

REHABILITATION POLICY

December 1998



टिहरी हाइड्रो डेवलपमेंट कॉर्पोरेशन लिमिटेड

(भारत सरकार और उत्तर प्रदेश सरकार का संयुक्त उपक्रम)

Tehri Hydro Development Corporation Limited

(A Joint Venture of Govt. of India & Govt. of U.P.)



भानियावाला पुनवीस स्थल पर खेती

Farming at Bhaniyawala Rehabilitation Site

मुख पृष्ठ :
बादशाही थौल (नए टिहरी शहर)
में गढ़वाल विश्वविद्यालय परिसर

Front Cover :
Garhwal University Complex at
Badshahi Thaul (New Tehri Town)

REHABILITATION POLICY



UPDATED & REVISED

Effective From 09.12.1998



TEHRI HYDRO DEVELOPMENT CORPORATION LIMITED

(A Joint Venture of Govt. of India & Govt. of U.P.)



BACKGROUND

Rehabilitation work had been commenced by the Irrigation Department of the Govt. of Uttar Pradesh from the year 1976. The Rehabilitation Policy, including the location of the New Tehri Town, had been evolved and decided by the State Government at the highest level after interaction with the representatives of the local population. After the formation of the THDC and the transfer of rehabilitation work to THDC, Rehabilitation Policy as evolved by the State Government was fully adopted by the Corporation, and later on the amounts of compensation were improved where necessary. A comprehensive package of improvements was decided in 1995 by the THDC after interaction with the affected population and the Local Administration, both for rural and urban rehabilitation, which was made effective from 01.09.1995.

Since certain demands were being received for further examination of certain Rehabilitation and Environmental issues relating to Tehri Project, the Govt. of India, under the Ministry of Power Office Memorandum No.19/18/96-Hydel-II, dated 17th September, 1996, had constituted a 12member Expert Committee, under the Chairmanship of Prof. C.H.Hanumantha Rao, Former Member, Planning Commission, to examine the Rehabilitation and Environmental aspects of the Tehri Hydro-Electric Project, being executed by the THDC. The terms of reference of the Committee, in relation to Rehabilitation, included :

- (i) To examine the Rehabilitation Policy for the Project and suggest modification, if any, and
- (ii) To examine the implementation of the Rehabilitation package and suggest measures for rectification of lacunae in implementation, if any.

The Committee submitted its Report to the Government in November, 1997, in which a number of recommendations on Rehabilitation, Environment and related aspects were made.

The recommendations made by the Hanumantha Rao Committee (HRC) were carefully considered by the Govt. of India in consultation with the Govt. of Uttar Pradesh and the concerned Central Govt. Ministries/Departments/ Agencies. The Government announced its decisions on the recommendations of the HRC vide Ministry of Power Office Memorandum No.19/18/96-Hydel-II, dated the 9th December, 1998. While doing so, it was also decided that the State Govt. of Uttar Pradesh shall take over the direct responsibility for the entire Rehabilitation task, to be handled directly by its officers under the overall supervision and control of Commissioner, Garhwal Division. Funds for Rehabilitation would, however, be made available by THDC, to the State Government.



On recommendation of the HRC, the Government, inter-alia, decided that the existing provisions of the Rehabilitation & Resettlement (R&R) Policy, as applicable from 01.09.1995 (as specified in October, 1995 Policy Document) would remain unchanged, excepting where specifically changed or modified. Thus, while implementing the revised R&R measures decided by the Government, based on the HRC Report, the existing R&R Policy and Package for Tehri Project will continue to be in operation, excepting where specifically changed or altered for giving effect to the new measures.

The Rehabilitation Policy and Package applicable for Tehri Project has accordingly been updated and revised, as per the decisions of the Government and is outlined below. The revised Rehabilitation Package would be applicable from 09.12.1998 onwards.

I. RURAL REHABILITATION PACKAGE

As per demand of the oustees, efforts are being made to rehabilitate the fully affected families as far as possible in the nearby districts of Dehradun and Haridwar or other adjoining districts by developing the selected rehabilitation sites. In developing these sites, care is taken to provide all the necessary civic facilities/amenities, like electricity, irrigation, drinking water, roads, schools, dispensary, community centre etc., where such facilities do not exist within a convenient distance.

The main features of the Updated and Revised Rural Rehabilitation Package, as applicable from 09.12.1998, are as under :

i) Entitlement

Entitlement of rural families for rehabilitation benefits is determined as on the Date of Section-4 Notification under the Land Acquisition Act.

ii) Land Allotment

Each Displaced Land Owner Family, even if its acquired land is less than 2 acres, is given 2 acres of developed irrigated land, cost of which would be adjusted from the amount of compensation payable to the oustee in respect of acquired land. Landless agricultural labourers of fully affected areas are also given 2 acres of land free of cost on certification by the concerned DM of District.

Or

Alternatively, half acre of developed irrigated land is offered adjacent to the Municipal Limits of Dehradun city or Haridwar city, subject to availability, to those entitled families who wish to be settled there.



(As per Govt. of Uttar Pradesh orders, those rural families who had after 08.09.1976 acquired land of less than 1 acre in the affected areas by way of agreement (benama), gift (daanapatra), under collusive suites, etc., and those families who had after 05.03.1978 acquired land of less than 2 acres of land in the affected areas of Tehri Project, would not be entitled for allotment of land under the Rehabilitation Policy. Similarly, those rural families who had after 05.03.1978 sold their land holding, and kept only a balance of less than 2 acres with themselves, would not be entitled to allotment of land in terms of the Rehabilitation Policy. Also, those agricultural landless labourers who had sold away their land after 08.09.1976 would not be entitled to allotment under the Policy. In case a person has acquired land through a Court Order, the date of Court Order will determine his entitlement for rehabilitation benefit).

iii) **Compensation for Land**

For purposes of payment of compensation as per the provisions of the Land Acquisition Act, the cost of land acquired from a person would be calculated at the rates decided by SLAO. If the cost of land acquired is more than the cost of the allotted land, he would be paid the difference in cost; and if it is less, the difference in cost will not be recovered (Presently, the cost of 2 acres of allotted land, to be adjusted from the amount of compensation for acquired land, is Rs.2 lakh, which is equivalent to the minimum cash amount payable in lieu of land allotment).

iv) **Cash in Lieu of Land Allotment**

Those entitled persons who wish to opt for cash compensation, instead of land allotment, would be given cash compensation as assessed according to the Land Acquisition Act, including the admissible amount of solatium, plus an ex-gratia payment at the following rates ;

	(Rupees per Acre)
- Irrigated Land	: 12,000
- Class-I (Un-irrigated Land)	: 6,000
- Class-II (Un-irrigated Land)	: 4,000

This would, however, be subject to the amount of cash compensation being paid to him in lieu of land upto 2 acres, at a minimum of Rs.2 lakh effective from 01.09.1995. (In 1989-90, the minimum cash compensation was Rs.40,000/- and was raised to Rs.60,000/- in 1990-91).

For this purpose, land acquired from an oustee upto 2 acres will be evaluated for compensation as per the norms indicated above, and in case the amount of compensation works out to be less than Rs.2 lakh, he would be given a minimum



of Rs.2 lakh. (Minimum amount of Rs.2 lakh, as earlier indicated, is effective from 01.09.1995). In case the compensation admissible works out to be more than Rs.2 lakh, he would be paid the actual admissible amount. The compensation for land more than 2 acre would be paid in cash, calculated as per the normal rates.

v) **Compensation for House Structures**

The compensation for the acquired house is assessed at the PWD Schedule Rates prevailing at the time of acquisition. This value is depreciated according to the life of the house. On it is added a solatium equal to 30% of depreciated value of house. In addition, an ex-gratia payment is also given to the house owner equal to the amount of depreciation, subject to a maximum of Rs.50,000/-. This is illustrated below :

- Cost of house as per PWD Schedule	:	X
- Depreciation for the life of house	:	(-) Y
- Solatium	:	(+) 30% of (X-Y)
- Ex-gratia payment	:	(+) Z*
		(*equal to Y limited to Rs.50,000/-)
- Total payment to the oustee :		(X-Y)+30% of (X-Y)+Z

Minimum amount of compensation payable for house structures was Rs.40,000/ from 01.09.1995.

(From 28.09.1988, for house constructed prior to 1978, a minimum of Rs.20,000/ was paid to each family even if the evaluated cost of the house, alongwith ex-gratia, worked out to be less than the above amount).

vi) **Compensation for Structures on Benap Land**

Compensation for houses (and not the land) and other structures situated on benap land, like Gul, Gharat, tank, boundary wall, gobar gadha etc., as per Survey Sheet made by SLAO at the time of Section-4 Notification, shall be paid based on their evaluation at PWD norms.

vii) **Compensation for Trees**

Compensation for trees would be payable to the entitled land owner families, as per evaluation done by the State Authorities/Horticulture Deptt., as per the guidelines and principles as may be laid down by the State Government.

viii) **Allotment of House Plots**

Rural fully affected land owners (including landless agricultural labourers), would each be allotted, on payment of cost, a house plot equal to 200 sq.m. at the rural



resettlement site. House plots of 200 sq.m. each would also be given on cost, at a resettlement site to be decided by the Project Authorities with reference to availability of plots in various colonies, to the affected land owners who have opted for cash payment in lieu of allotment of land.

ix) **Advance Against Land to be Acquired in Future**

From 09.12.1998, project affected families with land would be permitted to draw an advance, against the land to be acquired for the Tehri Project, limited to 25% of the cost of the land or Rs.1,00,000/-, whichever is less. The advance shall carry an interest of 12% per annum. The amount of advance and the interest would be adjusted from the compensation amount payable to that person at the time of acquisition of his land holding by SLAO.

For this purpose, a fund of Rs.2 crore will be created.

x) **Cash Grants**

The following cash grants would be admissible to the rural displaced families :

(in Rupees)

ITEM	AS ON 1989-90	FROM 1991-92	FROM 01.09.1995
Grant for shifting of households effects	3000	5000	5000
Grant for purchase of seeds and fertilizers	1000	2000	4000

xi) **Incentive Grant**

Effective from 01.09.1995, in addition to the normal admissible cash grant of Rs.5,000/- given for shifting of household effects, an additional incentive grant of Rs.15,000/- per displaced family would be admissible to those who shift to the new rehabilitation sites by the end of September, 1999 or within six months from the date of award of compensation for land or date of allotment of land, whichever is later, after handing over their acquired property to the THDC/Rehabilitation Authorities.

xii) **Stamp Duty**

Stamp Duty payable, if any, will not be borne by the project affected persons, effective from 01.09.1995. Registration charges, if any, will however be paid by the concerned persons themselves.



xiii) **Interest Subsidy on House Construction Loan Availed by a Rural Family**

THDC would subsidise interest upto 50% of the normal applicable rate, subject to the maximum subsidy limit of 8%, on loan upto Rs.1 lakh, availed by a project affected person, from a Public Sector Financial Institution/Bank, for construction of his house on the allotted plot in the resettlement colony. No subsidy would, however, be admissible on additional interest that may become payable by an oustee due to defaults in repayments, as per terms agreed by him with the lending institution.

This benefit is applicable from 01.09.1995.

xiv) **Partially Affected Families**

Partially Affected Families are to be paid either cash compensation for land coming under submergence calculated as per the provisions of the Land Acquisition Act, or would be allotted land taken over from the fully affected families, without dislocating them from their existing locations.

In addition to the cash compensation for land coming under submergence or allotment of alternate land taken over from fully affected families, partially affected families may further be given submerged reservoir land on patta, for temporary cultivation, on a nominal rent, during the low reservoir level periods, subject to availability.

Villages where 75% or more families are treated as fully affected, the remaining partially affected families would also be treated as fully affected, subject to the condition that they would be entitled to payment of cash compensation for their entire holding as per norms applicable for fully affected families and would not be entitled for allotment of land.

Such partially affected families, as are given cash compensation for their entire land as for fully affected families, would also be entitled to get other compensations/grants as per settled norms viz., compensation for house structures, shifting and incentive grant, cash for seeds and fertilizers, etc.

xv) **Ex-gratia Grant to Additional Family Members**

All additional living family members, (as per eligibility defined below) of fully affected rural families, as on 19.07.1990, excluding those who are given land for cultivation, would be eligible to receive payment of an ex-gratia amount equivalent to 750 times the minimum agricultural wage (which at current rates would be equivalent to a total amount of Rs.33,000/- per person).



For this purpose, eligibility criteria of additional family members of the entitled fully affected families is defined as consisting of major sons and major daughters who attained the age of 21 years, and dependent parent (mother/father) of the fully affected entitled land owner. The date for determining eligibility for additional members of the entitled fully affected families for receiving the ex-gratia shall be 19.07.1990, as mentioned above.

The above ex-gratia amount shall also be payable to the additional family members, as per the eligibility criteria defined above, with date of determining eligibility as 19.07.1990, of **the fully affected families shifted in the past to the resettlement colonies from their earlier settlements, including those who had opted for cash in lieu of land.**

Additional family members, defined as above, of the landless agricultural labourers, as on 19.07.1990, would also be eligible to receive the above ex-gratia amount.

Additional family members, defined as above, of those partially affected families who are treated as fully affected in villages where 75% or more families are fully affected, shall also be eligible to receive the above ex-gratia amount. Identification of all additional family members, as on 19.7.1990, shall be done by the State Administration based on the census, voters lists, and such other documents as considered necessary, and, if required, through separate house to house survey conducted by District Authorities.

xvi) **Rehabilitation Benefits Jointly to Husband and Wife**

Effective from 09.12.1998, all rehabilitation benefits (land, house plot and cash provisions) to the affected families, including ex-gratia to additional family members, would be given and registered jointly in the name of both husband and wife. Allotment/registration of land/house plot in the joint name of husband and wife would be subject to fulfilment of legal requirements, if any.

xvii) **Drinking Water for Partially Affected Villages**

Any additional cost for providing drinking water to the affected villages, directly attributable to the Project, will be met from the Project funds.

However, with a view to provide maximum benefits to the affected population, it has been decided by the Government that free drinking water would be provided to the people of the partially affected villages, including villages partially affected due to project colonies and project works. For this purpose, the State Govt. would finalise the Scheme and implement it with funds for capital cost of the Scheme being provided by the Project. The operation and maintenance of the Scheme, after implementation, shall be the responsibility of the State Government.



xviii) **Electricity on Subsidised Rates**

It has been decided by the Govt. that the State Govt. may consider providing to the project affected families the benefit of one electric connection at a nominal flat charge of Rs.15/- per month.

xix) **Ring Road**

As a part of the development of the area, the State Govt. may consider constructing a ring road on the reservoir, subject to environmental safeguards, for which a detailed plan, including its funding and implementation arrangements, may be formulated and settled by the State Government.

xx) **Shop Plots on Ring Road to Shop Owners**

As and when ring road is constructed by the State Govt., affected rural shop owners of the area shall be given shop plot, on cost, close to ring road. Development of shop plots will be subject to environmental safeguards.

xxi) **Titles to the Land**

The nature of title to be transferred to the oustees at the newly developed rehabilitation sites would be governed as per the norms/orders issued by the State Government.

II. URBAN REHABILITATION PACKAGE

In case of Urban Rehabilitation, the entitlement for rehabilitation benefits in respect of land owners is determined as on the Date of Section-4 Notification. In case of non-land owners, all those families who were settled in the Old Tehri Town as on the cut-off-date of 06.06.1985, are entitled to rehabilitation benefits.

For resettlement of urban population, including various offices, institutions and establishments getting displaced from the Tehri Town, a New Tehri Town has been developed at the selected site with all modern civic amenities and the new town would be the centre of the development and educational activities. Buildings have been constructed for Hospital, Schools, Colleges, the New Town Centre, Shopping Centres, Bus Stand and Places of Worship etc.

The features of the Urban Rehabilitation Package, updated and revised, as applicable from 09.12.1998, are as under :

- i) Displaced entitled families of Tehri Town are given choice of being settled either at New Tehri Town, Dehradun or Rishikesh, where new colonies have been developed for this purpose.



Allotment Of House Plots

- ii) Land owners, including Nazul land holders, of the Tehri Town are given a residential plot of the size 60, 100, 150, 200, 250 & 300 sq.m. in proportion to their holding, equal to or higher than the one which an oustee was having in the Old Tehri Town, restricted upto 300 sq.m.
- iii) Each entitled land owner would be given not more than one residential plot at a newly developed rehabilitation colony, regardless of the number of houses/plots he may be owning in the Old Tehri Town.
- iv) The cost to be charged for the plots from the land owners/house owners is very nominal on the following rates :

PLOT SIZE	RATE
i) Upto 150 sq.m.	Rs.5/- per sq.m.
ii) 151 sq.m. to 200 sq.m.	Rs.5/- upto 150 sq.m. and Rs.50/- per sq.m. for additional area.
iii) 201 sq.m. to 250 sq.m.	For 200 sq.m. area as mentioned in (ii) above and for additional area Rs.100/- per sq.m.
iv) 251 sq.m. to 300 sq.m.	For 250 sq.m. area as mentioned in (iii) above and for additional area Rs.150/- per sq.m.

v) Development Cost at Dehradun

For construction of houses on plots allotted to the oustees at Nehrupuram (Dehradun), it has been confirmed by MDDA that development charge will not be levied by them from the oustees, while approving construction plans.

vi) Allotment of Constructed Flats to Tenants

Tenants, who were living in Old Tehri Town as on 06.06.1985 and have continued to reside in Tehri Town since then, would be entitled to get a flat/group house on payment of cost. This, however, would not include Government, Semi Government, and Institutional employees. Contractors and their employees associated with Tehri Project would also not be entitled for allotment of flats.

vii) Allotment of Flats to Benap House Owners

Benap house owners, who had constructed their houses before 06.06.1985, are allotted either constructed houses/flats, or plots(if available). In case a plot is



given, it would be provided to a benap house owner upto a maximum size of 100 sq.m.; those having house in the Old Tehri Town on a plot of upto 60 sq.m. are given plot size of 60 sq.m. and those having constructed house in the Old Tehri Town on more than 60 sq.m. area are given plot of 100 sq.m., at the rate of Rs.50 per sq.m.

The normal policy, however, in case of benap house owners is to provide flats/constructed houses on payment of cost.

viii) **Allotment of Flats to Persons having House on Father's Land**

Those affected persons, who had constructed houses on their father's land before the cut-off-date of 06.06.1985 and had taken compensation, would be allowed to have a built up flat on payment of cost as applicable to tenants.

ix) **Compensation for House Property**

The cost of house property acquired from an oustee at the Old Tehri Town is evaluated at the PWD Rates applicable for the Town at the time of acquisition. As indicated under Rural Rehabilitation, calculated cost is depreciated according to life of the house, and a solatium equal to 30% of depreciated cost is paid to the owner as an additional amount. Further, an ex-gratia is paid to the house owner equal to the amount of depreciation subject to a maximum of Rs.50,000/- (Example for calculation is already given under Rural Rehabilitation Package).

From 28.09.1988, for houses constructed prior to 1978, a minimum of Rs.20,000/- was paid to each family even if the evaluated cost of the house structure was less than the above amount. The minimum amount of compensation was enhanced to Rs.40,000/- from 1991-92, after the Project was taken over by THDC.

x) **House Construction Assistance for Urban Families**

From 09.12.1998, to all entitled fully affected families in Old Tehri Town, house construction assistance would be paid, as grant, to landowners (other than benap) at the following rates :

- Rs.60,000/- to those allotted 60 sq.m. house plot ;
- Rs.1,20,000/- less compensation paid, subject to a minimum of Rs.60,000/-, to 100-200 sq.m. plot holders, and
- Rs.1,80,000/-, less compensation paid, subject to a minimum of Rs.60,000/-, to 250-300 sq.m. plot holders.

This amount will be paid in accordance with progress of construction and shifting, as under:

- Upto plinth	:	30%
- After laying of roof	:	50%
- On shifting (after handing over possession of their old houses/plots to THDC)	:	20%



Those who have already constructed their houses and shifted, and those not yet shifted even after construction, would also be paid house construction assistance in one installment when they shift to their new house after handing over possession of their old houses/plots to THDC.

xi) **One Room Flats for EWS**

For allotment to the economically weaker landless oustees (identified as per the Survey of June, 1985) one room flats, upto a maximum of 100 numbers, would be constructed by the THDC at its cost, and given to the EWS landless oustees free of cost.

xii) **Allotment of Shops/Commercial Plots**

Shops have been constructed by THDC in the New Tehri Town and other rehabilitation sites. These are allotted, on payment of cost, to those oustees who were running shops in the Old Tehri Town as on 06.06.1985 and have continued to run the shops since then. However, one shop would also be allotted on cost to those shop owners, who are not running the shop (s) themselves.

Open space or developed plots may be allotted to those oustees who were running business, such as Petrol Pump, Taal, Cinema Hall, Small Industries, and Hotels etc., prior to 06.06.1985 in Old Tehri Town, on payment of cost on the following rates :

PLOT SIZE	FOR LAND OWNERS	FOR BENAP OWNERS
Upto 150 sq.m.	Rs.10 per sq.m.	Rs.100 per sq.m.
151 sq.m. to 200 sq.m.	Rs.10 per sq.m. upto 150 sq.m. and Rs.100 per sq.m. for additional area	Rs.100 per sq.m. upto 150 sq.m. and Rs.150 per sq.m. for additional area
201 sq.m. to 250 sq.m.	For 200 sq.m. as mentioned above and Rs.150 per sq.m. for additional area	For 200 sq.m. as mentioned above and Rs.200 per sq.m. for additional area.
251 sq.m. to 500 sq.m.	For 250 sq.m. as mentioned above and Rs.200 per sq.m. for additional area	For 250 sq.m. as mentioned above and Rs.250 per sq.m. for additional area
501 sq.m. and above	For 500 sq.m. as mentioned above and Rs.250 per sq.m. for additional area	For 500 sq.m. as mentioned above and Rs.300 per sq.m. for additional area



xiii) **Subsidised Cost of Flats/Shops**

In calculating cost of group houses/flats/shops to be recovered from the entitled oustees, site development cost would not be charged. (This will not be applicable to the group houses/flats constructed by THDC for the Govt. Offices/Institutions).

xiv) **Hire Purchase Scheme for Flats/Group Houses**

From 01.09.1995, Tenants/Benap house owners, who are allotted constructed group houses/flats on payment of cost, would be extended by THDC the facility of payment on the following easier terms under the '**Hire Purchase Scheme**'.

- 30% of cost of flat would be payable as cashdown by the concerned person before taking possession.

Remaining 70% of the cost would be recovered in installments extended over a maximum period of 20 years (240 months) as per the conditions of Hire Purchase Scheme; the oustee would be free to opt for lower repayment period.

- A subsidised rate of interest of 8% per annum would be charged and repayment would be in Equated Monthly Installments on monthly rest basis.
- In case, however, of default in payment of due installment over a continuous period of 3 months, the interest of 16% would be payable on the defaulted amount over the entire period of default.
- As security for loan, the allotted flat/group house shall remain property of the THDC, who shall have first right on the property till full repayment of principal amount and interest has been paid to THDC.
- In case an oustee chooses to pay the entire chargeable cost in lumpsum at the time of taking possession, he would be allowed a rebate of 20% on the portion of cost payable in installments (i.e., on 70% of the cost of flat).

xv) **Cash in lieu of Allotment of Plot**

From 01.09.1995, the oustees would have an option to get cash payment in lieu of allotment of a residential plot as per their entitlement. The cash in lieu of allotment on handing over of their premises in Tehri Town would be admissible as given below :



PLOTS

(RS. IN LAKH)

-	60 sq.m.	1.10
-	100 sq.m.	1.25
-	150 sq.m.	1.75
-	200 sq.m.	2.00
-	250 sq.m.	2.50
-	300 sq.m.	3.00

FLATS

1.00

SHOPS

-	Shop upto 20 sq. m.	0.40
-	Shop above 20 sq. m.	0.60
-	Others	0.25

Even on accepting the option of cash in lieu of allotment, as above, the oustee would be entitled to get other rehabilitation grants as admissible to him under the Policy. However, he would unconditionally surrender his right for getting residential plot, flat or shop, as the case may be.

xvi) **Cash Grants**

Displaced persons of the Tehri Town are also given cash displacement grants (enhanced from time to time) at the following rates :

ITEM	THOSE WHO SETTLE AT NTT			THOSE WHO SHIFT TO OTHER PLACES		
	AS ON 1989-90	FROM 1991-92	FROM 1.9.95	AS ON 1989-90	FROM 1991-92	FROM 1.9.95
- For transportation of house-hold effects	1000	2000	3000	1500	3000	4000
- For transportation of commercial goods						
i) Upto one truck load (75 quintals)	500	1000	1500	500	1000	1500
ii) For more than one truck load	750	1500	2000	750	1500	2000



xvii) **Incentive Grant**

To those entitled families who hand over their acquired property to THDC and shift to the new allotted sites by the end of September, 1999 or within a period of six months from the date of allotment of plot/flat/shop, whichever is later, an incentive grant of Rs.12,000/- per family would be paid.

xviii) To a shopkeeper, compensation will be paid for 'Saaj-Sajja' as per valuation done by THDC, provided owner of the shop has not already taken compensation for these items. In addition, he would be allowed to carry these items free of cost.

xix) **Ex-gratia Grant to Additional Family Members**

All additional living family members (as per eligibility criteria defined under Rural Rehabilitation Package), of entitled urban land owner families, (excluding benap house owners) of Tehri Town, would also be eligible to draw ex-gratia amount equivalent to 750 times the minimum agricultural wage, which at current rates is equivalent to a total amount of Rs.33,000/- per person, as applicable to the fully affected rural families.

The date for determining the eligibility of additional members of the entitled families will be 19.07.1990, as for rural families. The identification of entitled additional family members, as on 19.07.1990 shall be done by the State Administration, as for rural families.

xx) **Entitlement to Avail either Rural or Urban Rehabilitation Benefit**

Those oustees, whose land comes under the notified Tehri Nagar Palika area and which is recorded as agricultural land in the revenue records, would be entitled to rehabilitation benefit either in rural rehabilitation or in urban rehabilitation as per their choice. For the same land, two facilities would not be admissible.

All tenants and shopkeepers, who were living in the Nagar Palika Area prior to 06.06.1985, would also be treated at par with the tenants and shopkeepers of the Old Tehri Town.

xxi) **Stamp Duty**

Stamp Duty payable by oustees for registration of Conveyance Deeds for the allotted land/plots, flats etc. in favour of them would be borne by the THDC. Registration charges, if any, will however be paid by the oustees themselves.

xxii) **Rehabilitation Benefits Jointly to Husband and Wife**

Effective from 09.12.1998, all rehabilitation benefits (land, house plot and cash



provisions) to the affected families, including additional family members, would be given and registered jointly in the name of both husband and wife. Land/ house plot would be given in the joint name of husband and wife, subject to fulfilment of legal requirements, if any.

xxiii) **Depot for Construction Materials**

A Depot would be set up at NTT for providing construction materials like cement, steel and CC blocks to the oustees at actual cost, without Sales Tax, for construction of their houses; Sales Tax, if applicable, would be paid by THDC.

xxiv) **Policy Regarding Construction of Buildings for Govt./Semi-Govt. Offices, Banks and Institutional Buildings in New Tehri Town**

- a) For all existing State Govt. Offices in Old Tehri Town, buildings are constructed as per G.O. No.C-2299/H-639-61 dated 08.06.1965 issued by the Govt. of U.P. Cost of building equivalent to the existing plinth area in Old Tehri Town shall be borne by Tehri Project and cost for extra space shall be borne by the respective Departments. The same policy shall be applicable for Hospital, Jail, Schools and Colleges.
- b) Residences for all State Govt. employees working in the existing offices in Old Tehri Town as on the cut-off-date are constructed in the NTT by the Tehri Project. While the cost of residences available with these offices in Old Tehri Town would be borne by THDC, the cost of additional residences shall be borne by the respective Departments.
- c) For construction of offices and residential buildings for Central Govt. establishments, Banks and Private Institutions, land has been allotted at NTT, except for the Post Office for which the building has been constructed by Tehri Project in lieu of earlier building at Old Tehri Town.
- d) Stadium, Town-hall, Parks, Bus-stand, and other public utilities in the NTT have been constructed at the cost of the Project.
- e) For Semi-Govt. Offices, like Jal Nigam, UPSEB, and Jal Sansthan, same policy as applicable for State Govt. Offices will be followed. However, extra office space or additional residences shall be constructed for them after getting the necessary cost in advance from the concerned Offices/Undertakings.
- f) Religious Places would also be constructed by the Project to the extent possible,



keeping in view requirements of the affected population, excepting where compensation for the existing structures of Places of Worship in Old Tehri Town has been taken from the THDC.

III. EMPLOYMENT AND INCOME GENERATING SCHEMES

- a) For employment in the THDC, preference is given to the dependents of the project affected families, particularly in the category of workmen & supervisors, subject to vacancies and their meeting the necessary laid down qualifications and experience requirements. This policy would continue to be followed.
- b) With a view to encourage the dispossessed families taking to useful vocations, like, poultry farming, floriculture, pisci-culture, animal husbandry, handicrafts, khadi work, etc., the State Govt. would have a bench-mark survey conducted, in order to assess needs of the people regarding self-employment/income generating schemes and to prepare a plan and implement the required income generating schemes. The cost of bench-mark survey shall be met by THDC. The basic responsibility of initiating such scheme will be that of the State Government.
- c) **Employment by Contractors**
Major Contractors working at the project would be advised to employ a certain percentage of local persons in the category of unskilled workers, clerical staff and supervisors from Tehri District, if available.
- d) **Award of Small/Petty Contracts**
In order to provide gainful employment to the local population, THDC may award small value contracts, upto Rs.50,000/- each, to the local people.
- e) **Employment by Other Govt. Agencies**
For the treatment and soil conservation work in the Catchment Area, the Forest and other concerned Departments, may have to employ more persons. The State Govt. will consider giving preference in future employment for such and other works to the local affected persons of the Tehri District, including those who have got resettled in the resettlement colonies.



IV. REDRESSAL OF GRIEVANCES

THDC/State Administration would open a Public Grievances Office for redressal of individual grievances regarding implementation of Rehabilitation Package. A document giving a gist of past and present grievances received during the last 3 years, alongwith reply of Administration, would also be prepared and made available to the local affected people. Similar documents would also be prepared for future grievances, alongwith the position thereon, for information of the displaced persons.

The Co-ordination Committee, headed by Commissioner, Garhwal Division, shall also consider general grievances of the public, related to their rehabilitation/resettlement, and take decisions subject to the basic structure of Rehabilitation Policy and Package, as being implemented as per decisions of the Government, remaining unaltered.

Additional Measures/benefits agreed after December'98

Rural

- Minimum amount of cash in lieu of land allotment, equivalent to cost of 2 acres of allotted land, has been increased from Rs. 2 Lakh to Rs. 5 Lakh.
- House Construction Assistance to fully affected rural house owners, whose Land/houses have been acquired, be given @ Rs. 1 Lakh each.
- Cash Grants admissible for shifting and purchase of seeds and fertilizers are increased as under :

	Amount earlier Admissible	Now Revised
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- Grant for shifting of household effects	5000	5200
- Grant for purchase of seeds & fertilizers	4000	4960

- Eligibility criteria for land allotment : GOUP orders of 1976/78 to stand modified so as to make eligible for land allotment, those land owners in rural area who sold their part land after 1978, but before issue of Sector 4(1) notification under LA Act, or 02-05-2001 whichever is earlier.
- Rural shopkeepers to be paid cash compensation @ Rs. 60,000/- each to those having shops on National/other Highways and large market areas, and @ Rs. 40,000/- each to shopkeepers on other roads in submergence area.

Urban

- Amount of House Construction Assistance revised upward in March'01, October'01 and the GOI finally agreed in April'02 to the following rates :

Plot Size (Sq. m.)	Amount of HCA (Rs. in Lakh)
60 – 100	2.50
150 – 200	3.50
250 – 300	4.50

Compensation paid for old structure/acquired for the Project to be deducted, subject to payment of minimum HCA of Rs. 2.50 Lakh.

- Cost of Flats and Shops allotted to the entitled oustees to be recovered at pre-1989 construction cost; development cost not to be charged at all.
- Government of Uttaranchal allowed in July'01 payment of cash grant to shopkeepers of Old Tehri Town, ranging from Rs. 1 Lakh to Rs. 3 Lakh, depending on category of shop, subject to handing over possession of their shop.
- Government of Uttaranchal, in Dec'01, allowed payment of cash grant of Rs. 1.50 Lakh each to the Advocates of Old Tehri Town who were practicing before the year 1985.

Additional package for further enhancement / improvements agreed by Govt. of India in Dec. 2005 (Rs. 12 Crs.)

- Enhancement of compensation for Rural Shopkeepers from existing Rs. 40,000 to 80,000 for shopkeepers at other roads and Rs. 60,000 to Rs. 1,20,000 for shopkeepers at National / other Highways.
- Reconstruction and reallocation of public properties situated below El. 835 M in partially submergence villages at higher level for population residing above submergence level.
- Arrangement for Ferry boat/ cable car for cut-off-area.
- Heavy Motor vehicle bridge across Bhagirathi river near village Dobra amounting to Rs. approx. 90.0 Crs. agreed in principle.



भोर्नवावाला पुनर्वास स्थल में जूनियर हाई स्कूल

Junior High School at Bhoniyawala Rehabilitation Site



नए टिहरी शहर का एक विहंगम दृश्य

A Panoramic view of New Tehri Town



टिहरी हाइड्रो डेवलपमेंट कॉर्पोरेशन लिमिटेड

(भारत सरकार और उत्तर प्रदेश सरकार का संयुक्त उपक्रम)

Tehri Hydro Development Corporation Limited

(A Joint Venture of Govt. of India & Govt. of U.P.)

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Published by Corporate Public Relations Department, T. H. D. C. Ltd.

December 1998

Designed & Printed by: CENTUM