

## Revised Entitlement Policy for PAP's under BRT

Category		Type of Loss	Unit of Entitlement	Entitlement	
				Entitlement	Details
1	Private Property	Total loss of land and assets (non-agricultural & with or without PCMC permission for structure)	Household	Compensation at "replacement cost" or "actual market value".	<ul style="list-style-type: none"> <li>• TDR in lieu of loss of land as per PCMC laws or compensation for land as per LA Act</li> <li>• Compensation for loss of affected structural area estimated as per latest CSR of PWD without deducting the depreciation value only to the legally permitted structures.</li> <li>• For losers of residential houses those who do not have any other residential unit within limit of the PCMC, shall be given preference to allot a house under PCMC housing scheme (Gharkul/EWS Scheme) at a concessional cost</li> <li>• For losers of business units, those who do not have any other business/commercial unit within limit of the PCMC, shall be given preference in allotment of a shop/land at cost in commercial shopping centres developed by PCMC.</li> <li>• Stamp duty and other fees payable for registration shall be borne by the project as applicable if the purchase of alternate land is complete within one year from the date of acquisition.</li> <li>• Each eligible household shall get free transportation or Rs 1000 as financial assistance for transportation/ shifting of building materials, belongings etc.</li> <li>• Two months notice shall be given for the removal of structures.</li> <li>• Right to salvage material from the structure.</li> </ul>
2	Private Property	Partial loss of land and assets (non-agricultural & with or without PCMC permission for structure)	Household	Compensation at "replacement cost" or "actual market value".	<ul style="list-style-type: none"> <li>• Additional FSI/TDR for land lost as per PCMC laws or Compensation for land as per LA Act</li> <li>• Compensation for loss of affected structural area estimated as per latest CSR of PWD without deducting the depreciation value to the legally permitted structures.</li> <li>• Two months notice for the removal of affected structures.</li> <li>• Right to salvage material from the structure.</li> </ul>
3	Private Property	Agricultural Land and Assets in green	Household	Compensation at "replacement cost" or	<ul style="list-style-type: none"> <li>• TDR in lieu of loss of land as per PCMC laws or Compensation for land as per LA Act.</li> <li>• In case of partial acquisition of land or severance of agricultural, If the residual plot (s) is</li> </ul>

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		zones		"actual market value".	<p>(are) not viable (i.e., less than 0.4 ha in the case of irrigated land and less than 1 ha in case of non-irrigated land), then an additional grant of 10% of the amount paid for land acquisition shall be given.</p> <ul style="list-style-type: none"> <li>• Stamp duty and other fees payable for registration shall be borne by the project as applicable if the purchase of alternate land is complete within one year from the date of acquisition.</li> <li>• Each Household shall get Rs 1000 as financial assistance for transportation/ shifting of building materials, belongings etc.</li> <li>• Two months notice shall be given to salvage crops or value of the crop will be borne by the PCMC.</li> </ul>
4	Livelihood losses for THs	Wage earning	Individual	Income Restoration	<ul style="list-style-type: none"> <li>• For shop/business owners 120 days of minimum wages as financial assistance for livelihood losses only for the title holders.</li> <li>• One family member of affected vulnerable household shall be provided necessary training facilities for development of entrepreneurship skills to take up self-employment projects as part of R&amp;R benefits.</li> </ul>
5	Non Titleholders	Squatters	Household	Assistance/R ehabilitation	<ul style="list-style-type: none"> <li>• For losers of residential houses those who do not have any residential unit within PCMC limit, preference to allot a house under PCMC housing scheme (Gharkul Scheme) at cost</li> <li>• Rs 4000 as subsistence allowance for loss of income to the business/commercial eligible NTHs</li> <li>• Will be notified a time in which to remove their assets</li> <li>• Right to salvage materials from the demolished structure</li> </ul>
6	Additional support to vulnerable groups	Housing	Household	Assistance	<ul style="list-style-type: none"> <li>• One time additional assistance of Rs 5000 will be paid in addition to other eligible entitlements to the vulnerable groups as identified in Government of Maharashtra's Housing policy</li> </ul>
7	Shifting business	Mobile and ambulatory	Household	Not eligible for	Will be assisted as per Government of Maharashtra's Hawkers Policy.

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		vendors		compensation or assistance	
8	Community infrastructure, cohesion and amenities	Common property resources	Community	Conservation, protection, compensatory replacement	<ul style="list-style-type: none"> <li>The common property resources and the community infrastructure shall be relocated in consultation with the community</li> </ul>
9	Disruption	Temporary construction related impacts	Household	Assistance may be considered in special cases.	<ul style="list-style-type: none"> <li>Access to be maintained and when disruption occurs, losses can be substantiated, "assistance" will be considered for business losses and crop/seed losses on a case to case basis.</li> </ul>
10	Any other impact not yet identified, whether loss of asset or livelihood			Mitigation	<ul style="list-style-type: none"> <li>Unforeseen impacts shall be documented and mitigated based on the principles agreed upon in this policy framework.</li> </ul>