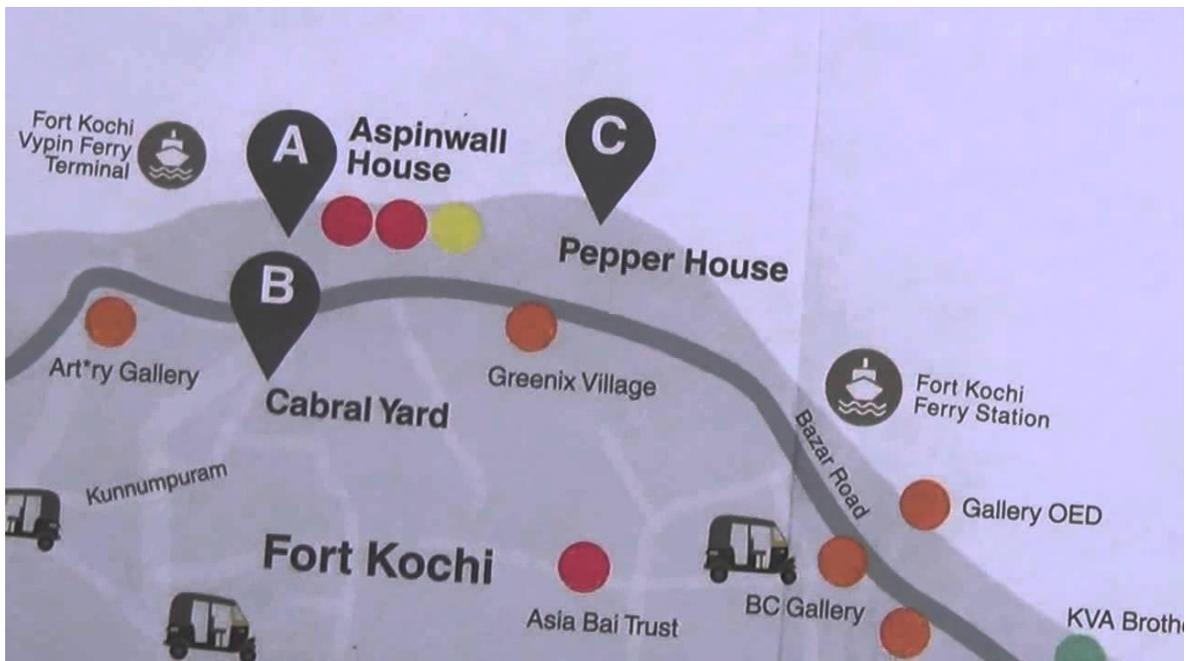
Name and address of the participant	Suggestion/ requirement of the affected party	Reply from the concerned authority
Mr.R.V.Mohanan DGM(Technical) DLF Chennai	<ol style="list-style-type: none"> 1. The value of the property should be considered only after a mutual agreement with the DLF management. 2. 3 care takers who are losing their job should be considered for compensation/job 3. The revenue from film shooting should be considered 	<ol style="list-style-type: none"> 1.The value of the property will be determined as per the parameters described in Section 26 and Section 29 of the LARR Act 2013 2. Their case will be examined by the Administrator for Rehabilitation and Resettlement Scheme 3.The compensation will be fixed as per the provision of the LARR Act 2013
Suresh.K.K., Stanley.P.M. and Benny Joseph Care Takers of Aspinwall	They have given a written application to the SIA unit requesting to allow them to continue in the job as it is the only source of income for them	This case will be examined by the Administrator for Rehabilitation and Resettlement Scheme



CHAPTER 4 LAND ASSESSMENT

4.1 Land Description with the help of Maps, Information from Land Inventories and Primary Sources

The land proposed to be acquired for the project is owned by M/s.DLFAspinwall Hotels Pvt. Ltd and M/s.DLF Cochin Hotels Pvt. Ltd. The land is located in Fort Kochi region on the way to Mattanchery. Kochi is the second-most-populous city / town in the state of Kerala which is attracted by many national and international tourists.



4.2 Entire Area of Impact under the Influence of the Project

Loss of land and heritage property for the affected party in Fort Kochi is the major impact of the land acquisition. The land in the survey Numbers 1, 3,4, and 7 is a sea-facing heritage property. The large compound contains 4 double storied heritage buildings and a boat jetty. The buildings comprises of 53 rooms including residential and office rooms and 9 toilets. A water tank and 1 toilet complex were also found in the property. Large number of trees including around 15 coconut trees, mango trees etc exist in the property.

There are no structures in the land under the survey Numbers 402/10 and 403/2 and numerous soft wood trees are seen in the property. Both the properties have compound wall.

4.3 Total Land requirement for the project

For making a permanent venue for biennale and for other tourism activities, 2 properties coming under 6 survey numbers are proposed to be acquired. The project requires 0.98744 hectares belongs to survey numbers 1, 3,4, and 7 and 0.62315 hectares belongs to survey numbers 402/10 and 403/2. Hence the total requirement of the project is 1.61059 hectares of land.

4.4. Present Use of any public, Utilized land in the vicinity of the Project Area

The property which belongs to M/s. DLF Aspinwall Hotels Pvt.Ltd and M/s. DLF Cochin Hotels Pvt. Ltd. is a sea facing property, located across Vypeen Island. The Fort Kochi beach, a tourist attractive place is located near to the property. Besides, the boat jetty and the bus station are sited in a walkable distance from the project land.

4.5. Land Already Purchased, Alienated, Leased or Acquired, and the intended use for Each Plot of land

1 acre 29 cents attached to the proposed land to be acquired in survey No.1,3,4 and 7 is owned by the Government of Kerala.

The entire land proposed to be acquired is to use as a permanent venue for Kochi Muziris Biennale and other tourism activities of the Department of Tourism, Government of Kerala

4.6. Quantity and Location of land Proposed to be acquired for the Project.

In total, 1.61059 hectares of land is proposed to be acquired for the project. The proposed land is located in Fort Kochi region.

4.7. Nature and Present use of the Affected Land:

The affected land is categorized as “Purayidam” as per the revenue records.

The property was originally the business premises of Aspinwall & Company Ltd. and presently using the land and structures as venues for Kochi Muziris Biennale. Besides that Aspinwall building and surroundings have been used for film shooting and the sight use for the same for approximately 100 days per year. The property remains unused in the rest of the time.

4.8. Ownership Patterns

The properties are owned by M/s.DLF Aspinwall Hotels Pvt. Ltd and M/s.DLF Cochin Hotels Pvt. Ltd.

4.9. Land Price and Recent Changes in Ownership

As per the information given by the respondents, no transactions had been taken place in the affected properties for the last three years.

The market price of land as per the information received from the local people is around Rs.25 lakhs per cent.

The structures and trees in the land under the survey numbers:1, 3,4, and 7





The trees in the land under the survey numbers:402/10 and 403/2



CHAPTER 5

ESTIMATION AND ENUMERATION

This chapter comprises of the details of the families that are directly and indirectly affected by the project, extend of impact and the mitigation measures that the requiring body stated that it will introduce in project proposal.

5.1 Directly Affected Families of the Project

M/s.DLF Aspinwall and Hotels Pvt.Ltd. and M/s.DLF Cochin Hotels Pvt. Ltd. are the directly affected parties of the project since they are losing their land and property.

5.2. Family of Scheduled Tribes and other Traditional Forest Dwellers who have lost any of their Forest Rights

Not Applicable

5.3. Families which depend on common property Resources which will be affected due to land acquisition for their livelihood

Not Applicable

5.4. Families which have been assigned land by the State Government or the Central Government Under any of its Schemes and Such land is under acquisition

Not Applicable

5.5. Families which have been Residing on any land in the Urban Areas for Preceding three years of more prior to the acquisition of land

Not Applicable

5.6. Families which have depended on the land being acquired as a primary source of livelihood for three years prior to the acquisition

The 3 care takers at the project sites who have been working there for more than 6 years will lose their job. So the families of these three should be considered as the affected families of the project. Their names and the year of joining are mentioned in the table below:

Table No:5.6.1. : Livelihood Affected Families

Sl.No.	Name of the employee	Year of joining
1	Mr.Stanley.P.M.	2007
2	Mr.Suresh.K.K	2008
3	Mr.Benny.K.J.	2012

Social Background of the Affected Families

2 of the affected families follow Christian religion and 1 family follows Hindu religion. All these three families belong to other backward Community.

CHAPTER 6

SOCIO-ECONOMIC AND CULTURAL PROFILE

6.1. Demographic Details of the Population in the Project Area:

Nobody is staying in the project affected area.

But livelihood of the 3 families is being affected by the proposed land acquisition and the demographic details of that families are explaining in the table below:

Demographic Details

Table 6.1.1 Age Group and Gender

Age in years	Gender		Total
	Male	Female	
19-30	2	2	4
31-45		1	1
46-59	3	2	5
60 and above		2	2
Total	5	7	12

Table 6.1.1 reveals the age group distribution of the affected persons of the project. In total, the 3 affected families have 12 members. Among them, 2 male members and 2 female members fall under the age group of 19-30. 1 female member is in the age group of 31-45. There are 3 male members and 2 female members fall under the age group of 46-59 and 2 female members are above 60 years old.

6.2. Income and Poverty level of the affected Family:

2 family members are working in all these families. 2 families are getting a monthly income of Rs.25,000/- and 1 family reported that Rs.20,000/- as their monthly income. Out of the total population, 6 are earning members and the other 6 are dependants.

Mr.Benny.K.J., one of the affected employees is presently under treatment as he is suffering from stroke.

6.3. Land Use and Livelihood:

The property was originally the business premises of Aspinwall Company Ltd. and presently using the land and structures as venues for Kochi Muziris Biennale. Further, Aspinwall building and surroundings have been used as location site for film shooting for approximately 100 days in a calendar year. The property remains unused in the rest of the time.

3 staffs working in the project affected area as Care takers will lose their means for living.

6.4. Vulnerable Groups

Except the 2 members of the livelihood families who are in the age group of above 60 years, none among the vulnerable groups are affected because of the project.

6.5. Local Economic Activities & Factors that Contribute to Local Livelihoods

The land is located in Kochi which is the second-most-populous city / town in the state of Kerala attracted by many national and international tourists. Many people resides near the affected area; engaged with small scale business related to tourism, fishing etc.

6.6. Kinship Patterns and Social and Cultural Organisation

In Fort Kochi, most of the families follow nuclear family system. However there are considerable number of joint families living in the area.

Kochi is an important tourist place in Kerala with a cosmopolitan outlook due to the impact of the foreigners who inhabited here during the colonial years. Many cultural organizations are prevailing in Fort Kochi which contributes to the tourism events, celebrations, festivals etc. Kochi Biennale Foundation is one of the cultural organizations which marks a remarkable place by organizing Kochi Muziris Biennale.

6.7. Administrative & Political Organisation

The affected area belongs to Kochi Corporation in its 1st and 2nd division.

6.8. Community Based Civil Society Organisation

Kudumbasree groups are active in the neighborhood of the affected area. A youth club is also there in its neighborhood.

6.9. Regional Dynamics & Historical Change Process

Fort Kochi was once a fishing village of no significance in the Kingdom of **Kochi** in pre-colonial Kerala. It had been under the rule of Portuguese and followed by Dutch for years. At present, Fort Kochi is part of the Corporation of Kochi jurisdiction. Owing to the high influence of western and eastern countries, city has a multi-cultural outlook. Kochi now becomes the second-most-populous city / town in the state of Kerala which attracts a good number of tourists because of its cultural and aesthetic peculiarities.

6.10. Quality of the Living Environment

Fort Kochi is a part of Kochi metro city. The people living in the area experience easy access to all their necessities.

CHAPTER 7

SOCIAL IMPACT MANAGEMENT PLAN

7.1 Approaches to Mitigation

The Rehabilitation and Resettlement package as per the Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for land acquisition in the state in lieu of RFCTLARR Act 2013 shall be provided to the affected companies and families.

7.2 Measures to avoid mitigate and compensate impact

Compensation and mitigation measures as stated in 7.1.

7.3. Measures those are included in the terms of Rehabilitation and Resettlement

Rehabilitation and Resettlement package as outlined in the Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for land acquisition in the state in lieu of RFCTLARR Act 2013 shall be provided to the companies and families.

7.4. Measures that the Requiring Body has stated it will introduce in the Project Proposal

Requiring body stated that sufficient fund has been reserved as compensation.

7.5. Alterations to project design and additional measures that may be required to address the extend and intensity of impacts across various groups as identified during the Social Impact Assessment process

Not Applicable

7.6. Detailed Mitigation Plan

The Rehabilitation and Resettlement Policy issued issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017 for the rehabilitation and resettlement package for acquisition of land in the State in lieu of RFCTLARR Act 2013 is enclosed as Annexure

7.7. Social Impact Management Plan Stated by the Requiring Body

Compensation as outlined in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 shall be provided to the affected parties.

CHAPTER 8

SOCIAL IMPACT MANAGEMENT PLAN

INSTITUTIONAL FRAMEWORK

8.1 Institutional Structures and Key Persons

RFCTLARR Act, 2013 defines the **Administrator** appointed by the State Government would be the person responsible for Preparation of Rehabilitation and Resettlement Scheme for affected families of Land Acquisition. Subject to the superintendence/ directions / control of the appropriate Government and the Commissioner for Rehabilitation and Resettlement, the formulation, execution and monitoring of the Rehabilitation & Resettlement Scheme shall vest with the Administrator.

In the proposed land acquisition for a permanent venue for Kochi Biennale and other tourism activities, the major mitigation measures from the acquisition can be handled by providing the appropriate compensation under the RFCTLARR Act, 2013.

As per G.O. (Ms) No.485/2015/RD, dated 23/09/2015, The Kerala State Policy for Compensation and Transparency in Land Acquisition, the District Level Fair Compensation, Resettlement and Resettlement Committee comprising :

- District Collector, Administrator for resettlement and rehabilitation,
- Land Acquisition officer,
- Finance Officer,
- Representatives of the requiring body to take financial decisions on its behalf,
- Representatives of Local Self Government Institution will monitor the
- Rehabilitation Action Plan. (No rehabilitation is required for this project)

8.2 Specify the Role of Non Governmental Organisation, if any

Not applicable

8.3 Indicate Capacities Required and Capacity Building Plan, Including Technical Assistance, if any

Not applicable

8.4 Timelines for Each Activity

Timeline shall be finalized as per the Kerala Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2015

CHAPTER 9

SOCIAL IMPACT MANAGEMENT BUDGET AND FINANCING OF MITIGATION PLAN

9.1. Costs of all resettlement and rehabilitation costs

Around Rs. 80 crores is the expected total cost of the project as stated by the requiring body.

9.2. Annual budget and plan of action

Not Applicable

9.3. Funding sources with breakup

Not Applicable

CHAPTER 10
SOCIAL IMPACT MANAGEMENT PLAN MONITORING
AND EVALUATION

10.1 Key Monitoring and Evaluative indicators

Not Applicable

10.2 Reporting mechanisms and monitoring roles

Not Applicable

10.3 Plan of independent evaluation

Not Applicable

CHAPTER 11

ANALYSIS OF COSTS AND BENEFITS AND RECOMMENDATION ON ACQUISITION

11.1 Analysis of costs

The proposed land acquisition will cause direct loss to M/s.DLF Aspinwall Hotels Pvt. Ltd and M/s.DLF Cochin Hotels Pvt. Ltd. who own the property including a sea-facing heritage property which belongs to Kochi, one of the tourist attractive place in Kerala. They will also lose the revenue receives as rent for film shooting and as yield from coconut trees. Besides, 3 employees working here as Care Takers for above 6 years will lose their only source of livelihood.

11.2 Analysis of Benefits

Kochi attracts the tourists with its aesthetic heritage. Kochi-Muziris Biennale, an international exhibition of contemporary art has been held in Kochi, since 2012 and contributes immensely to the tourism in the state. Since the beginning of the Biennale in 2012, more than a million people have visited this contemporary art exhibition, making the Kochi-Muziris Biennale the largest art event in the region and one of the most significant events in the international art calendar. Considering the tourist attraction of Kochi and the importance of Kochi-Muziris Biennale, a permanent venue for this venture may help its smooth functioning. It may also wave a path to improve tourism activities at Kochi and thus lead an economic enhancement of the country as a whole.

11.3 Recommendation

The proposed project implementation is recommended based on the compensation and resettlement as per the Rehabilitation and Resettlement Policy issued by Revenue(B) Department, Government of Kerala vide G.O.(Ms)No.448/2017/RD dated 29/12/2017, for the rehabilitation and resettlement package for acquisition of land in the state in lieu of RFCTLARR Act 2013, considering all loss due to the land acquisition.

REFERENCES AND ANNEXURES

References

- Kochi Muziris Biennale Annual Reports 2012-13, 2013-14, 2014-15, 2015-16 and 2016-17
- Kochi Muziris Biennale Impact Report

Annexures falls in the appendix pages.