

KIIFB NEWSLETTER

Vol 2. Issue 2.1



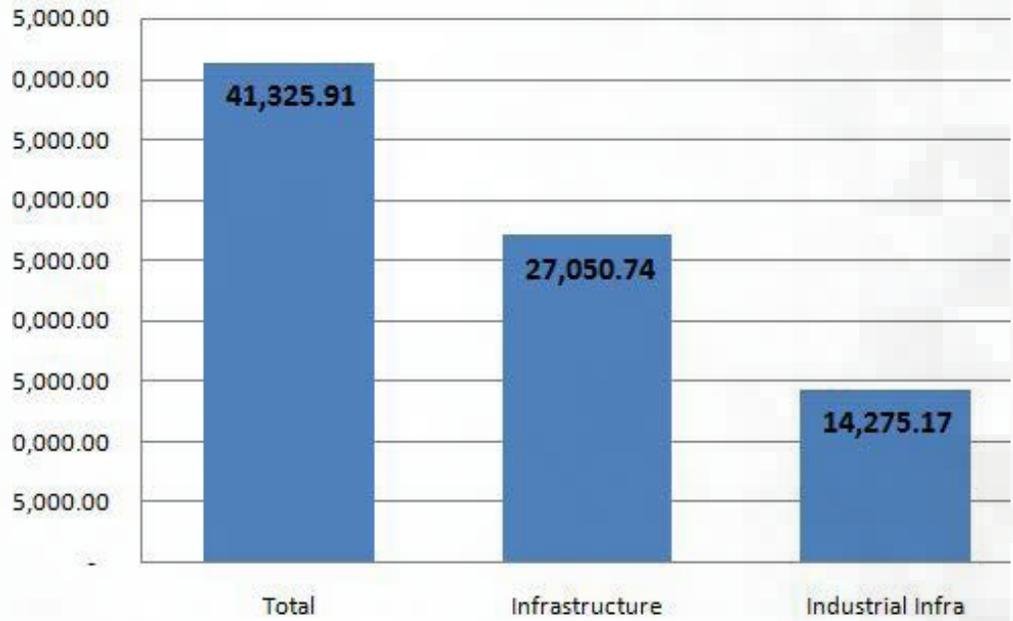
Defining the Future



Our Chairman
Shri. Pinarayi Vijayan
Hon. Chief Minister



Our Vice Chairman
Dr. T M Thomas Isaac
Hon. Minister for Finance



34th General Body Meeting in progress



From the CEO's desk.....

The previous fortnight, as mentioned in this column in its last edition, saw the 9th Executive Committee Meeting followed by the Governing Body on the 16th and 17th of January 2019.

The Governing Body gave its green signal for proceeding with the Masala Bond and authorised the Chief Executive Officer to do the necessary in this regard. It is in that context that the coming Union Budget scheduled for later this week becomes important. The Union Government, in a departure from convention has expressed its intent to go ahead with the full budget and not a Vote on Account only. Experts are of two views on this in an election year and government protagonists feel that if no major policy changes including tax policy are undertaken in the budget and expenditure approval is taken for the relevant period, then it would be consistent with the spirit of the Constitution. However, this Union Budget will set the development pace and decide the trajectory of the country's finances at least in the short term. Hence, the signals that will emerge from the budget by the end of this week will have its impact on our issue of the Masala Bond as well.

This edition proudly celebrates the approval of three cultural complexes by the KIIF Board named after luminaries to whom the state of Kerala owes much. These projects have been chosen as our focus projects for this edition. The Sree Narayana Guru Cultural Complex at Kollam name after the Guru (ca. 1854 – 20 September 1928) who was the foremost social reformer that this State has produced – a lifetime

dedicated to rejection of casteism and promoting new values of spiritual freedom and social equality – an identity that has become revered and synonymous with the renaissance values that our State proudly upholds. The second cultural complex at Palakkad is dedicated to Vellithuruthi Thazhathu Karutha Patteri Raman Bhattathiripad (1896-1982), popularly known as V. T. Bhattathiripad or simply V. T., who strode like a colossus as a social critic, dramatist and freedom fighter and was a key figure in the fight against the ills of casteism in Kerala. The third cultural complex at Kasaragod is dedicated to Subramanian Thirumunpu Cultural Complex – celebrating a poet, freedom fighter, and social reformer who championed several noteworthy social causes.

The piece from Technical Inspection Wing (TIW) in this edition takes a very critical idea – viz. the containment of man – animal conflict and examines a slew of options available in erecting fences to demarcates safe habitats for both man and elephants. Man-animal conflicts have too many disastrous consequences ranging from loss of life or injury to humans, and animals both wild and domesticated, to competition for scarce resources to loss and degradation of habitat.

The Administrative Inspection Wing (AIW), in this edition looks at the implementation quality of three projects viz. Modernizing Water Transport in Alappuzha, Improvement works to Anthakarathode in Thripunithura Municipality in Ernakulam and the project for Setting up of Cathlabs and CCUs.

More in our next edition. Happy Reading

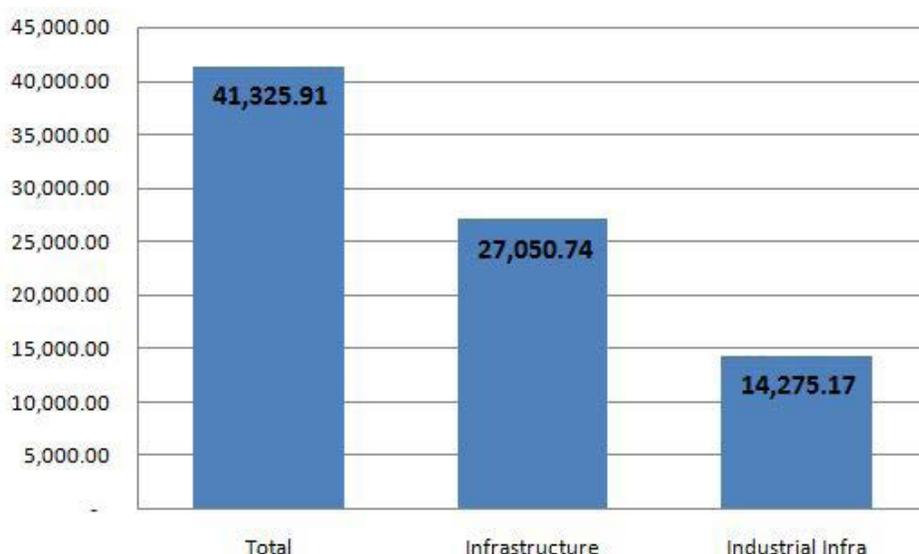
Chief Executive Officer, KIIFB

Projects Approved by KIIFB

Infrastructure projects totalling about Rs.27000 Cr have been approved by the Board in various sectors. Besides which Industrial Infrastructure projects (including land acquisition for industrial parks) totalling about 14000 Cr were approved by KIIFB. KIIFB's portfolio of Infrastructure project includes large State

Highways, major roads, Bridges, Rail Over Bridges, Flyovers, Education Infrastructure, Health Infrastructure, Water Transport, Urban Infrastructure, IT Infrastructure, Transmission Lines, Cultural Centres, Zoos, Animal Rehabilitation Centres etc. KIIFB portfolio of Projects can be broadly classified into the following:

Projects Approved by KIIFB	Nos.	Amount (Rs. in cr.)
Infrastructure	509	27050.74
Industrial Infra	3	14275.17
Total	512	41325.91



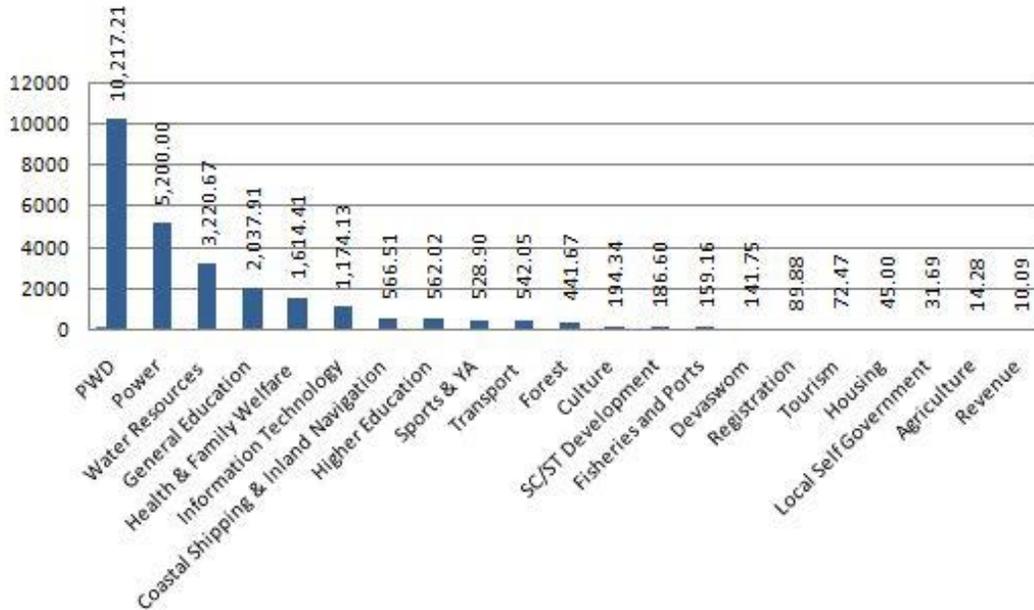
A. Infrastructure

Department	Nos.	Amount (Rs. in cr.)
PWD - Roads	140	5904.18
PWD - Bridges	50	1360.64
PWD - ROBs	22	730.26
PWD - Flyovers	9	635.51
PWD - Hill Highways	17	1506.25
PWD - Coastal Highways	1	52.78

Department	Nos.	Amount (Rs. in cr.)
PWD - Under Pass	1	27.59
Power	13	5200.00
Water Resources	66	3220.67
General Education	76	2037.91
Health & Family Welfare	15	1614.41
Information Technology	3	1174.13

Department	Nos.	Amount (Rs. in cr.)
Coastal Shipping & Inland Navigation	1	566.51
Higher Education	26	562.02
Sports & Youth Affairs	27	528.90
Transport	3	542.05
Forest	4	441.67
Culture	8	194.34
SC / ST Development	9	186.60
Fisheries & Ports	2	159.16

Department	Nos.	Amount (Rs. in cr.)
Devaswom	1	141.75
Registration	6	89.88
Tourism	3	72.47
Housing	1	45.00
Local Self Government	3	31.69
Agriculture	1	14.28
Revenue	1	10.09
Total	509	27050.74



Of the above Infrastructure projects, power projects totalling Rs. 5200 Crore, IT projects totalling Rs. 1174.13 Crore and 5 Cultural Projects totalling 57.25 Crore (21 projects totalling Rs.6431.38 crore) are conceived as projects with revenue generating potential and revenue from the project will be utilised to repay the finance provided by KIIFB.

B. Industrial Infra

Beside the Infrastructure Projects, KIIFB has also approved the following Projects related to Industrial Infra. The Projects are conceived as revenue generating and revenue generated will be utilised to repay the finance provided by KIIFB

Department	Nos.	Amount (Rs. in cr.)
Industrial Park	2	1565.17
Land for Industrial Infra	1	12710.00
Sub Total	3	14275.17

Cultural Affairs Department

Kerala is endowed with a rich heritage of culture. One of the important recommendations of the working group on Art and Culture set up by the Government is to create a network of public/common space with modern amenities for cultural activities in urban and rural areas. In line with the recommendation, Government of Kerala in its budget 2016-17 declared development of cultural renaissance centres at 14 districts with KIIFB funding. Of the 14 renaissance centres proposed, the following three centres with a total outlay of Rs. 137.09 crore were approved by KIIFB in the 10th Executive Committee meeting held on 16th Jan 2019:

1. V T Bhattathiripad Cultural Complex at Palakkad (Rs. 56.48 Crore)
2. SubrahmanianThirumunpu Cultural Complex at Kasargod (Rs.36.20 Crore)
3. Sree Narayana Guru Cultural Complex at Kollam (Rs.44.41 Crore)

V T Bhattathiripad Cultural Complex at Palakkad

The renaissance centre at Palakkad is named after V.T.Bhattathiripad, a social critic who was a key figure in removing casteism and conservatism that existed in the Namboothiri community of the State.

The project site is in a land measuring 5.76 acres at Yakkara village area in Palakkad municipality. The site is at 8 km from Palakkad town and 5 km from town railway station. The cultural centre would serve the community as a venue for cultural events with focus on recreation, training and education. It is envisioned as a facility for use during daytime and evening hours with a variety of activities and experiences offered to a diverse group of users.

The key components proposed in the centre are i) Performance block, ii) Exhibition block, and iii) Open Air theatre. The performance block has an area of 5550.27 sqm. The ground floor having an

VIEW OF ENTRANCE BLOCK



VIEW OF ENTRANCE PORCH OF PERFORMANCE BLOCK



area of 3740.61 sqm includes workshop, black box theatre, auditorium, Rehearsal hall, mixing lab, toilet etc. The first floor having an area of 1809.66 sqm includes three class rooms, seminar hall, AV theatre, projector room, toilet etc. The capacity of black box theatre is 100, AV theatre is 200, Seminar hall is 70 and classroom (4 Nos) is 30 each.

510.7 sqm consist of toilet and lobby and corridor. The ground floor having an area of 2651.75 sqm includes Corridor, Front office, Memorial hall, Exhibition, Cafe seating, Kitchen, Utility, Store, Art gallery, toilet etc. The first floor having an area of 1499.68 sqm includes administration, exhibition, temporary exhibition, toilet, art gallery, folklore Centre etc. The second floor having an area of 394.79 sqm consist of a library.



The exhibition block has an area of 5056.92 sqm. The lower ground floor having an area of

VIEW OF OPEN AIR THEATRE



The centre will be provided with ramps for differently abled persons. Scheme for Sewage Treatment and Rainwater Harvesting forms part of the cultural complex.

Subrahmanian Thirumunpu Cultural Complex at Kasaragod

The project site is in a land measuring 3.77 acres at Ambalathara village near Kanhangad town. The site is at 3 km from NH-66 and 5.5 km from Kanhangad railway station. The cultural centre would serve the community as a venue for cultural events with focus on recreation, training and education.

The key components proposed in the centre are i) Admin block, ii) Auditorium block, iii) Cafeteria block, iv) Exhibition block and iv) Open Air theatre. The proposed admin block has an area of 1542.75 sqm. The ground floor has an area of 705.35 sqm including entrance porch, memorial hall, souvenir

shop, toilet etc. The first floor has an area of 384.4 sqm including maintenance staff area, electrical room etc. The second floor having an area of 453 sqm, includes conference room, administration, cabin, reception etc. Auditorium block proposed has an area of 982.8 sqm and has a seating capacity of 294.

A total area of 1341.9 sqm is proposed for the cafeteria block. The ground floor is having an area of 747.2 sqm consist of kitchen service, toilets and cafeteria. The first floor is having an area of 594.7 sqm consist of folklore centre, congregation area. The exhibition block proposed is having an area of 2873.13 sqm. The ground floor has an area of 1621 sqm includes three workshop space, exhibition space etc. The first floor is having an area of 1252.13 sqm consist of 3 classrooms, a black box theatre, library, seminar hall, theatre etc. The capacity of class 1 is 30, class 2 is 28, class 3 is 30 and seminar hall is 108.

The proposed open-air theatre block is having an area of 1480.3 sqm. The ground floor has an area of 102 sqm includes a store, shop, green room, toilets etc. The upper floor has an area of 1378.3 sqm including stage and seating.

The centre will be provided with ramps for differently abled persons. Scheme for Sewage Treatment and Rainwater Harvesting forms part of the cultural complex.

Sree Narayana Guru Cultural Complex at Kollam

The project site is in a land measuring 3.82 acres near to Ashramam ground, Kollam. The site is at 0.5 km from Kollam Bus Stand and 1.1 km from Kollam railway station. The cultural centre can provide domestic and international tourists an experience of the art and culture of Kollam. The demand for proposed facilities in the cultural complex can be correlated with the other ongoing cultural activities in Kollam district and tourist footfalls in the district.

The key components proposed in the centre are i) Entrance and cafeteria block (3602.14 Sq.M) ii) Exhibition block (2159.46 Sq.M) iii) Performance block (3643.81Sq.M) and iv) Open Air theatre (Capacity 975 Nos.). The entrance and cafeteria block include a rehearsal hall, green room& toilet, toilet block, entrance porch, lobby & corridor,

administration, memorial hall, staircase & lift lobby, cafeteria, kitchen, retail shops, craft museum, art gallery. The exhibition block includes reception, staircase & lift lobby, exhibition space, toilet block, MV panel room, temporary exhibition, Black box theatre, sound control room, classrooms. The performance block (G+1) includes entrance porch, staircase, waiting & lift lobby, toilet block, ticket counter, corridor, auditorium, greenroom & toilet, AV theatre, AV projection room, warehouse, VIP Box/ PH challenged room, OAT projection room, sound control room, viewing gallery, rehearsal hall, performance studio, mixing studio, seminar hall, ante space.

Kerala State Film Development Corporation, the SPV implementing the project will now initiate the tender for all the projects. The envisaged completion period for the project is 1 year. Land Identification and preparation of Detailed Project Report for renaissance centre are in progress at all other districts.

Development of Modern Theater Complexes at Various Locations

Among other art forms, films also play a significant role in weaving the cultural fabric of the state. Kerala is the most film literate state in the country. The Malayalam film industry has registered robust growth in recent years, when the country is witnessing more than 14% annual growth in entertainment industry. This calls for massive investment in infrastructure in the film industry. In this direction, KIIFB has approved development of modern theatre complexes at Alagappa Nagar in Thrissur, Perambra in Kozhikode, Kayamkulam in Alappuzha, Thalassery and Payyannur in Kannur. KSFDC will be the SPV developing and operating these theatre complexes. Revenue generated from the project will be utilised by the SPV to repay the loan.

In the direction of major investments for promotion of film and culture in the State, the following two more projects are conceived:

- Development of Chitranjali Film Studio to Film City ; Preparation of DPR in progress
- Permanent Venue for Film Festival; land identification followed by preparation of DPR in progress.

MAN-ANIMAL CONFLICT –TECHNOLOGY OPTIONS – ADVISORY NOTE BY INSPECTION AUTHORITY (TECHNICAL)

Introduction

Man – Animal conflict is the interaction between wild animals and people and the resultant negative impact on people or their resources, or wild animals or their habitat. It occurs when growing human populations overlap with established wildlife territory, creating reduction of resources or life to some people and/or wild animals. The conflict takes many forms ranging from loss of life or injury to humans, and animals both wild and domesticated, to competition for scarce resources to loss and degradation of habitat.

As per Department of Forest, Kerala, the extent of forest cover in Kerala is 11309.47 sq.km, which is 29.1% of the total area of the State. There are 725 tribal settlements inside the forest area. The population of the tribal living within the forest area comes to one lakh. Further, more than five lakhs non-tribal live within enclosures or settlements inside the forests. Besides, a sizeable population live in the fringe of forests. These populations inclusive of tribal and non-tribal depend on the forests for their livelihood and well being.

Human-wildlife conflict occurs with various negative results. The major outcomes of human-wildlife conflict are the injury and loss of life of humans and wildlife, crop damage, livestock depredation, predation of managed wildlife stock., damage to human property, tropic cascades, destruction of habitat, collapse of wildlife populations and reduction of geographic ranges, etc.

To reduce or minimize conflict, different methods are used based upon the ecological and ethological understanding of the wildlife and its environment. Major methods are Construction of Elephant Proof Walls, Construction of Rail Fence, Stone Pitched Trenches, Steel Fencing, Installation of Solar Power Fence, etc.

Methods to minimize Man-Animal Conflict

Construction of Elephant Proof Walls – It is highly resistant to wild animal attack and

other anthropogenic pressures. The boundary wall will prevent the entry of wild elephants into the human habitation residing in fringes.

Construction of Rail Fence – Pillars of rails of 3.5m height are fixed vertically at 3.25m apart in concrete mixture with 3m height above ground level and 1.2m below. Two rows of rail go horizontally with first row at a height of 1m from ground and second row at the top.

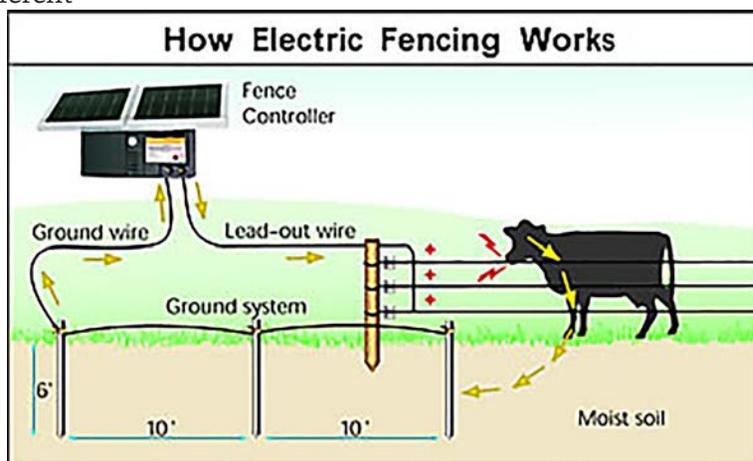
Stone Pitched Trenches – It is used in areas where elephant proof trenches are viable. They may be constructed with earthwork and retaining wall and guarding the trenches with vegetative barriers like Agava Americana will improve the situation.

Steel Fencing – Steel pillars of length 2.2m are fixed in concrete mixture in pit size 40 x 40cm at 75cm apart having 1.8m above the ground level. Thorns of steel protrude from the pillars overlapping each other in such a way that even small mammals cannot cross through.

All the above methods can cause harm to the animals and is not ecofriendly. Hence evolved a new modern method of Solar Power Fence which is eco-friendly, economical, easy to construct, flexible and most importantly, it does not harm animals and ensures human and animal safety.

Installation of Solar Power Fencing

The fence is like barbed wire fencing with multiple strands of plain wires and metal posts to hold the strands in position. The wires carry high



voltage current. The Solar Power Fence gives a sharp, short but a non-lethal shock to the intruder and creates psychological fear, against any tampering. The alarm incorporated in the system gets activated and alert the inmates of the protected area.

A solar panel is made up of several photovoltaic cells connected in series. Electricity is generated by these cells. These cells can produce enough voltage to charge a 12 V battery. The battery stores the energy generated by the panel, and powers the power energizer. The power energizer is the device which transform the low voltage current from battery to high voltage (upto 10,000 volts) current pulse and send it to the electric fence. One terminal of the power energizer releases an electrical pulse along a connected bare wire about once per second. Another terminal is connected to a metal rod implanted in the earth, called a ground or earth rod. A person or animal touching both the wire and the earth during a pulse will complete an electrical circuit and will conduct the pulse, causing an electric shock. The effects of the



shock depend upon the voltage, the energy of the pulse, the degree of contact between the recipient and the fence and ground and the route of the current through the body; it can range from barely noticeable to uncomfortable, painful or even lethal.

However, the main issue with solar fencing is that no proper maintenance. New technology like CCTV, alarm system, etc. to be implemented for ensuring

the proper working of solar fence. While getting into design, the first and foremost aspect is that whether the man-animal conflict is existing in the specified area and based on the requirement identify the routes for fencing without disturbing the day to day activities and the water and food source of animals. Terrain plays an important role in design.

Innovative Solutions

To reduce or minimize conflict by using modern methods depends upon the ecological and ethological understanding of the wildlife and its environment, many innovative solutions have been crafted to address a variety of human-wildlife conflicts and avoid lethal control measures. Some solutions are species specific, while



others are broadly applicable.

Strobe Lights - To scare off destructive nocturnal wildlife, farmers increasingly rely on automatic light machines. Half strobe light and half motion sensor, the machines flash beams of light randomly in all directions to mimic a farmer with a flashlight. Wary nocturnal animals have been shown to avoid

such light signals, although the effect wears off over time as wildlife becomes habituated to the lights.

Natural Barriers - To keep the elephants at a safe distance from their farms and homes, some African villagers have turned to two unlikely, all-natural solutions: bees and hot peppers.

To control poaching - Poaching of wild animals should be stopped so that the number of wild

animals can be stabilized and equilibrium between the numbers of prey animals and predators in the forest eco-system can be maintained.

Wildlife corridors - Wildlife corridors will provide a safe pathway to animals in the human-inhabited and developed areas. This will not only protect the animals from road kills, but it can also steer them away from the human population thus prevent the man-animal conflict.

Awareness Programmes - It is important to create awareness among people and sensitize them about the Do's and Don't's in the forest areas to minimize the conflicts between man and animal.

Eco-development activities - Eco-development activities in villages around protected areas to elicit the cooperation of the local community in the management of the protected areas can also help in minimising the conflict.

Eco-Tourism – Eco-Tourism in the wildlife areas can help to create an alternate source of income for local people and boost the local economy thus it can help in minimizing man-animal conflict on account of crop depredation or livestock killing.

Use of ICT – Some information technology tools like GPS, high-frequency radio collars, etc. can help to track the movement of animals and warn the local population. It can also monitor hotspots of man-animal conflict. Identifying conflict hot spots helps to pinpoint ranger manpower and funding to proactively address the issue of man-animal conflict.

Conclusion

Increasing man-animal conflict is an outcome of shrinkage, fragmentation and deterioration of habitats, it has caused the destruction of wildlife and generated animosity against wild animals and protected areas. While adopting the above-mentioned strategies shall minimise the conflict, however detailed study / research shall be initiated to implement new innovative eco-friendly technologies to reduce the human-wildlife conflict.

Administrative Inspection Wing notes.....

Administrative Inspection Wing (AIW) inspected the SPVs viz. Kerala Irrigation Infrastructure Development Corporation (KIIDC) and Kerala Medical Service Corporation Ltd. (KMSCL) to identify the delay of the following projects entrusted to them:

- i. 'Modernizing Water Transport in Alappuzha Canals (TRA003-01)'.
- ii. 'Improvement works to Anthakarathode in Thripunithura Municipality in Ernakulam (WRD010-09)'.
- iii. 'Setting up of Cathlabs and CCUs (HFW001-01)'.

Modernizing Water Transport in Alappuzha Canals.

KIIFB has approved an amount of Rs. 88.93 (42.85+ 46.08) for Phase I & II of the Project and TS was issued by Kerala Irrigation Infrastructure Development Corporation for an amount of Rs. 38,98,32,121/-with the following components:

Sl No	Components
1	Appx-A- Main Canals
2	Appx-B- Branch Thodus in Alappuzha
3	Appx-C-4 numbers of three Box Bridges across AS canal & 1 at Smrithivanam.
4	Appx- D- 10 numbers three Box Bridges across AS Canal
5	Appx -E- Canal cleaning works.

The work was tendered thrice and the first tender on 28.09.2017 was cancelled as no bidders qualified some of the pre-qualification conditions. In the re-tender on 09.02.2018, only one offer received and therefore tender was again floated on 30.04.2018 after modifying the pre-qualification criteria and in response to the above tender, three bidders were participated. The offer of two

bidders were disqualified due to various reasons and decided to open the financial bid of the other bidder Joint venture of M/s P.K constructions with M/s EKK Infrastructure Ltd only. Meanwhile one disqualified bidder viz. M/s TBAS constructions with M/s Mary Matha Constructions approached Hon'ble High Court with a prayer to not finalize the tender. The High Court passed such an order on 17.10.2018 with a direction to open the financial bid of this firm also. Accordingly, the financial bid of M/s TBAS constructions was also opened and they quoted Rs.44,36,28,015/- (13.80% above of EPAC) where the earlier qualified bidder has quoted Rs.63,49,16,250/- (62.87% above of EPAC). The SPV proceeded with the lowest quoted offer of M/s TBAS constructions which is 13.8% above EPAC. SPV has been advised to follow the relevant portion of guidelines issued by KIIFB GO(Ms) No.69/2018/Fin dated 24-2-2018, which stated as

“7.2.5. Tenders beyond justifiable market rate shall not be accepted. In exceptional circumstances if the tenders are to be accepted at a higher amount than the justifiable market rate the same shall be done with the approval of the Council of Ministers only.

7.2.6. If accepted amount is more than the TS amount, the AS and TS shall be revised by the respective competent authorities to the level of agreeable amount.”

Improvement works to Anthakarathode in Thripunithura Municipality in Ernakulam.

KIIFB had approved an amount of Rs. 9.8 Crs for the work and Technical Sanction was also for issued for Rs. 9.8 Cr. with the following components:

Sl No	Components
1	Appx-A- Thodu cleaning & desilting
2	Appx-B- Side protection works
3	Appx-C-Road and walk ways including fencing.
4	Appx- Dismantling existing old sluice and construction of foot bridge.
5	Appx -E- Construction of Skew bridge and Jetty

The work was awarded to M/s Southern Tech-for Rs. 8,35,55,275/- which is 14.6% below the EPAC of Rs.9,78,51,244/-and agreement executed on 29.09.2018 with 15 months as period of completion. The progress of the work is 5% as reported. Sufficient Security Deposit & Additional performance guarantee have obtained with proper validity period. It is further observed that in both the cases, the TS was seen issued not in line with the KIIFB guidelines issued by Government.

Setting up of Cathlabs& CCUs.

The project is proposed in 10 locations and the Civil works and Supply & Installation of equipment of Cathlabs were entrusted to M/S Wipro GE Health Care Ltd. In the case of CCUs the construction work was initially entrusted to KHRWS and later it has re-assigned to HLL Health Care except MCH Kalamassery, vide G.O (Rt) No. 2327/2018/H&FWD, dt. 20/07/2018 with a view to implement the sub project in time. Out of the 10 locations, M/S Wipro has completed the Civil works and Supply & Installation of equipment in MCH Kalamassery& GH Pathanamthitta and handed over the same. The work is progressing in 3 locations. It is in final stage at DH Kollam & GH Manjeri. Work has started at GH Kanjirappally and the work is yet to commence in the remaining 5 locations, which are delayed due to the lack of High-Tension Power Supply as reported.

In the case of CCUs, the work in MCH Kalamassery which is entrusted to KHRWS is completed and handed over. Out of the remaining nine, expansion of the existing CCU in GH Manjeri is proposed subject to the availability of more space. In the remaining 8 locations work order has been issued to M/s HLL Lifecare Ltd for two locations viz. GH Pathanamthitta& DH Kollam in line with the estimate submitted by HLL.No estimate has been submitted for the remaining six locations by the HLL and AIW observes laxity on the part of SPV in ensuring the timely delivery of remaining estimates from HLL

■

Deferred compensation models for Land Acquisition

The power of the Government to acquire private property for public use and the consequent rights of the owner for compensation are well established in Indian Jurisprudence. Compulsory acquisition of land in India was governed by the Land Acquisition Act, 1894 (“1894 Act”) till it was replaced in 2013 by The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (“2013 Act”).

Over the last decade, many parts of the country witnessed widespread protests against compulsory acquisition of land under the 1894 Act. It was against this backdrop that the new land acquisition law was enacted in 2013 replacing the 1894 Act. The 2013 Act marked a paradigm shift in the land acquisition process and had provisions to protect the interests of not just the land owners but also provisions to protect the interest of landless project affected persons among others. Taking into consideration the prevalence of inaccurate circle rates for land across the country, the new law provided for payment of compensation up to four times the market value in rural areas and up to twice the market value in urban areas. The new law adopted an expansive definition of project affected persons (PAPs) and mandated Resettlement and Rehabilitation (“R&R”) of all project affected persons including the landless people affected by the acquisition and not just the landowners.

According to CII’s estimates, the new law is likely to increase land acquisition costs by up to 3.5 times. Cost of land already tends to be high across Kerala due to factors like high population density and relatively higher prosperity levels, and land acquisition under the framework provided under the 2013 Act may involve huge upfront costs which could possibly hinder developmental activities. Further, even in cases where land is acquired providing the compensation prescribed under the new act, the PAPs are deprived of the appreciation in land value due to the implementation of the project. Therefore, there is need to explore negotiated and consent-based approaches towards land acquisition adopting deferred participatory compensation models better suited for the needs of a state like Kerala

Different models of deferred compensation can be considered. The easiest option would be to provide the entire compensation in the form of bonds having a fixed interest rate that would be redeemable after a defined period. Inflation indexed bonds or floating rate bonds could also be considered. Other models can be formulated where part of the compensation is paid upfront, and the rest is locked-in in the form of development rights or equity in the proposed project which would be vested only after a defined period. For any deferred compensation model to succeed, the total compensation to be received must be attractive considering that it is a voluntary process.



Total number of registered chitty customers as of 31.01.2019 - 20420

Customer Registration is now open in all GCC Countries

Chitty announced in UAE - 120

Fully Subscribed in UAE - 100

Total Chittals in UAE - 3681