



Support to Colombo Urban Regeneration Project,
Ministry of Urban Development, Construction & Housing,

Poorwarama Site

RESETTLEMENT ACTION PLAN RAP-1

Prepared by



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RESETTLEMENT ACTION PLAN - RAP 01
‘POORWARAMAYA’ RESETTLEMENT AREA
Support to Colombo Urban Regeneration Project
(SCURP)

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Contents

Abbreviations	iv
Executive Summary	v
Chapter 1 INTRODUCTION	1
1.1. Background	1
1.2. Resettlement as a Development-Oriented, Safeguard-Compliant Process	1
1.3. Project Description	2
1.4. Enhanced access to roads, sanitation, and utilities	4
1.5. Background on Previously Resettled Households	4
1.6. Objectives of the Resettlement Action Plan	4
1.7. Methodology of RAP Preparation	5
1.8. Approach to Income Restoration	6
Chapter 2 Socio-Economic Profile of the Poorwaramaya Community	7
2.1. Socio-Demography Profile	7
2.2. Income and Expenditure	9
2.3. Sources of Water Supply	11
2.4. Distance to Water Source	12
2.5. Sanitation Facilities in the resettlement site	12
2.6. Source of Energy	12
2.7. Solid Waste Disposal	13
2.8. Wastewater Disposal	13
2.9. Household Vulnerability	13
2.10. Household Borrowing Patterns and Loan Utilization	14
2.11. Barriers to Accessing Credit Facilities	15
2.12. Land Ownership Status of Affected Households	15
2.13. Land Size Distribution of Affected Households	16
2.14. Housing Status	16
2.15. Floor Area of Houses	16
2.16. House Ownership Status of Affected Households	17
2.17. Type of Houses	17
2.18. Other Structures	18
2.19. Extent of Household Space Allocated for Home-Based Livelihood Activities	18
2.20. Housing Features	19
2.21. Households' dependent on government assistance	19
2.22. Land-Based Risks and Threats:	19
Chapter 3 INVOLUNTARY RESETTLEMENT IMPACTS	21
3.1. Introduction	21
3.2. Land Ownership-Related Impacts	22
3.3. Key housing-related impacts:	22
3.4. Transition to Formal Apartment Ownership	23
3.5. Community Cohesion, Social Networks, and Neighborhood Relations	24
3.6. Social and Cultural Impacts	24
3.7. Livelihood-Related Impacts	25
3.8. Impacts on Vulnerable Groups	25
3.9. Social Protection Impacts	26
3.10. Emotional and Psychological Impacts	27
Chapter 4 PUBLIC CONSULTATION & PARTICIPATION	30
4.1. Stakeholder Consultation, Information Disclosure and Stakeholder Engagement	30
4.2. Stakeholder Analysis and Classification	30
4.3. Implementation of Consultation Activities	31
4.4. Role of PMU Social Division	31
4.5. Consultation Outcomes	31
4.6. Focus Group Discussions (FGDs)	35
4.7. Community Awareness of Project Components	36
4.8. Emerging Issues: Livelihood and Housing Allocation	36
4.9. Continuous Stakeholder Engagement and Information Disclosure Plan	36
Chapter 5 GRIEVANCE REDRESS MECHANISM	38
5.1. Introduction and Objective	38
5.2. Scope of the GRM	38
5.3. Guiding Principles	38
5.4. Structure of the Grievance Redress Mechanism	39
5.5. Additional Support Mechanisms	42
5.6. Awareness and Communication Strategy	43

5.7.	Documentation and Monitoring	43
5.8.	Monitoring Indicators.....	43
Chapter 6	LEGAL AND POLICY FRAMEWORK	45
	Legal Framework:	46
6.1.	Land Acquisition Act (LAA) of 1950.....	46
6.2.	Land Development Ordinance (LDO) No. 19 of 1935	47
6.3.	Prescription Ordinance No 22 of 1971	47
6.4.	State Land (Recovery Possession) Act No: 07 of 1979	48
6.5.	Urban Development Authority Law No.41 of 1978.	48
6.6.	Urban Development Projects (Special Provisions) Act No. 2 of 1980	48
6.7.	Apartment Ownership Law (No. 11 of 1973, as amended)	48
6.8.	National Environmental Act No.47 of 1980 as amended in 1988	49
	National Policies	49
6.9.	National Involuntary Resettlement Policy (NIRP):	49
6.10.	Legal and Policy Context of the Colombo Urban Regeneration Project (URP)	50
6.11.	Resettlement Policy of SCURP	50
6.12.	Resettlement Policy Provisions for Eligible Households	51
6.13.	Compliance with Legal and Safeguard Standards	53
6.14.	AIIB Environment and Social Framework (ESF) ESS2 Involuntary Resettlement.....	56
6.15.	Gaps between National Policies and Regulatory Framework and AIIB Policy and Standards	57
Chapter 7	PARAMETERS OF ASSET VALUATION, ENTITLEMENTS, AND PAYMENT OF COMPENSATION AND OTHER ASSISTANCE	60
7.1.	Regulatory and Institutional Mechanisms for Asset Valuation.....	60
7.2.	Cut-Off Date, Eligibility Criteria and Unit of Entitlements.....	60
7.3.	Compensation for Impacts and Losses	60
7.4.	Compensation for loss of residential structures	61
7.5.	Compensation for loss of commercial structures	62
7.6.	Compensation for loss of secondary structures	62
7.7.	Measures for Minimizing Impacts on Infrastructure Facilities	62
	Entitlement Assessment Committee (EAC)	62
Chapter 8	: RELOCATION OF HOUSING AND SETTLEMENTS	69
8.1.	Social Preparation and Institutional Measures	72
Chapter 9	: INCOME RESTORATION AND LIVELIHOOD DEVELOPMENT	73
9.1.	Identification of Livelihoods at Risk	73
9.2.	Gender Dimensions of Livelihood Impacts	74
9.3.	Livelihood Impact Categorization	75
9.4.	Livelihood Restoration Strategy	75
9.5.	Training Programme for Livelihood Restoration – Poorwaramaya Resettlement Site.....	76
9.6.	Support Services.....	77
Chapter 10	INSTITUTIONAL ARRANGEMENTS	78
Chapter 11	IMPLEMENTATION SCHEDULE AND MONITORING.....	81
11.1.	Implementation Schedule of the RAP Preparation and Implementation.....	81
Chapter 12	MONITORING AND EVALUATION.....	83
12.1.	Monitoring of the RAP	83
12.2.	Internal Monitoring	83
12.3.	External Monitoring	83
12.4.	Monitoring Indicators.....	84
Chapter 13	RESETTLEMENT BUDGET	85
13.1	Estimated Resettlement Budget-Poorwaramaya	85
Annexures	.....	88
	Annex-1 List of Project Affected Households.....	88
	Annex :List of Vulnerable Households in Poorwaramaya	95
	Annex 3 List of Livelihood-Related Impacts on Home-Based Business.....	97
	Annex 4 Grievance Redress Mechanism Templates	99
	Annex 4B: Tier 2 Complaint Form (Project-Level GRC).....	101
	Annex 4C: Tier 3 Appeal Form (Project Director / AIIB-Level Referral)	102
	Annex 4D: Grievance Register Format	103
	Annex 5 Stakeholders' meeting minutes.....	104

Abbreviations

AIIB	Asian Infrastructure Investment Bank
AP	Affected Person
ARAP	Abbreviated Resettlement Action Plan (ARAP)
CBO	Community Based Organization
CMC	Condominium Management Corporation
CCTV	Closed-Circuit Television
CSO	Civil Society Organization
CSR	Corporate Social Responsibility
CV	Chief Valuer
DPD	Deputy Project Director
DPR	Detail Project Report
DoV	Department of Valuation
DS	Divisional Secretariat
EAC	Entitlement Assessment Committee
EAMF	Environmental Assessment and Management Framework
ESF	Environmental and Social Framework
EM	Entitlement Matrix
ESS	Environmental and Social Standards
ESMP	Environment and Social Management Plan
FD	Fixed Deposit
FGD	Focus Group Discussion
GND	Grama Niladhari Division
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
HH	Household
KII	Key Informants Interview
LAA	Land Acquisition Act
LARP	Land Acquisition and Resettlement Plan
LDO	Land Development Ordinance
LDP	Livelihood Development Plan
LP Gas	Liquefied Petroleum Gas
LKR	Sri Lanka Rupees
MOL	Ministry of Lands
MUDC&H	Ministry of Urban Development, Construction and Housing
NAITA	National Apprentice and Industrial Training Authority
NHD	National Housing Department
NHDA	National Housing Development Authority
NIRP	National Involuntary Resettlement Policy
NGO	Non-Governmental Organization
NWSDB	National Water Supply and Drainage Board
PAP	Project Affected Persons
PMU	Project Management Unit
RAP	Resettlement Action Plan
RE/SE	Residential Engineer / Structural Engineer
R&R	Resettlement and Rehabilitation
RPF	Resettlement Policy Framework
SAC	Special Appeal Committee
SCURP	Support to Colombo Urban Regeneration Project
SA	Stakeholder Analysis
SIA	Social Impact Assessment
UDA	Urban Development Authority
USS	Underserved Urban Settlement
VTA	Vocational Training Authority

Executive Summary

Project Description

I. The Support to Colombo Urban Regeneration Project (SCURP) is a flagship initiative co-financed by the Government of Sri Lanka and the Asian Infrastructure Investment Bank (AIIB), aimed at transforming the Colombo Metropolitan Region into a more inclusive, resilient, and livable urban environment. The program seeks to relocate 50,000 low- and lower-middle-income households currently residing in underserved settlements into modern, disaster-resilient high-rise housing complexes. SCURP comprises three key components: (i) construction of approximately 4,074 apartment units across six sites; (ii) redevelopment of 92 acres of vacated lands for public and mixed-use purposes; and (iii) technical support and capacity building for implementing agencies.

II. As part of this program, Resettlement Action Plans are being prepared for all 15 relocation sites, including the Poorwaramaya settlement. This RAP specifically addresses the relocation of 211 households currently living in environmentally vulnerable conditions, ensuring their resettlement in secure, well-serviced housing at Colombage Mawatha. It provides the framework for a socially responsible, participatory, and equitable resettlement process, aligned with national policy and international safeguard standards.

III. Socio-Economic Profile: The socio-economic profile of the Poorwaramaya community, based on data from 211 households comprising 861 individuals, provides essential insights for guiding the resettlement process. The Poorwaramaya population is predominantly Sinhalese (54.6%), followed by Tamil (41.6%), Muslim (3.5%), and Burgher (0.2%) minorities, underscoring the need for a linguistically and culturally inclusive approach. Households are multi-religious, with Buddhism as the majority faith (48.4%). Gender distribution is balanced, though 19% of households are Female-headed households comprise 19% of the households. The demographic structure features a significant share of working-age adults, children, and elderly persons, highlighting the need for age-sensitive resettlement planning.

IV. Living Conditions and Services -Most households (89.68%) are connected to the National Water Supply and Drainage Board. Sanitation coverage is relatively strong, with 72% using private toilets, while LP Gas is the predominant cooking energy source (85%). Waste management is largely handled by the Colombo Municipal Council (83.9%), though wastewater management is uneven, with over half discharging into ditches and only 19.4% connected to municipal systems.

V. Livelihoods and Income -Livelihoods are labour-intensive, with unskilled (20.9%) and skilled labour (15.2%) as primary sources of income. Driving, three-wheel operation, and foreign employment provide additional income, while few are engaged in executive or professional occupations. Household income is moderate, with the majority earning between LKR 50,000 and LKR 199,999 per month. Average expenditure stands at LKR 82,773, with food accounting for nearly half.

VI. Vulnerabilities and Finance- Vulnerable households 46 (22%) include those headed by women, persons with disabilities, and the elderly (80+)."Access to financial assistance is varied but credit access remains limited due to lack of collateral, guarantees, and savings. Loans are largely taken for housing and household needs rather than productive investments.

VII. Housing and Land- Housing stability is relatively high, with 89.1% of households in permanent structures. However, land ownership is scarce, with most households owning less

than two perches. Dwellings are modest in size, typically 250–499 sq. ft., with basic facilities but limited amenities.

VIII. Involuntary Resettlement Impacts: The relocation of 211 families from Poorwaramaya into high-rise apartments will generate a range of involuntary resettlement impacts, both social and economic. While families will benefit from improved housing quality, tenure security, and access to services, they will also face adjustments in land tenure, housing space, and lifestyle. The transition from ground-level houses to uniform 450 sq. ft. apartments may reduce living space for larger households and eliminate auxiliary structures such as outdoor kitchens or storage, limiting both convenience and opportunities for household-based enterprises. Community cohesion is also at risk, as long-established neighborly networks may be disrupted by apartment allocation across different floors or blocks. Vulnerable groups—including female-headed households, elderly residents, and persons with disabilities—are especially exposed to challenges in adapting to vertical living, higher costs of utilities and maintenance, and limited livelihood opportunities previously sustained through informal, home-based activities. These impacts underscore the need for tailored mitigation, including livelihood restoration, community mobilization, and disability-inclusive housing design.

IX. Despite these challenges, the majority of households recognize the positive transformation that resettlement brings. Families currently living in congested, flood-prone, and insecure conditions will gain access to structurally sound, disaster-resilient apartments with reliable water, sanitation, electricity, and waste management services. Secure tenure will provide long-term stability and an inheritable asset, while improved housing conditions will create a safer and healthier environment for children, enhancing educational opportunities and long-term upward mobility. Residents also associate resettlement with enhanced dignity, reduced stigma of living in underserved settlements, and better access to schools, hospitals, markets, and transport facilities. With strong social mobilization through Resident Committees and inclusive community spaces, the new settlement has the potential to preserve cultural identity, strengthen social ties, and promote collective decision-making. Taken together, the resettlement offers an opportunity not only to improve current living conditions but also to secure long-term resilience and socio-economic security for future generations.

X. Consultation, Participation and Disclosure: The SCURP resettlement approach prioritizes restoring and improving the livelihoods of displaced persons, especially vulnerable groups, through transparent and inclusive consultation. Meaningful engagement begins early in the project cycle and continues throughout, ensuring affected persons can participate freely and access timely, understandable information. In Poorwaramaya, consultations were conducted via focus group discussions, interviews, and public meetings to address concerns on land acquisition, compensation, and relocation. Stakeholder Analysis was used to identify key actors—primary, secondary, national-level stakeholders, and beneficiaries—and guide participatory planning. Effective consultation minimizes disputes, enhances project acceptance, and integrates community perspectives. SCURP emphasizes equity, local knowledge, and clear communication to develop resettlement plans that reflect community needs and support a smooth, dignified transition to improved housing and living conditions.

XI. Grievance Redress Mechanism (GRM): The GRM begins with the receipt and registration of complaints from the community through various channels and is multi-stage. These grievances are first reviewed and classified by a preliminary inquiry committee established by the Project Management Unit, which then forwards them to the appropriate Grievance Redress Committee (GRC) level. The complaint is first addressed at the site/field level GRC. If unresolved, it escalates to the project-level GRC, and if still unresolved, to the

national-level GRC. At any stage, if the grievance remains unresolved, it can be referred to Samatha Mandala (a community mediation body) or further pursued through judicial redress via the legal system. All grievance resolutions and processes are tracked through the Management Information System (MIS) to ensure transparency and accountability.

XII. Legal and policy framework: The resettlement activities under the Colombo Urban Regeneration Project (URP) are guided by Sri Lanka's national legal framework and aligned with international safeguard standards. Except for one freehold plot, all lands in the Poorwaramaya site are state-owned and therefore do not require acquisition. Where acquisition is unavoidable, as in the single freehold case, the process will be undertaken in accordance with the Land Acquisition Act No. 9 of 1950 (and subsequent amendments), complemented by the National Involuntary Resettlement Policy (NIRP, 2001), which ensures fair and equitable treatment of all project-affected persons. Furthermore, the project adheres to the Asian Infrastructure Investment Bank's (AIIB) Environmental and Social Policy (ESP) and Environmental and Social Standard 2 (ESS2) on Involuntary Resettlement, which emphasize minimizing displacement, restoring livelihoods, and protecting vulnerable groups.

XIII. While Sri Lankan law traditionally recognizes only titled landholders for compensation, the URP adopts an inclusive approach by extending entitlements to non-titleholders, long-term permit holders, and informal settlers. This is operationalized through an Entitlement Matrix (EM) that provides resettlement and rehabilitation assistance, including secure housing, livelihood support, and transitional aid, ensuring that no affected household is left worse off. The framework further mandates meaningful consultation, gender-sensitive planning, and the participation of affected communities in all stages of resettlement. The Urban Development Authority (UDA), as the lead implementing agency, plays a central role in enforcing these provisions, ensuring compliance with both national regulations and international safeguard policies. This combined legal and policy approach guarantees that resettlement under the URP is implemented transparently, equitably, and in line with international best practices, thereby safeguarding both housing rights and livelihood restoration for the 211 households affected.

XIV. The valuation of assets and determination of compensation under the Support to Colombo Urban Regeneration Project (SCURP) are governed by both Sri Lanka's national legislation and international safeguard standards. The Land Acquisition Act (1950) and Land Acquisition Regulations (2008) provide the legal basis for valuation, with compensation calculated at full replacement cost to ensure fairness and adequacy. Replacement cost includes the current market value without depreciation, along with allowances for severance, transition, disturbance, restoration, and other incidental expenses. To bridge gaps between national regulations and the Asian Infrastructure Investment Bank's (AIIB) requirements, this Resettlement Action Plan (RAP) adopts an Entitlement Matrix (EM) that extends benefits to titleholders, and non-titleholders. Furthermore, an Entitlement Assessment Committee (EAC) has established, with government representation, to address compensation for non-land acquisition economic displacements and to ensure that informal businesses, mobile vendors, and other vulnerable groups are not excluded from resettlement support.

XV. The RAP provides a comprehensive set of entitlements addressing both land and non-land impacts. Legal titleholders are eligible for cash compensation at replacement cost or market value, or resettlement in condominium housing with additional compensation where applicable. Non-titleholder residential occupants are entitled to resettlement housing or structural compensation applies to non-titleholders who opt for cash compensation., and transitional and utility-related allowances.

Commercial establishments, including informal businesses, will receive compensation for lost structures, income restoration support, and, where feasible, access to alternative commercial spaces. Livelihood impacts on home-based business owners will be mitigated through income-based compensation, livelihood restoration grants, skills development, and training support. Community infrastructure, cultural, and religious sites will be restored or relocated in consultation with custodians, while vulnerable households will receive targeted additional assistance. Together, these measures ensure a fair, transparent, and inclusive resettlement process for all affected persons, regardless of tenure status.

XVI. Income restoration and livelihood development: The Poorwarama Colony resettlement community demonstrates significant economic vulnerability, with nearly 16.1% of households living below the official poverty line. While livelihoods are diverse—ranging from formal sector employment, skilled and unskilled labor, transport services, and small-scale self-employment—a large share of families remain dependent on informal, home-based income sources. Women, in particular, rely on tailoring, food preparation, and kiosk-based retail, which are difficult to sustain in high-rise apartments due to space and regulatory restrictions. The relocation process therefore carries the risk of deepening poverty, disrupting gender-based livelihood roles, and undermining household welfare unless proactive measures are taken. A total of 52 affected livelihoods have been identified, including 12 facing severe disruption to income sources.

XVII. To address these risks, the RAP outlines a structured livelihood restoration and income development program. This includes the urgent provision of commercial facilities adjacent to the resettlement site, temporary vending and market solutions during the transition period, and long-term support through vocational training, financial assistance, and cooperative enterprise models. Special attention is directed toward women-led businesses, given their critical role in sustaining household welfare. The strategy adopts a phased approach—short-term measures to prevent immediate income collapse, medium-term interventions to stabilize and rebuild businesses, and long-term monitoring and support to ensure resilience and economic recovery. These measures aim not only to restore but also to enhance pre-resettlement income levels, ensuring that resettled families are able to adapt successfully to high-rise living while securing sustainable livelihoods.

XVIII. Institutional Arrangements: Effective implementation of the Resettlement Action Plan (RAP) for the Support to Colombo Urban Regeneration Project (SCURP) relies on a coordinated institutional framework involving national, divisional, and community-level actors. The Ministry of Transport, Highways and Urban Development provides policy direction and liaises with AIIB. The Urban Development Authority (UDA) executes the project, while SCURP PMU prepares and implements the RAP, including livelihood restoration and community engagement. The Divisional Secretariat (DS) manages entitlement disbursements and chairs grievance committees. The Valuation Department assesses affected assets for the EAC. The EAC verifies losses and approves compensation. A Special Appeal Committee to be appointed by the Secretary of the MTH&UD takes the final decision on the allocation of additional housing units. Grievance Redress Committees at site, divisional, and national levels ensure community grievances are addressed. At the community level, small household groups and provisional condominium committees support relocation, manage shared living arrangements, and establish maintenance systems. Together, these institutions ensure transparent, inclusive, and effective RAP implementation across all stages.

XIX. RAP Implementation and Monitoring: The RAP, including consultations, information disclosure, land acquisition, compensation, R&R assistance, and grievance redress, is implemented within the project's social safeguard management framework. **Infotech Consultants** is responsible for RAP preparation, while implementation is jointly undertaken by the independent consultant team and the PMU Social Team, which manages day-to-day activities such as documentation, housing allocation, grievance handling, and monitoring. The SCURP provides overall oversight until completion and handover to the Ministry of Transport, Highways, and Urban Development. Monitoring will be both internal and external. SCURP will conduct structured internal monitoring, while independent experts will conduct external monitoring to ensure compliance with safeguard and donor requirements. The framework aims to ensure accountable and socially responsible resettlement of underserved communities into high-rise housing, minimize social disruption, promote integration, support livelihood restoration, and facilitate adaptation to vertical living. Progress will be reported quarterly to ensure transparency and accountability.

XXX. Resettlement Budget: The resettlement budget for the Poorwaramaya Resettlement Action Plan (RAP), under the Support to Colombo Urban Regeneration Project (SCURP), has been prepared in line with the Entitlement Matrix and safeguard principles, ensuring compliance with both national laws and AIB policy requirements. The budget covers compensation for land and structures, livelihood restoration support, assistance for vulnerable groups, disturbance and shifting allowances, as well as administrative, monitoring, and contingency costs. Compensation has been calculated at full replacement cost, inclusive of market value, transaction costs, transitional allowances, and other associated expenses. Out of 211 households, only one holds private freehold land (7.2 perches with a residential house and related structures), making it the sole case eligible for land compensation. All remaining households occupy state-owned land and will be provided with high-rise apartments at Colombage Mawatha. Each household will be required to make a one-time contribution of LKR 350,000 toward the apartment's cost. In addition, beneficiaries must pay a one-time payment of LKR 50,000 as their contribution to the sinking fund, payable in installments, to the Condominium Management Corporation (CMC) to support long-term structural repairs and capital maintenance. After relocation, households will also be responsible for monthly maintenance charges, as determined by the CMC, to cover routine upkeep of common areas, utilities for shared services, cleaning, security, and minor repairs.

XXXI. The total estimated resettlement budget amounts to LKR 71,971,900.00. Importantly, the cost of new housing units—valued at approximately LKR 10 million per apartment—has been excluded from the RAP budget, as these will be directly provided by the Government of Sri Lanka through the Urban Development Authority (UDA). This approach ensures equitable treatment of affected households, financial sustainability of the project, and the achievement of SCURP's broader objective of upgrading underserved settlements into modern, resilient urban housing communities

Chapter 1 INTRODUCTION

1.1. Background

1. Colombo, Sri Lanka's commercial capital, faces enduring urban development challenges, particularly in housing and human settlements. Rapid urbanization and inadequate land-use planning have led to the proliferation of underserved settlements. These communities are characterized by high population density, substandard housing, insecure tenure, and limited access to essential services, including potable water, sanitation, solid waste management, and drainage. As a result, residents face heightened exposure to environmental risks, including frequent flooding and social vulnerability.
2. In response, the Government of Sri Lanka (GoSL), through the Ministry of Urban Development and Housing and its implementing agency, the Urban Development Authority (UDA), has launched comprehensive urban regeneration initiatives. Central to these efforts is the Support to Colombo Urban Regeneration Project (SCURP), co-financed by the Asian Infrastructure Investment Bank (AIIB). SCURP aims to transform Colombo into a climate-resilient, inclusive Smart City by upgrading housing, redeveloping serviced urban land, and strengthening institutional capacity. The project prioritizes inclusive, disaster-resilient housing solutions for low-income and underserved communities, alongside broader infrastructure improvements to enhance social and economic well-being.

1.2. Resettlement as a Development-Oriented, Safeguard-Compliant Process

3. Resettlement under SCURP is conceived as a socially responsive, rights-based development intervention aimed at restoring—and where possible, improving—the living standards and livelihoods of affected persons. It is guided by Sri Lanka's National Involuntary Resettlement Policy (NIRP), the Asian Infrastructure Investment Bank's Environmental and Social Framework (ESF), particularly Environmental and Social Standard 2 (ESS2), as well as the SCURP-specific Resettlement Policy Framework (RPF) and Environmental and Social Management Plan (ESMP). These safeguard instruments ensure fairness, transparency, and inclusion throughout the resettlement process.
4. Eligible households will be provided with secure housing in high-rise apartment units of 450 square feet, along with freehold title deeds to ensure long-term tenure security. The replacement housing units to be provided under the Colombage Mawatha Housing Scheme are apartment-type units with standardized floor areas. Based on the approved architectural measurements, each housing unit provides a carpet area of approximately 416 sq.ft, which increases to about 444 sq.ft when the balcony is included. The plinth area of each housing unit is approximately 476 sq.ft, while the plinth area including the balcony is approximately 509 sq.ft. Accordingly, each unit offers around 450 sq.ft of usable living space (including the balcony). These measurements represent the total covered built-up area of the replacement housing unit and confirm that the housing provided meets minimum space, habitability, and durability standards, ensuring that post-resettlement living conditions are at least equivalent to, and in several aspects improved over, pre-project conditions, consistent with the objectives of the AIIB Environmental and Social Framework.
5. Financial assistance supports utility connections and, where applicable, provides compensation for livelihood or asset losses. Special provisions are made for vulnerable

groups, including women-headed households, the elderly persons, persons with disabilities, and those reliant on government subsidies. Livelihood restoration measures include vocational training, microfinance, and entrepreneurship support, complemented by psycho-social services. The process is participatory, with continuous community engagement through consultations, focus group discussions (FGDs), stakeholder dialogues, and accessible grievance redress mechanisms (GRMs), fostering social integration and informed decision-making across all stages of resettlement.

1.3. Project Description

6. The Support to Colombo Urban Regeneration Project (SCURP) aimed at relocating 4,074 low- and lower-middle-income households from substandard settlements into modern high-rise residential complexes. The project comprises three key components:

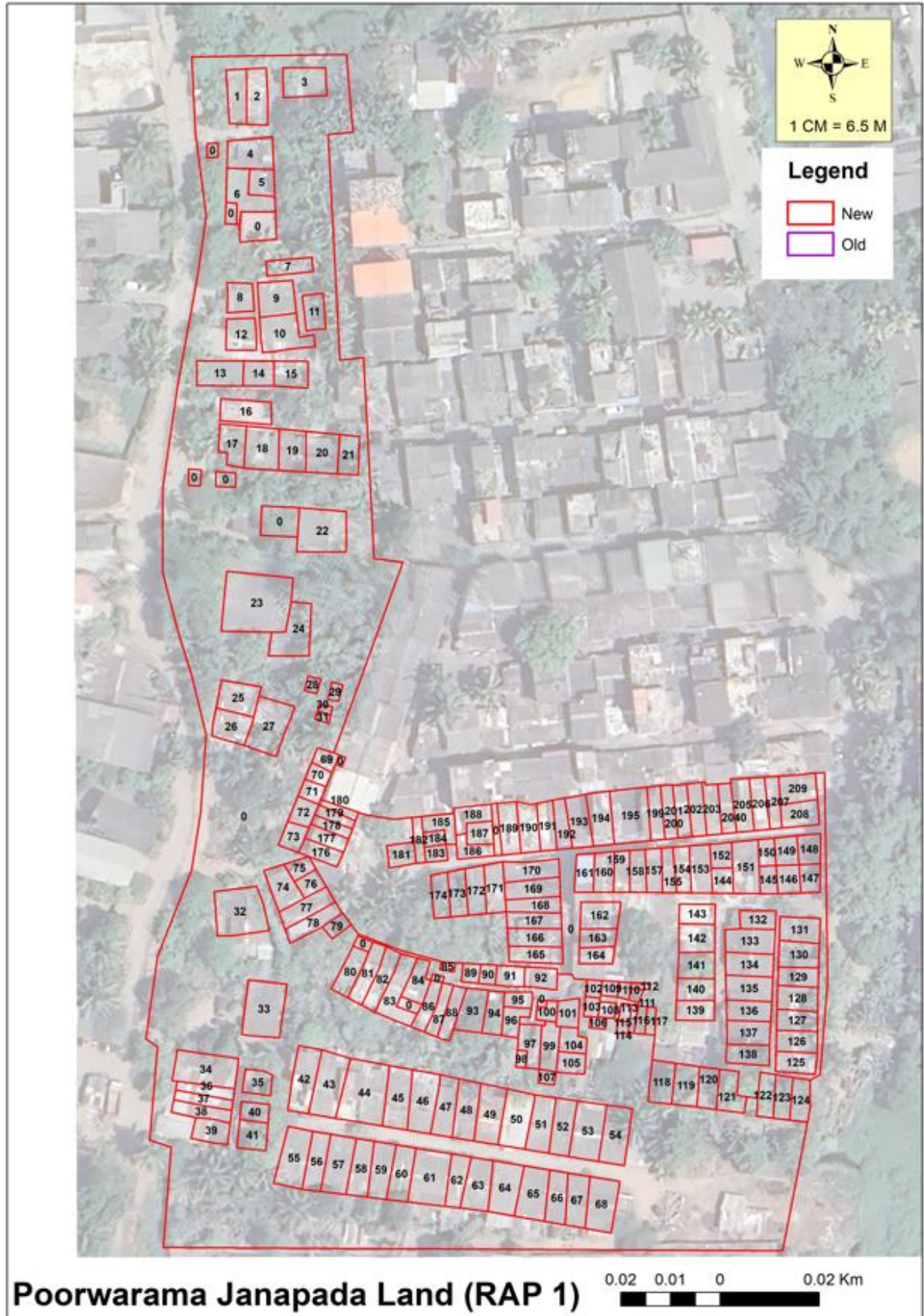
Component 1: Housing Construction. Supports the construction of about 4,074 affordable housing units for underserved communities in multi-story apartment buildings;

Component 2: Land Redevelopment. Maximizes the revenue from the land that will become available after the households from the underserved communities move into the new apartment units constructed under the URP; and

Component 3: Technical Support and Project Management. Supports project management and other measures to improve implementation of the URP.

7. To operationalize the resettlement process, Infotech Ideas has been engaged to develop Resettlement Action Plans (RAPs) for 15 designated sites, all located on land owned by the Urban Development Authority (UDA).
8. Among these, the Poorwarama settlement, located in the Kirulapana Grama Niladhari Division under the Thimbirigasyaya Divisional Secretariat, has been prioritized due to its lower resettlement impacts, strong community support, and close proximity to the proposed relocation site at Colombage Mawatha. The settlement comprises 211 households, most of whom live in permanent structures within a flood-prone area lacking basic infrastructure. The relocation site, situated adjacent to Poorwarama settlement, avoids disruption to existing social and economic networks, including access to schools, workplaces, and community services, thereby supporting a smoother transition and integration for affected families.

Map 1-1: Poorwaramaya Settelement of Colombage Mawatha



9. The new high-rise complex will offer:
 - Modern, disaster-resilient apartment units
 - Secure tenure and improved living conditions

1.4. Enhanced access to roads, sanitation, and utilities

- Well-planned urban spaces that enhance the livability of high-rise apartment complexes
10. This Resettlement Action Plan (RAP) for Poorwarama has been prepared through public consultations, a census of all project affected persons, and baseline socio-economic surveys conducted by the project team, ensuring alignment with safeguard policies of the government of Sri Lanka and the AIIB.

1.5. Background on Previously Resettled Households

11. Of the 211 households currently residing at the Poorwarama site, 113 were previously resettled following displacement caused by three separate development projects implemented at different times. These households are now clustered into three identifiable resettlement communities: Gewal Dahaya, 6th Sub Lane (Budu Pilima Veediya) of the 7th Lane, and 29 Watta along D.M. Colomboge Mawatha.
12. The Gewal Dahaya settlement originated in 1997 to accommodate families displaced by canal development projects in Rajagiriya, Kirulapona, and Nawala, and was implemented by the Sri Lanka Land Reclamation and Development Corporation. Initially planned for ten families, the settlement has expanded to 18 housing units due to subdivision for their sub-families.
13. Households in the 7th Sub Lane (Budu Pilima Veediya) were resettled during 1997–1998 after displacement caused by land acquisition for the Baseline Road (Stage II) project, implemented by the Road Development Authority. Subsequent subdivision has increased this cluster to 65 housing units. The 29 Watta community was resettled during 2007–2010 under the Ministry of Urban Development's Nagarika Dilidu Niwasa Arunodaya Kusum Niwasa Wedasatahana program following displacement due to the D.M. Colomboge Mawatha road development. Initially comprising 28 households, the settlement now includes 29 units. Although land parcels of approximately 1.65–2.0 perches were allocated on reclaimed marshland and housing was constructed under standardized plans, no formal ownership deeds were issued; households were instead provided with land allocation letters by the Ministry of Lands.

1.6. Objectives of the Resettlement Action Plan

14. The objective of the RAP is to ensure that Project-Affected Households (PAHs) are not left worse off as a result of resettlement and, wherever feasible, benefit from measurable improvements in living standards, tenure security, access to services, and income. In line with Sri Lanka's NIRP and AIIB's ESS2, the process must safeguard vulnerable groups through targeted support and uphold principles of equity, transparency, and timeliness. Resettlement should be implemented in a manner that respects community preferences and cultural contexts, enabling informed decision-making and sustainable integration.
15. For Poorwaramaya 211 households, the RAP guarantees secure housing through the allocation of 450 sq. ft. apartments with freehold title, assistance with essential utility connections, and targeted compensation for verified losses, with priority support for vulnerable groups such as female-headed households, the elderly, and persons with

disabilities. The scope spans end-to-end implementation: eligibility determination; an entitlement matrix for housing, transition support, and livelihood restoration; institutional roles and financing; a time-bound schedule; risk management and capacity-building; and community engagement with access to a multi-tier grievance mechanism. Monitoring includes reviews against baseline indicators for income, employment, housing quality, and access to services, enabling adaptive management to sustain post-relocation outcomes.

1.7. Methodology of RAP Preparation

16. This RAP employed a mixed-methods approach that aligns with SCURP's Resettlement Policy Framework (RPF) and the Asian Infrastructure Investment Bank's (AIIB) Environmental and Social Standards, specifically ESS2. This methodology was used to accurately identify impacts, establish eligibility, and design appropriate mitigation and livelihood-restoration measures for 211 households. The approach incorporated spatial mapping, a thorough census, socio-economic surveys, and targeted qualitative consultations, thereby ensuring comprehensiveness, traceability, and community ownership of the outcomes.
17. Joint transect walks conducted by the Urban Development Authority (UDA) and the Project Management Unit (PMU), along with GIS-supported mapping, were utilized to sketch project boundaries, identify household structures, catalog common property resources, and document informal economic activities and essential infrastructure. Each household was assigned a unique identification number to facilitate the linkage of survey data, eligibility records, and titling information across all 15 sites, including Poorwaramaya.
18. A comprehensive household census and structured socio-economic survey were implemented to collect extensive data regarding demographics, tenure status, an inventory of losses (IOL), livelihoods, access to services, and levels of vulnerability within the population. The survey tools were pre-tested and administered by trained enumerators, with validation conducted by the site coordinator to ensure both accuracy and legal traceability of the findings. To uphold the integrity of the eligibility criteria for subsequent programs, a cut-off date of 30 May 2025 was publicly announced. The date after which eligibility for compensation or resettlement assistance (as the case may be) will not be considered. The final census date is regarded as the eligibility cut-off date.
19. The process of gathering information involved conducting focus group discussions with various stakeholders, including women, youth, the elderly, home-based workers, and informal trade. These discussions provided information related to community livelihood sources and associated challenges, resettlement preferences, access to basic services, and community concerns about project impacts. Additionally, key informant interviews with community and religious leaders, government officials, and representatives from local businesses offered perspectives on institutional capacity, cultural sensitivities, and expectations regarding compensation and livelihood restoration.
20. Multi-stakeholder meetings brought together a broad spectrum of participants, including the Divisional Secretariat, the Urban Development Authority (UDA), Grama Niladhari office, Samurdhi office, officials from other relevant government agencies, non-governmental organizations (NGOs), and political authorities to contribute to the relocation design, support for vulnerable groups, and the development of livelihood restoration options.
21. Prior to conducting surveys, awareness sessions were organized to ensure informed participation among community members. This comprehensive approach ensured the inclusion of diverse perspectives throughout both the planning and implementation phases.

22. The socioeconomic survey and household census data were systematically processed using a customized Microsoft Access database. After fieldwork, questionnaires were reviewed for completeness and entered by an operator under analyst supervision, with validation rules and cross-checks applied to ensure accuracy. A random sample underwent double-entry verification. The cleaned and categorized database facilitated analysis using Access, Excel, and SPSS, yielding insights into the baseline conditions of Project-Affected Households (PAHs) that informed resettlement strategies and mitigation measures, while ensuring traceability and transparency throughout the RAP process.

1.8. Approach to Income Restoration

23. The RAP prioritizes the identification and support of vulnerable households, using criteria such as women-headed households, elderly and disabled members, low-income status, and dependence on informal livelihoods. These households were targeted for tailored interventions, including transitional assistance, customized housing features, and livelihood restoration support. An entitlement framework aligned with the SCURP RPF and AIB's ESS2 defines compensation for housing and income loss, relocation support, and special provisions for vulnerable groups. This framework was validated through stakeholder consultations to ensure transparency, fairness, and community ownership.
24. Livelihood restoration planning was informed by household skill inventories and market assessments, leading to interventions such as vocational training, micro-enterprise support, job matching, and continuity of home-based income activities. SCURP's social team has sustained community mobilization efforts, formed small groups and community-based organizations (CBOs), and facilitated preparations for operations and maintenance (O&M) and sinking fund contributions to promote long-term scheme sustainability. Baseline indicators, including income, employment, housing quality, service access, and vulnerability metrics, were established to monitor progress and assess the RAP's impact. Designed as a living document, the RAP incorporates feedback mechanisms and participatory monitoring tools to ensure adaptability, responsiveness to grievances, and sustained community engagement throughout implementation.

Chapter 2 Socio-Economic Profile of the Poorwaramaya Community

25. This chapter provides a comprehensive socio-economic profile of the Poorwaramaya community, based on primary data collected from 211 households, representing a total population of 861. The insights presented in this chapter are critical for shaping culturally appropriate, economically viable, and responsive resettlement strategies for affected households. They provide the foundation for designing and implementing measures that will support a smooth transition to safe multi-story housing, while ensuring the restoration and enhancement of livelihoods, social well-being, and long-term community resilience.

2.1. Socio-Demography Profile

26. The distribution of household heads indicates predominant male leadership: 81% of households are male-headed, and 19% are female-headed. As female-headed households comprise nearly one-fifth of the affected population, the project will implement targeted gender-responsive measures to ensure that these households receive priority access to livelihood restoration programs, priority housing allocation, and secure legal tenure. This approach aims to mitigate the risk of impoverishment and promote gender-equitable urban regeneration.

Table 2-1: Gender-Disaggregated Household Heads

Gender disaggregated ownership	No. Households	Percentage
Male Headed	171	81.04
Female Headed	40	18.96
Total	211	100.0

Source: Socio-economic Survey May 2025

27. The ethnic profile shows diversity, with Sinhalese households forming the majority (54.6%), followed by Tamils (41.6%). Muslims constitute 3.5%, while Burghers (0.2%) and others (0.1%) form small minorities. The absence of Malay households is noted. The data highlights the multi-ethnic nature of the community.

Table 2-2: Ethnic and Religious Composition

Ethnicity	No. of persons	Percentage
Sinhalese	470	54.6
Tamil	358	41.6
Muslim	30	3.5
Malay	0	0.0
Burgher	2	0.2
Other	1	0.1
Total	861	100

Source: Socio-economic Survey, May 2025

28. The demographic profile of the affected population reflects a female population (51.3%) that exceeds their counterpart male population (48.7%). Children and adolescents aged 18 years and below constitute the largest single age group, representing 12.0% of males and 12.9% of females, underscoring the importance of incorporating education and child-focused support measures into resettlement planning. The economically active population aged 18–59 years constitutes a substantial share, particularly in the 25–34 age bracket (8.25% of males and 9.18% of females) and the 45–59 age bracket (10.10% of males and 9.76% of females), highlighting strong household and livelihood responsibilities that must be addressed through income restoration and employment

support programs. Senior citizens aged 60 and above account for 10.6% of the population, and a small but vulnerable group aged 80 and above requires special attention in health care and social protection. This demographic structure indicates the need for a gender-sensitive, age-responsive resettlement strategy that tailors livelihood restoration, social safeguards, and community support mechanisms to the diverse needs of children, working-age adults, and the elderly.

Table 2-3: Age and Gender Distribution of the Affected Population

Age	Male	Percentage	Female	Percentage
Below 18	103	11.96	111	12.89
18-24	50	5.81	51	5.92
25-34	71	8.25	79	9.18
35- 44	64	7.43	64	7.43
45 -59	87	10.10	84	9.76
60 - 79 or more	43	4.99	47	5.46
80 and above	1	0.12	6	0.70
Total	419	48.66	442	51.34

Source: Socio-economic Survey, May 2025

29. Educational attainment of the project-affected population, covering a total of 861 individuals, comprising 418 males (48.5%) and 443 females (51.5%), indicates that the community has generally achieved a moderate to relatively high level of formal education. The largest proportion of both males and females have passed GCE Ordinary Level (O/L), accounting for 316 persons (36.7%), followed by those educated up to Grades 6–11 with 198 persons (23.0%), and those who have passed GCE Advanced Level (A/L), totaling 119 persons (13.8%). Higher education is also evident, with 64 individuals (7.4%) holding diploma-level qualifications, 44 graduates (5.1%), and 22 postgraduates (2.6%), reflecting the presence of skilled human capital within the community. At the lower end of the education spectrum, 30 children (3.5%) are below five years of age, while only a small proportion have not attended school (11 persons, 1.3%) or lack basic literacy (8 persons, 0.9%), and 5 children (0.6%) attend special needs schools. Overall, the education profile suggests a community with substantial educational assets, which can positively support employability, income restoration, and long-term socio-economic adaptation following resettlement.
30. A gender-disaggregated analysis of Table 2-4 reveals some notable differences in educational attainment between males and females. While both sexes show similar proportions in Grades 6–11 (23.0% each) and among children below five years, males record a higher percentage of GCE O/L (39.0% vs. 34.5%) and GCE A/L completers (15.1% vs. 12.6%), indicating slightly stronger male representation at the secondary education completion level. In contrast, females demonstrate higher participation in tertiary education, with greater proportions holding Diploma qualifications (8.4% vs. 6.5%), Graduate degrees (5.9% vs. 4.3%), and notably Postgraduate degrees (4.1% vs. 1.0%). However, females also show a marginally higher percentage of those who have not attended school (1.8% vs. 0.7%). These patterns suggest that while males are more concentrated at the O/L and A/L levels, females are comparatively better represented in higher education, reflecting a positive trend in advanced educational attainment among women within the project-affected community.
- 31.

Table 2-4 Educational Attainment of the Population

Education Level	Male	Percentage	Female	Percentage	Total
Children below 5 yrs.	15	3.6	15	3.4	30
Not attended school	3	0.7	8	1.8	11
Not attended able to write & read	4	1.0	4	0.9	8

Grade 1 – 5	9	2.2	13	2.9	22
Grade 6 – 11	96	23.0	102	23.0	198
Passed GCE O/L	163	39.0	153	34.5	316
Passed GCE A/L	63	15.1	56	12.6	119
Diploma	27	6.5	37	8.4	64
Graduate	18	4.3	26	5.9	44
Post graduate	4	1.0	18	4.1	22
Certificate/Vocational Training	4	1.0	5	1.1	9
School for Special need children	4	1.0	1	0.2	5
Not responded	8	1.9	5	1.1	13
Total	418	100	443	100	861

Source: Socio-economic Survey, May 2025

2.2. Income and Expenditure

1.8.1 Primary Source of Income

32. The livelihood profile of the 545 economically active persons reflects a predominantly labour- and skill-based economic structure with clear gender dimensions. Nearly half of the economically active population (45.3%) is engaged in self-employed skilled occupations such as plumbing, masonry, carpentry, electrical work, electronic repair, and other technical services. This category is strongly male-dominated, with 53.6% of economically active males engaged in skilled trades compared to 36.7% of females, indicating that technical and construction-related work remains largely male-oriented. Private sector employment accounts for 17.2% of total livelihoods and shows relatively balanced participation, with 16.5% of males and 18.0% of females engaged in this sector. In contrast, government employment accounts for only 4.2% overall and is more male-dominated (6.1% of males vs. 2.2% of females). Transport-related livelihoods (5.9%) are overwhelmingly male-dominated, with 10.1% of males engaged in driving or three-wheel services compared to only 1.5% of females. Similarly, unskilled/manual labour (1.7%) shows slightly higher male participation. Female livelihood patterns show distinct characteristics. Local housekeeping services (5.1% overall) are predominantly female-based (7.5% of females vs. 2.9% of males). Most notably, pension income (12.8% overall) is heavily concentrated among female household heads (25.8% of females compared to 0.4% of males), indicating a significant number of economically active female household heads who depend on fixed retirement income. Small-scale trading and business activities (2.4%) and other self-employment categories (3.5%) show relatively balanced gender participation, though slightly male-leaning. Overall, the gender-disaggregated analysis highlights that men are primarily concentrated in skilled trades and transport services. To address these disparities and promote equitable economic recovery after resettlement, the RAP will implement gender-responsive livelihood restoration measures. The strategy focuses on diversifying women's skills beyond traditional sectors, strengthening female entrepreneurship, formalizing male-dominated skilled trades, and stabilizing income sources for vulnerable female-headed households. Particular attention will be given to post-relocation economic adaptation in high-rise settings, ensuring that both men and women have access to training, financial services, certification, and market linkages. Progress will be monitored to ensure equitable outcomes and sustained income restoration.

Table 2-1 Primary Source of Livelihood by Gender

Livelihood Category	Male (No.)	Male %	Female (No.)	Female %	Total	Total %
Government Employees	17	6.1	6	2.2	23	4.2

Private Sector Employees	46	16.5	48	18.0	94	17.2
Self-Employed Skilled Workers	149	53.6	98	36.7	247	45.3
Unskilled / Labour	5	1.8	4	1.5	9	1.7
Transport Services	28	10.1	4	1.5	32	5.9
Trading & Small Business	8	2.9	5	1.9	13	2.4
Self-Employed – Other	10	3.6	9	3.4	19	3.5
Foreign Employment	4	1.4	2	0.7	6	1.1
Local Housekeeping Services	8	2.9	20	7.5	28	5.1
Pension Income	1	0.4	69	25.8	70	12.8
Rental Income	2	0.7	2	0.7	4	0.7
Total	278	100.0	267	100.0	545	100.0

Source: Socio-economic Survey, May 2025

1.8.2 Household Incomes

33. The analysis of monthly income levels among the surveyed households shows a clear concentration in the middle-income ranges, with the majority earning between LKR 50,000–99,999 (41.2%) and LKR 100,000–199,999 (32.7%). A smaller but notable proportion (15.2%) falls within the LKR 20,000–49,999 bracket, indicating the presence of lower-income families who may be more vulnerable to economic shocks. Higher-income households are relatively few: 4.3% report monthly earnings of LKR 200,000–299,999, 2.8% of LKR 300,000–499,999, and only 0.9% of LKR 1,000,000 or more. At the lowest end, just 0.5% of families earn between LKR 10,000 and Rs. 19,999, and none reported incomes below LKR 10,000, suggesting minimal extreme poverty within the group. A small proportion (2.4%) did not disclose their income. Overall, the income distribution reflects a community that is largely clustered within stable middle-income levels, with limited representation at both the very low and very high ends of the spectrum. This pattern highlights relative economic resilience but also underscores the need for careful support for households at the lower-income margins to ensure equity in resettlement outcomes.

Table 2-6: Monthly household income level

Household monthly Income (in LKR)	No of households	Percentage
Less than 10,000	0	0
10,000 - 19,999	1	0.5
20,000 - 49,999	32	15.2
50,000 - 99,999	87	41.2
100,000 - 199,999	69	32.7
200,000 - 299,999	9	4.3
300,000 - 499,999	6	2.8
500,000 - 999,999	0	0
10,00,000 or more	2	0.9
No response	5	2.4
Total	211	100

Source: Socio-economic Survey, May 2025

1.8.3 Household Expenditure

As shown in Table 2-27, average monthly expenditure is LKR 82,773. Food dominates (LKR 36,900), absorbing nearly half of spending. Debt repayments (LKR 4,845), fuel (LKR 6,592), transport (LKR 4,360), and health needs (LKR 3,247) are significant components. Education-related expenses, including tuition and school services, also form a notable share. Spending on religious, social, and cultural activities highlights community engagement.

Table 2-27 Household Expenditure

Expenditure Category	Average monthly expenditure (LKR)
Food	36900.00
House rent	359.00
Electricity for lighting	2872.00
Pipe borne water	2761.00
Energy for cooking Firewood/Gas/Kerosene	2300.00
Family travel cost-fuel/bus fare	4360.00
Fuel	6592.00
Tuition /sports fees for children	3118.00
School transport service	1383.00
Communication-phone card	2123.00
Monthly CBO membership fee	202.00
Smoking/alcohol/betel etc.	1856.00
CBO Member fees	978.00
Debt payment/interest	4845.00
Family clothing	2329.00
School books/uniforms	1436.00
Health and medical needs	3247.00
Religious and social functions	3074.00
Maintenance of vehicles	937.00
Premium-insurance policy	471.00
Average Total (LKR)	82,773.00

Source: Please add Source: Socio-economic Survey, May

2025

2.3. Sources of Water Supply

34. Most households (87.2%) are connected to the National Water Supply and Drainage Board (NWSDB). A smaller proportion relies on relatives (10.43%) or neighbours (0.9%). Other sources are negligible, showing broad reliance on formal water supply services.

Table 2-8: Water source

Water Supply	No. Households	Percentage
NWSDB water supply	184	87.20
From relative's house	22	10.43
From a neighbor's house	1	0.47
Other	4	1.90
Total	211	100

Source: Socio-economic Survey, May 2025

2.4. Distance to Water Source

35. Almost all households (97%) are within 20 meters of a water source. Only a few households reported longer distances, suggesting high accessibility to water.

Table 2-9: Distance to Water Source

Distance	No. of Households	Percentage
<20mtrs	205	97
20 -100mtrs	5	2
>100mtrs	1	0
Total	211	100

Source: Socio-economic Survey, May 2025

2.5. Sanitation Facilities in the resettlement site

36. Private toilets are available to 72% of households, while 14% share facilities with neighbors or relatives. Public toilets are used by 10%, with only 2% reporting other or no response. Overall, sanitation coverage is relatively strong.

Table 2-10: Sanitation Facilities

Sanitation facilities	No. Households	Percentage
Private toilet	151	72
Share a toilet with the neighbor/ relative	30	14
Public toilet	27	13
Other	3	1
Total	211	100

Source: Socio-economic Survey, May 2025

2.6. Source of Energy

37. Energy for cooking is predominantly LP Gas (85%). Kerosene and firewood are each used by 5% of households, while coconut shells are rarely reported. No households reported electricity as the main source for cooking. For lighting, the majority of households (98%) rely on grid electricity, while a small fraction (2%) use kerosene. No households reported using other sources for lighting.

Table 2-11: Energy Source Used by Households for cooking

Energy source	Cooking		Lightening	
	No. Households	Percentage	No. Households	Percentage
LP Gas	179	85	0	0
Kerosene	11	5	5	2
Wood	20	9	0	0
Electricity	0	0	206	98
Coconut Shell	1	0	0	0
Total	211	100	211	100

Source: Socio-economic Survey, May 2025

2.7. Solid Waste Disposal

38. The majority of households (83.9%) depend on the Colombo Municipal Council for waste collection. Smaller proportions burn waste (10%) or use communal bins (2.8%). Intra-settlement disposal is rare (0.9%), while 2.4% did not respond.

Table 2-12: Solid waste disposal by households

Mode of disposal	No. Households	Percentage
Common waste bin	6	2.8
Burning	21	10.0
Colombo Municipal Council collects	177	83.9
Within the Settlement	2	0.9
No response	5	2.4
Total	211	100.0

Source: Socio-economic Survey, May 2025

2.8. Wastewater Disposal

39. Wastewater disposal practices among affected households are largely informal. A small proportion of households (6.5 %) discharge wastewater into pits, which are shallow, on-site soak pits that allow wastewater to percolate into the ground. In contrast, a majority of households (51.3 %) discharge wastewater into open ditches, which are surface channels that convey wastewater away from the dwelling without treatment, posing higher risks of environmental pollution, stagnant water accumulation, and public health concerns. In addition, 13.8% of households dispose of wastewater directly into nearby streams, further increasing environmental risks, while only 19.4% of households are currently connected to municipal sewerage systems. At the relocation site, however, all condominium housing units are linked to the municipal sewerage network, ensuring safe conveyance and treatment of wastewater. This represents a significant improvement over pre-project conditions and effectively mitigates environmental and public health risks.

Table 2-13: Wastewater Disposal

Mode of disposal	No. Households	Percentage
Pit within the land	15	6.5
Dispose to a land out of the house	12	5.2
Connect to a ditch	119	51.3
Connect to the Municipal Council wastewater line	45	19.4
To a nearby stream	32	13.8
Other	3	1.3
No response	6	2.6
Total	232	100.0

Note; Multiple Answers

Source: Socio-economic Survey, May 2025

2.9. Household Vulnerability

40. Of the 211 households in the settlement, 46 households (21.8%) have been identified as vulnerable based on agreed project criteria. These include female-headed households without external support, households headed by elderly persons, persons with disabilities, and households living below the poverty threshold. Among these, 40 households (86.96%) are female-headed, 3 households (6.52%) are headed by persons with disabilities, and 3 households (6.52%) are headed by elderly persons above 80 years of age. In addition, 10 households living

below the poverty threshold exhibit multiple vulnerabilities (e.g., female-headed, elderly, or disability status) and are included within the total of 46 vulnerable households.

41. In accordance with the Entitlement Matrix of the Resettlement Action Plan, all 46 vulnerable households are entitled to a special vulnerability assistance grant of LKR 50,000 per household, in addition to other applicable compensation and resettlement benefits, to support their transition and economic reintegration. These households require accessible and barrier-free living arrangements to ensure safety, mobility, and independence. The relocation to the Colombage Mawatha Condominium adequately addresses this need, as the complex is equipped with accessibility features such as ramps, elevators, non-slip surfaces, and provision for adapted facilities. Recognizing their potential difficulties in adapting to vertical apartment living and increased risk of social isolation, the RAP ensures that these families are allocated apartments on lower floors.

Table 2-14: Household Vulnerability

Household Vulnerability	Male	Female	Total	Percentage
Women headed household		40	40	86.96
Disabled Household Heads	2	1	3	6.52
Elderly Household Heads (80+)	0	3	3	6.52
Total	2	44	46	100.00

Source: Socio-economic Survey, May 2025

2.10. Household Borrowing Patterns and Loan Utilization

42. The loan profile of the surveyed households indicates diverse borrowing patterns across both formal and informal institutions, reflecting the community's reliance on credit for essential and livelihood-related needs. Of 78 recorded loan cases, the largest share was obtained from cooperative societies (16 families), followed by credit cooperative societies (14 families) and community-based organizations (12 families). Private banks (7 families), state banks (6 families), and borrowing from relatives or friends (6 families) also represent notable sources of credit, while smaller numbers accessed loans from moneylenders (5 families), microfinance institutions (4 families), and government agencies (3 families). The purposes of borrowing are varied, with the highest number of loans taken for house repairs (18 families), followed by settling existing loans (8 families), ceremonial expenses (6 families), and consumption needs (12 families). Other purposes include the construction of houses (3 families), education (5 families), health expenses (5 families), vehicle purchases (10 families), and small-business investment (6 families). Overall, the data highlights that households frequently resort to borrowing for both immediate consumption and longer-term investments, with a significant reliance on cooperative and community-based institutions. This pattern underscores the importance of integrating financial literacy, debt management support, and access to affordable credit facilities into resettlement planning to reduce vulnerability and ensure sustainable recovery.

Table 2-15: Borrowing Patterns and Loan Utilization

Institution	Purpose of taking loan and number of households												
	1. Small business investment	2. Buy a land	3. Buy a house	4. House repairs	5. Constructions of a house	6. Pay education	7. Pay health expenses	8. Ceremonial expenses	9. Settle a loan	10. buy a vehicle	11. Pay water or electricity bill	12. consumption	Total
1. Money lender			1							1	1	2	5
2. Relatives/friends	1						1	2				2	6
3. Small group	1		1			1							3
4. Credit cooperative societies				3	1	1	1	3		2		3	14

5. Samurdhi bank	2												2
6. State bank			1	2		1	1			1			6
7. Private banks				1					1	4		1	7
8. Micro-finance Institutes				1	1				1			1	4
9. Govt. agencies				2					1				3
10. Cooperative societies	2			5		2	1		3	1	1	1	16
11. CBO				4	1		1	1	2	1		2	12
Total	6	0	3	8	3	5	5	6	8	0	2	2	78

Source: Socio-economic Survey, May 2025

2.11. Barriers to Accessing Credit Facilities

43. The analysis of credit-related issues among the surveyed households highlights several barriers that restrict access to formal financial services. Among 213 responses, the most significant constraint is the lack of collateral, reported by 29.1% of individuals, followed by the absence of guarantees (19.7%) and the lack of savings with banks to request credit (16.4%). Limited institutional linkages also pose a challenge: 12.7% report no connection to credit institutions, and 8.9% lack knowledge of the business plans required for loan applications. Smaller but notable proportions face issues such as lack of a permanent address (5.6%), no membership in community-level credit programs (4.2%), and absence of local microfinance systems (3.3%). These findings suggest that while some households are constrained by structural barriers such as collateral and guarantees, others are hindered by institutional gaps and limited financial literacy.

Table 2-16: Credit Access Constraints

Issues	Number of persons	Percentage out of Total Response
No savings with the bank to request credit	35	16.43
No collateral to access credit facilities	62	29.11
No link with the credit institutions	27	12.68
No permanent address /Location	12	5.63
No membership taken at community-level credit programs	9	4.23
No community-level micro-financing system operates here	7	3.29
No knowledge in preparation of a business plan to get credit	19	8.92
No guarantees for credit	42	19.72
Total	213	100.00

Source: Socio-economic Survey, May 2025

2.12. Land Ownership Status of Affected Households

44. The land ownership profile of the surveyed households shows that the vast majority reside on state-owned land: 53.1% have been resettled previously due to other development projects, and 46.4% occupy state-owned land without formal documentation. Only a very small proportion (0.5%) reported owning land privately. This distribution highlights the predominance of state land tenure among affected families, with limited private ownership. It underscores the importance of addressing documentation gaps and tenure security in the resettlement process. The following table 2-17 reveals the types of land ownership in the project area. Among the surveyed households, 112 (53.1%) were resettled under previous development projects that currently occupy state-owned lands allocated through government resettlement schemes. These households have been provided with allocation letters or permits granting them occupancy rights, but formal deeds or freehold ownership have not been issued. As such, their tenure remains limited to occupancy rights under government resettlement programs, without full legal ownership. Their tenure is therefore limited to

occupancy rights. By issuing title deeds for housing units, the SCURP project converts limited-occupancy rights into secure tenure, effectively closing documentation gaps.

Table 2-17: Type of Land Tenure

Type of land ownership	No. Households	Percentage
Privately owned lands	1	0.5
State-owned lands (without any documents)	98	46.4
State-owned lands (Resettled under other development projects)	112	53.1
Total	211	100.0

Source: Socio-economic Survey, May 2025

2.13. Land Size Distribution of Affected Households

45. The majority of surveyed households occupy relatively small plots of land: 39.3% own between 1 and 2 perches, and 34.6% own less than one perch. A further 16.1% reside on plots ranging from 2–3 perches, while only small proportions occupy larger holdings: 3.3% between 3–4 perches, 0.9% each for 4–5 and 5–6 perches, 0.5% for 6–7 perches, and 4.3% with more than seven perches. Overall, the data indicate that landholdings are predominantly small, underscoring the limited space available to most households and the importance of ensuring adequate plot sizes in resettlement planning.

Table 2-18: Land Size Distribution

Land size	No. Households	Percentage
Less than 1p	73	34.6
Perch 1-2	83	39.3
perch 2-3	34	16.1
perch 3-4	7	3.3
perch 4-5	2	0.9
perch 5-6	2	0.9
perch 6-7	1	0.5
More than 7 Perch	9	4.3
Total	211	100

Source: Socio-economic Survey, May 2025

2.14. Housing Status

46. Most households live in permanent houses (89.1%), while 9% are semi-permanent and only 1.9% temporary. Housing stability is thus relatively high.

Table 2-19: Housing Status

Status	No. Houses	Percentage
Permanent	188	89.1
Semi-permanent	19	9
Temporary	4	1.9
Total	211	100

Source: Socio-economic Survey, May 2025

2.15. Floor Area of Houses

47. The majority of surveyed houses fall into the medium-size category, with 42.2% having a floor area of 250–499 square feet and 28.9% having a floor area of 100–249 square feet. Smaller houses are less common, with only 5.2% measuring less than 100 square feet. Larger houses are present in smaller proportions: 17.5% range from 500–699

square feet, 4.3% from 700–999 square feet, and less than 1% each in the categories above 1,000 square feet. Overall, the data indicate that most households occupy modestly sized dwellings, underscoring the need for resettlement planning to ensure adequate housing standards and sufficient living space for affected families.

Table 2-20: Floor Area of Houses

Floor area (square feet)	Number of Houses	Percentage
Less 100	11	5.2
100- 249	61	28.9
250- 499	89	42.2
500- 699	37	17.5
700-999	9	4.3
1000-1499	2	0.9
1500- 1999	1	0.5
2000-2999	1	0.5
Total	211	100

Source: Socio-economic Survey, May 2025

2.16. House Ownership Status of Affected Households

48. The majority of surveyed houses are owned by the head of household, accounting for 93.8% of the total. Parents own a smaller proportion (3.8%), while only 2.4% are registered under the wife. Housing assets are predominantly held by household heads, both male and female. Households headed by women are entitled to housing assets under the project. This highlights the importance of considering gender and generational aspects of property rights in resettlement planning to ensure recognition and support for all affected persons.

Table 2-21: Ownership Status

Ownership	No. Households	Percentage
Owned by the head of household	198	93.84
Owned by wife	5	2.37
Owned by parents	8	3.79
Total	211	100

Source: Socio-economic Survey, May 2025

2.17. Type of Houses

Housing characteristics show a predominance of single-story detached houses, accounting for 47.4% of households, followed by houses in rows (31.8%), which reflects relatively dense settlement patterns. Two- and three-story houses make up 9.5% and 1.4%, respectively, indicating some vertical expansion due to space limitations. A small number of households live in one-room houses (5.2%), annexes (4.3%), or substandard units such as huts/shacks (0.5%), reflecting vulnerable housing conditions. The overall profile suggests that while a majority have reasonably permanent structures, a minority face overcrowding or inadequate housing, making them more sensitive to relocation impacts.

Table 2-22: Type of Houses

Type of Houses	No. Houses	Percentage
Single house (Single-story)	100	47.4
Single house (Two-story)	20	9.5
Single house (Three-story)	3	1.4
House in a row of houses	67	31.8
Attached house (Annex)	9	4.3
Twin house	0	0.0

Hut/shack	1	0.5
One room (house)	11	5.2
Total	211	100.0

Source: Socio-economic Survey, May 2025

2.18. Other Structures

49. The presence of additional household structures highlights both functional needs and investment in property beyond primary housing. Gates (7.1%), outside toilets (5.2%), garages (4.7%), and staircases (4.7%) are among the more common features, indicating semi-permanent improvements. Household based small shrine rooms, though few (0.9%), reflect cultural significance within some properties. Smaller structures like dog cages and poultry cages, though limited in number, suggest household-level livelihood or subsistence practices. The variety and size of structures indicate that relocation will not only affect residential buildings but also auxiliary facilities, many of which hold practical and cultural value to households.

Table 2-23: Type of Structures

Structure types	No. Structures	Size-Sq. ft	Avg. Sq. ft
Garages	10	1683.28	168.3
Boundary walls	7	451	64.4
Fences	6	289	48.2
Gates	15	537.7	35.8
outside toilets	11	654.3	59.5
outside stores	7	988.25	141.2
staircases	10	434.4	43.4
Religious places	2	8	4.0
dog cages	7	119	17.0
Poultry cages	4	105	26.3
Total No of HHs	79		

Source: Socio-economic Survey, May 2025

2.19. Extent of Household Space Allocated for Home-Based Livelihood Activities

50. The table presents the extent of household space allocated for home-based livelihood activities among the surveyed population and the level to which this space is affected by relocation. Out of the total households surveyed, 49 households—representing 23.22% of the total population—are engaged in home-based livelihood activities that have been affected due to relocation. Among these affected households, the largest proportion, 25 households (11.85%), allocate 20% to 39% of their household space for livelihood purposes, indicating a moderate dependence on home-based activities. This is followed by 19 households (9.00%) that allocate less than 5% of their household space, suggesting relatively limited use of residential space for income generation. In contrast, 5 households (2.37%) allocate 50% or more of their household space for home-based livelihoods, reflecting a high level of reliance on residential premises for economic activities. Overall, the distribution highlights varying degrees of dependence on household space for livelihoods, with nearly a quarter of the surveyed population experiencing impacts on their home-based economic activities as a result of relocation.

Table 2-24: Household Space Allocated for Livelihood Activities

Allocated percentage	No. of houses	Percentage
less 5 %	19	9.00
20% to 39%	25	11.85
50% or more	5	2.37
Total	49	23.22

Source: Socio-economic Survey, May 2025

2.20. Housing Features

51. Most houses contain basic facilities. Nearly all have one living room, while bedrooms vary, with many having one or two. Bathrooms, toilets, and kitchens are widely present, though generally limited to one per household. Special features such as verandahs (36 households), shrine rooms (5 households), store rooms (7 households), and garages (4 households) are uncommon. Study rooms and rooftop spaces are very rare. Overall, houses provide essential spaces but few additional amenities.

Table 2-25: Housing Features

Housing Feature	Number of Houses out of Total 211				
	1 no.	2 nos.	3 nos.	4 nos.	5 nos.
No. of Living rooms	182	6			
Bed Rooms	105	54	10	2	1
Bath Rooms	144	3			
Toilets	134	3			
Kitchens	165	8			
Shrine Rooms	5				
Verandah	36				
Store Rooms	7	1			
Study Rooms	1				
Garage	4				
Roof Top					
Other	13	2			

Source: Socio-economic Survey, May 2025

2.21. Households' dependent on government assistance

52. The data indicates that a significant majority of households (80.6%) do not receive any form of state welfare or targeted assistance, suggesting a relatively low dependency on social protection schemes within the community. However, approximately 16.1% of households are beneficiaries of the Samurdhi/Aswesuma program, indicating the presence of low-income households, some of whom also fall within the project-defined vulnerable categories. A small proportion benefits from public assistance (Mahajana Adhara) (2.8%) and maternal support (0.5%). **Assistance for vulnerable people**

Table 2-26: Government Assistance for Vulnerable Families

Type of Assistance	No. of families	Percentage out of Total HH
Samurdhi / Aswesuma	34	16.11
Public Assistance (Mahajana adhara)	6	2.84
Assistance for pregnant women	1	0.47
Total	41	19.42

Source: Socio-economic Survey, May 2025

2.22. Land-Based Risks and Threats:

53. The table 2-27 reveals notable exposure to land-related risks, with 30.8% of households located in lowlands that frequently flood, and an additional 7.1% in areas where water submergence persists for extended periods. Conversely, 27% of families live in highland areas free from flooding risks, while 15.6% are in lowlands not prone to flooding. A considerable proportion (19.4%) did not respond, possibly reflecting uncertainty or reluctance to disclose risk exposure. These findings underscore the need for relocation planning to prioritize households most vulnerable to recurrent flooding and water stagnation, given their higher levels of livelihood and housing insecurity.

Table 2-27: Land-Based Risks

Land based risks-threats	No.	Percentage
Highland not flooded	57	27.0
Lowland but not flooded	33	15.6
Lowland frequently flooded	65	30.8
Submerge and take extended time to clear the area	15	7.1
No response	41	19.4
Total	211	100.0

Source: Socio-economic Survey, May 2025

Chapter 3 INVOLUNTARY RESETTLEMENT IMPACTS

3.1. Introduction

54. This chapter provides a comprehensive assessment of the impacts of involuntary resettlement arising from the relocation of 211 households (861 persons) from Poorwaramaya under the Settlement Improvement Programme of the Colombo Urban Regeneration Project (SCURP). The analysis is based on census data, a detailed socio-economic survey, infrastructure mapping, asset inventories, and extensive household-level consultations. These findings form the basis for determining eligibility, designing mitigation measures, structuring livelihood restoration programs, and preparing resettlement assistance packages presented in subsequent chapters of the RAP.

3.1.1. Positive Impacts of Proposed High-Rise Resettlement for Poorwaramaya Community

- 52 The survey findings, as well as at focus group discussions, most families stated that resettlement would provide them with an opportunity for a better life compared to their current living conditions, which are unsafe, congested, and insecure. The prospect of moving into structurally sound housing with improved services and legally recognized tenure is seen as a major step toward improving living standards and strengthening long-term social and economic resilience.
- 53 A key improvement highlighted by the majority of residents is the reduction of environmental hardships. At present, heavy rains frequently cause flooding, poor drainage, and related health risks, making the settlement unsafe and unhealthy. Relocation into a well-planned apartment complex—situated close to their current neighborhood—was viewed as a way to minimize these vulnerabilities and provide a more resilient and secure living environment.
- 54 Residents also recognized other potential benefits, such as reliable access to water, sanitation, and waste management services, which would lead to improved health and hygiene. Families noted that children would have a safer and more conducive home environment for education, contributing to better learning outcomes and upward mobility. In addition, secure tenure would provide households with stability, pride of ownership, and the confidence to invest in their future.
- 55 Resettlement was also associated with enhanced social dignity, as families believed that moving into formal housing would reduce the stigma of living in an underserved settlement and improve their social standing in the wider community. The establishment of Resident Committees in the new apartments was seen as an opportunity to strengthen social mobilization and increase participation in collective decision-making. Proximity to schools, hospitals, markets, and transport facilities was also identified as an advantage that would expand livelihood opportunities and improve access to essential urban services.
- 56 These positive impacts extend across generations. Children raised in improved housing conditions would benefit from healthier environments, better educational support, and greater security, while the legal recognition of housing assets would contribute to long-term family wealth and stability.

It is important to note, however, that while the majority of households expressed support for resettlement, a significant portion of the community raised concerns and were hesitant about moving to high-rise apartments. To address these issues, the project will implement inclusive consultation processes, livelihood restoration measures, social support programs, and provision of community facilities. These actions will ensure that households adapt successfully, maintain social cohesion, and experience the benefits of resettlement. Taken together, the findings suggest that high-rise resettlement, when

implemented with appropriate livelihood, social, and cultural measures, has the potential to transform the lives of Poorwaramaya's underserved families and build resilient, sustainable urban communities.

Table 3-1-Positive Impacts of High-Rise Resettlement

Positive Impact	Explanation	Contribution to Long-Term Community Resilience
Improved Housing Conditions	Families move from temporary and unsafe dwellings to structurally sound apartments with proper floors, walls, roofs, and ventilation.	Enhances living comfort, reduces risks of collapse/fire, and provides durable housing for future generations.
Access to Basic Services	Apartments ensure reliable access to piped water, electricity, sanitation, and waste management.	Improves hygiene, reduces disease outbreaks, and ensures healthier living environments.
Tenure Security	Families receive legal ownership or recognized tenure, protecting them from eviction.	Builds stability, enables long-term planning, and creates an asset that can be passed to children.
Health and Hygiene Improvements	Clean water, improved sanitation, and organized waste disposal reduce health risks.	Lowers healthcare costs, enhances quality of life, and improves productivity.
Improved Safety and Disaster Resilience	Buildings are designed with fire safety, disaster resilience, and secure access points.	Reduces vulnerability to floods, fires, and crime, ensuring greater physical security.
Better Educational Environment for Children	Apartments provide quiet, stable, and safe study spaces.	Improves children's learning outcomes and increases long-term upward mobility.
Enhanced Social Dignity and Status	Moving into formal housing improves social standing and reduces stigma.	Builds community pride, encourages social integration, and strengthens self-esteem.
Opportunities for Social Mobilization	Establishment of Resident Committees strengthens community participation.	Encourages collective decision-making, dispute resolution, and stronger community institutions.
Access to Urban Services and Opportunities	Proximity to schools, hospitals, markets, and public transport expands opportunities.	Enhances employment prospects, reduces time spent on commuting, and improves overall livelihoods.
Intergenerational Benefits	Children inherit formal housing and grow up in healthier, safer conditions.	Provides long-term wealth, stability, and improved life chances for future generations.

3.2. Land Ownership–Related Impacts

59. Of the 211 households in the settlement, 210 occupy state-owned land without formal legal titles, exposing them to tenure insecurity and limiting access to compensation under national laws. Only one household possesses freehold land rights and will be subject to formal acquisition procedures. Families resettled between 1997 and 1998 and 2007 and 2010 face repeated displacement, which has eroded social networks and trust in resettlement processes. Over time, the community has developed strong emotional, cultural, and social ties to the land, ties that will be disrupted by relocation.

3.3. Key housing-related impacts:

- **Reduction in floor area:** Some households currently occupy residences ranging from 700 to 2,999 sq. ft. Moving into standardized units may restrict space for storage, family activities, and home-based businesses.

- **Loss of auxiliary structures:** Many houses include additional components such as verandahs, shrine rooms, external toilets, security walls, gates, and staircases that cannot be replicated in the apartments.
 - **Uniform design constraints:** Allocating identical units to households with differing family sizes and needs can create concerns for larger or joint-family households.
 - **Mobility Challenges:** The community includes elderly persons who have difficulty using stairs, PWDs who require accessible infrastructure, and children who need safe play areas.
60. Despite these challenges, households will benefit from significantly improved structural quality, sanitation, lighting, and assured water and electricity connections. The new housing units include elevators and accessible units, but adaptation will still require support.

3.3.1. Impacts on Primary and Secondary Structures

61. The implementation of the project will result in impacts on both primary and secondary structures within the project-affected area. A total of 1,804 sq.ft of primary residential structures, including dwelling spaces such as living rooms, bedrooms, kitchens, and sanitary facilities, will be affected. In addition, secondary structures, including parapet walls totaling 440 sq.ft and gates covering 80 sq.ft, will also be affected. In accordance with the Entitlement Matrix of the Resettlement Action Plan, affected households will be entitled to either replacement housing units or cash compensation for the development value of the affected structures, as determined by the Government's Chief Valuer, depending on eligibility and tenure status. Losses of secondary structures will be compensated at replacement cost, as specified in the Entitlement Matrix. These measures are intended to ensure that affected households are not worse off as a result of the project, in line with the AIIB Environmental and Social Framework.

Table 3-2 : Impacts on Primary and Secondary Structures

Structures	Sq. Feet
Primary Structures (Sq. Feet)	1,804
Secondary structures-Parapet wall (Sq. Feet)	440
Secondary structures-Gates (Sq. Feet)	80

3.4. Transition to Formal Apartment Ownership

62. Relocation to high-rise apartments marks a transition from informal land occupation to formalized tenure through occupancy permits and condominium governance. In addition to documentation, O&M fees, and compliance with condominium by-laws, resettled households are required to pay LKR 350,000 as the designated apartment cost (recoverable in monthly installments), LKR 50,000 towards the condominium management fund, and monthly operational and maintenance charges. These obligations are essential to ensure the sustainability of condominium living. Households unfamiliar with such procedures may face challenges in adapting to these obligations, underscoring the need for targeted orientation, capacity-building, and ongoing support to ensure smooth integration into the formal housing system. Training to adopt and adjust to these new circumstances is integrated into the resettlement implementation process, enabling households to build awareness, strengthen capacity, and effectively manage the responsibilities of formal condominium living.

Households currently occupy a wide range of housing structures—from small, single-room units to large multi-story dwellings—reflecting years of incremental improvements. The

move to uniform 450 sq. ft. apartment units presents both upgrades and challenges. Households accustomed to incremental home expansion, such as adding extra rooms, extending kitchens, or creating rental spaces, will face significant limitations in apartment units, where structural uniformity and shared-ownership rules restrict modifications. This shift removes the flexibility families previously relied on to adapt housing to changing needs, such as accommodating growing family sizes, supporting home-based businesses, or providing space for extended relatives. The inability to expand or alter apartments may lead to overcrowding, reduced privacy, and diminished opportunities for supplemental income. Titleholders (private land and structures with legal ownership) will receive compensation at replacement cost or market value for land and structures as determined by the Government Chief Valuer, along with eligibility for housing options in condominium projects, transportation allowances, and support for electricity connections. Non-titleholders (residential occupants without legal ownership) are entitled to a new housing unit in a condominium project or compensation for the development value of their structures, as assessed by the Government Chief Valuer, together with allowances for shifting/transportation and electricity connection; however, they are not eligible for replacement cost compensation for land, which applies only to titleholders and allowances for lost income. Supplemented by transitional support and livelihood restoration measures, these provisions ensure fairness and prevent impoverishment. In alignment with AIIB ESS2, this approach promotes inclusive urban regeneration by improving living standards and securing tenure for all affected residents.

3.5. Community Cohesion, Social Networks, and Neighborhood Relations

63. Poorwaramaya is characterized by long-standing social bonds, informal safety networks, and collective practices that enable households to cope with poverty and vulnerability. Over decades of shared residence, families have developed strong neighborhood relations that extend beyond kinship, creating a sense of solidarity and mutual reliance. These networks offer informal support mechanisms like childcare, financial help, shared meals, and collective emergency responses that serve as alternatives to formal social protection systems.
64. To safeguard social networks during relocation, the project will cluster households from the same lanes into adjacent apartments, provide shared community facilities, establish inclusive resident committees, and deliver orientation and training on condominium living. These actions will maintain neighbour relations, reinforce social capital, and ensure households adapt smoothly while preserving their sense of community.

3.6. Social and Cultural Impacts

65. The settlement is ethnically and religiously diverse, with households representing multiple cultural traditions and faiths. Over time, residents have established informal community spaces and relied on individual compounds to host cultural, religious, and ceremonial activities. These practices reinforce identity, strengthen social cohesion, and provide a sense of belonging, particularly for vulnerable groups who depend on collective rituals and gatherings for emotional and social support. The diversity of practices also reflects the settlement's pluralistic character, where coexistence and mutual respect have been nurtured through shared experiences of poverty, resilience, and community solidarity.
66. Relocation to high-rise apartments will reduce private and open spaces traditionally used for religious rituals, creating a need for designated multipurpose community areas to host cultural events; households may also need to adjust practices such as outdoor cooking

or prayer gatherings, while restrictions on noise, incense, and religious materials under condominium by-laws could further reshape long-standing traditions and communal expressions.

67. In recognition of the settlement's ethnic and religious diversity, and the importance of cultural, religious, and ceremonial practices to community cohesion, the Project will provide designated community facilities (e.g., multipurpose halls and open spaces) within relocation sites. These facilities shall be accessible to all groups and managed through participatory structures with representation from diverse communities, ensuring inclusivity, respect, and continuity of cultural practices in line with AIIB ESS2 requirements.

3.7. Livelihood-Related Impacts

68. Livelihood disruption is one of the most significant resettlement impacts, as households in Poorwaramaya rely heavily on small-scale retail, informal services, daily wage labour, and home-based enterprises for income generation. The transition to high-rise apartments alters the spatial and social environment, directly affecting these livelihood strategies. Households operating food preparation, tailoring, beauty services, carpentry, and petty retail from within their residences will lose functional space due to relocation to multi-story apartments.
69. Fifty-two individuals rely on home-based livelihoods, including tailoring, small food businesses, and petty trade. These activities often utilize between 20% and 50% of household floor space and benefit from ground-level customer access. Relocation to smaller apartment units with no direct street access may significantly reduce income-generating potential.

Key livelihood impacts include:

- Loss of productive household space, affecting income derived from cottage industries.
- Reduced access to established customer bases from surrounding communities.
- Possible disruption of supply chains for raw materials due to new logistical constraints in high-rise settings.

Although the relocation site remains within the same municipal area, the project will implement livelihood restoration programs to prevent income losses. These include the provision of designated workspaces, allocation of small kiosks for informal businesses, vocational training in alternative income-generating activities, and facilitation of linkages with local government and private sector initiatives. These actions will ensure affected households can restore and improve their livelihoods following relocation. Female livelihood activities, particularly in tailoring, garment production, and food-related enterprises, show a relatively higher proportion of significant impacts. The livelihood restoration program will therefore adopt a gender-responsive approach, ensuring women's equitable access to compensation, training, alternative livelihood options, and institutional support mechanisms.

3.8. Impacts on Vulnerable Groups.

70. Vulnerable households face significant challenges during relocation, primarily due to their limited coping capacities, decreased mobility, and increased dependence on community support systems. This demography includes female-headed households, particularly those led by widowed, divorced, or abandoned women; elderly individuals aged 80 years and older; and persons with physical or mental disabilities. Forty-six vulnerable persons

have been identified in Poorwaramaya. To facilitate their smooth and dignified transition, a comprehensive resettlement assistance program will be implemented. This program will include targeted resettlement assistance, including priority apartment allocation on lower floors, support during shifting and transportation, facilitation of access to essential services, special provisions for disability-friendly features, a vulnerable allowance, and tailored livelihood restoration measures aimed at restoring or improving their pre-relocation living standards. These measures have been designed and integrated during the implementation to reduce hardship, enhance safety, and promote inclusive resettlement outcomes for all vulnerable groups. Several groups face heightened risks during resettlement:

- **Female-Headed Households (40 Female household heads):** No adult support, facing economic insecurity and additional childcare responsibilities.
- **Elderly Residents (Age 80+) (3 individuals):** May face difficulty adapting to vertical living, potential social isolation, and challenges in emergency evacuation.
- **Persons with Disabilities (3 individuals):** Require accessible housing features such as ramps, elevators, and wider doorways to ensure safety and independence.

3.9. Social Protection Impacts

The income distribution of families within the surveyed population reveals (table2-6) that the majority fall within the middle-income brackets, with 41.2% earning between LKR 50,000–99,999 and 32.7% earning between LKR 100,000–199,999 per month. A significant number of households (41 households) are beneficiaries of welfare assistance schemes such as Samurdhi or Aswesuma, indicating financial constraints among parts of the community, including those classified as vulnerable under project criteria. In this context, the imposition of Operation and Maintenance (O&M) charges in the new apartment complex is likely to pose an additional financial burden, particularly for low-income households and welfare-dependent families, who may struggle to meet these recurring expenses despite already constrained resources. The O&M charges include resettled households' responsibility for statutory obligations, including utility payments (electricity, water, and waste disposal), municipal rates and taxes, and condominium management fees, as applicable under the Apartment Ownership Law. To enhance affordability, the resettlement program will recover the LKR 350,000 apartment cost in monthly installments, allow flexible arrangements for the LKR 50,000 sinking fund contribution, and provide financial literacy programs to prepare households for O&M obligations. Vulnerable households will be supported through phased payment options and livelihood restoration measures, ensuring that resettled families are not disproportionately disadvantaged by the financial requirements of condominium living.

Environmental and Living Condition Impacts

71. The current settlement is prone to flooding, with over half the households located in lowland areas that frequently inundate during heavy rainfall. Resettlement into a high-rise structure eliminates these hazards, improving living conditions, safety, and hygiene. However, the transition also involves the loss of open spaces used for gardening, small-scale livestock rearing, and other household activities that contribute to supplemental income.

3.10. Emotional and Psychological Impacts

Relocation from long-occupied homes into a new, more structured environment may trigger anxiety, uncertainty, and a sense of loss. Many residents have emotional ties to their land, neighbours, and familiar surroundings. To foster positive adjustment, the resettlement program will conduct community orientation programs and ensure household engagement in relocation planning through participatory mechanisms. These actions are integral to the resettlement process and will be implemented to support households in adapting to condominium living while maintaining social cohesion. **Summary of Impacts**

Summary of Negative Impacts and proposed Mitigation measures

72. The survey data, focus group discussions, key informant interviews, and site coordinators' field observations indicate that, while relocation to high-rise apartments has improved living standards in terms of housing quality, sanitation, and access to infrastructure, it has also introduced a series of social, cultural, economic, and psychological adjustments for families. These challenges are particularly pronounced among vulnerable groups such as women-headed households, elderly residents, and those dependent on informal livelihood activities.
73. To address these concerns, the resettlement process must be supported by comprehensive livelihood restoration programs, strong social mobilization, the strengthening of community-based institutions, and the integration of culturally sensitive housing design features. Proactive measures in these areas are essential not only for facilitating a smooth transition but also for ensuring long-term sustainability and resilience of the resettled communities.

Table 3-1: Negative Impacts of High-Rise Resettlement and Mitigation Measures

Negative Impact	Explanation	Planned Mitigation Measures
Loss of Livelihood Opportunities	Many families depend on informal, home-based enterprises such as tailoring, food sales, or street vending. High-rise apartments restrict such activities due to limited space and building regulations, resulting in income loss.	The project will implement livelihood restoration programs including skills training for alternative income-generating activities.
Disruption of Social Networks	Informal settlements typically foster strong neighborhood ties, with families depending on one another for child care, mutual support, and crisis management. High-rise living scatters families across floors, weakening these bonds.	The project will conduct community mobilization programs, establish and strengthen Resident Committees, and provide community spaces to enable regular interaction and support community-based organizations.
Cultural and Lifestyle Adjustment Issues	Traditional practices such as communal cooking, religious rituals, home gardening, or rearing small animals become difficult in vertical housing.	The project will provide shared facilities (community kitchens, prayer rooms) In addition, the RAP recognizes that relocation may disrupt home gardening and small-scale livestock rearing, which contribute to household income and consumption. To mitigate these impacts, measures will be introduced to promote rooftop or balcony gardening where feasible, facilitate access to alternative livelihood opportunities, and establish linkages with government and NGO programs supporting urban agriculture and

		small-scale income generation. These combined interventions aim to preserve cultural practices while also addressing potential livelihood and consumption losses.
Psychological and Emotional Stress	Relocation causes stress, anxiety, and loss of identity, particularly among older residents who find adaptation difficult.	The project will organize orientation sessions, and provide counseling before and after relocation.
Space Constraints	Apartments are designed for nuclear households, while many families are extended with multiple generations. This leads to overcrowding and discomfort.	The project will include shared community facilities (multipurpose halls, recreational areas), support adaptive interior layouts (convertible furniture), and prioritize extended households in allocation or offer adjacent units to maintain family cohesion.
Increased Cost of Living	Families face new expenses for utilities, maintenance, and transport compared to informal settlements where costs were minimal.	The project will strengthen income-generation activities through training to balance higher expenditures.
Accessibility and Mobility Issues	Elderly, disabled, and young children may face difficulties using elevators and stairs, especially during power outages.	The project will incorporate universal design features (ramps, lifts, handrails), and ensure disability-inclusive infrastructure.
Risk of Social Isolation	Families may feel isolated in high-rise buildings, particularly women, children, and the elderly who previously relied on close community interaction.	The project will organize regular community activities, strengthen Resident Committees, and establish safe children's play areas.
Safety and Security Concerns	Risks of accidents (falls from balconies, fire hazards) and potential crime increase in dense high-rise living.	The project will install balcony grills, implement fire safety systems, provide adequate lighting and security measures, and train residents on safety practices..
Breakdown of Informal Economies	Informal sharing of utilities, bartering, and mutual aid systems that sustained families in underserved settlements are no longer possible in formal apartment living.	The project will facilitate to establish community-based savings and credit groups, promote cooperative purchasing mechanisms, and strengthen social safety nets.

- 74 While relocation to high-rise apartments improves living standards in terms of housing, sanitation, and infrastructure, it also imposes a series of social, cultural, economic, and psychological adjustments on families. These challenges are particularly acute for vulnerable groups such as women-headed households, elderly residents, and those dependent on informal livelihoods.
- 75 Therefore, the resettlement process must be complemented by livelihood restoration programs, social mobilization, community institution strengthening, and culturally sensitive housing design features. Addressing these issues proactively will ensure not only a smooth transition but also long-term sustainability and community resilience in the new settlements.

Chapter 4 PUBLIC CONSULTATION & PARTICIPATION

4.1. Stakeholder Consultation, Information Disclosure and Stakeholder Engagement

- 76 Extensive stakeholder consultations were undertaken with households, business owners, community leaders, women's groups, vulnerable households, and relevant institutional stakeholders as part of the preparation of the Resettlement Action Plan (RAP) for Poorwaramaya. These consultations ensured that the views, concerns, expectations, and priorities of all affected persons were systematically integrated into the resettlement planning and decision-making process. Consistent with the guiding principles of the SCURP Resettlement Policy Framework (RPF), the National Involuntary Resettlement Policy (NIRP), and the Asian Infrastructure Investment Bank (AIIB) Environmental and Social Framework (ESF), the engagement process emphasized transparency, inclusiveness, and participation.

4.2. Stakeholder Analysis and Classification

- 77 Stakeholders include individuals, groups, institutions, and directly affected persons whose interests or circumstances are influenced by the project's outcomes. Proper classification ensures targeted engagement and effective participation.

Stakeholder Categories:

- **Primary Stakeholders:** Displaced households and individuals relocating to new apartments.
 - **Secondary Stakeholders:** Institutions such as UDA, local authorities, and social welfare departments.
 - **National Stakeholders:** Ministries and agencies overseeing urban development, housing, and social protection.
 - **Community-Based Organizations (CBOs):** Religious groups, informal associations, religious leaders, and local leaders.
 - **NGOs/Civil Society Actors:** Organizations providing legal aid, livelihood support, and social mobilization services.
- 78 Public consultation and participation formed a core component of the Poorwaramaya resettlement under the Support to Colombo Urban Regeneration Project (SCURP). Recognizing that involuntary resettlement can disrupt livelihoods, exacerbate vulnerabilities, and provoke resistance, the project adopted a structured, inclusive, and continuous engagement process. The consultation aimed not only to inform residents about relocation but also to empower them to actively participate in planning, decision-making, and adaptation to high-rise living. This approach emphasized transparency, trust-building, and capacity development to ensure that resettlement enhances living standards and preserves dignity, particularly for the poor and vulnerable.
- 79 Consultation activities included targeted awareness programs, structured focus group discussions (FGDs) with women-headed households, youth, elders, and persons with disabilities, individual interviews, neighborhood-level meetings, and interactive Q&A sessions. Key topics addressed were apartment design and unit size, accommodation for sub-families, continuity of home-based livelihoods, financial obligations for operations and maintenance, and the establishment of a Condominium Management Corporation (CMC) to oversee building management, security, and dispute resolution. The project also explained the provision of condominium title deeds to ensure legal ownership and the construction of a community hall to facilitate cultural and social activities.
- 80 Through these consultations, residents gradually gained awareness of vertical living practices, shared responsibilities, and post-resettlement governance mechanisms.

Feedback collected during discussions informed mitigation measures for livelihood disruptions, allocation of commercial spaces, market access support, and skill development programs. Overall, the participatory approach facilitated inclusive decision-making, built trust between the community and project authorities, and created a foundation for a smooth, equitable, and sustainable resettlement process

4.3. Implementation of Consultation Activities

- 81 The consultancy team, in close collaboration with the PMU Social Division, executed a hands-on consultation program supported by two full-time site coordinators. The coordinators' continuous presence in the settlement allowed them to serve as bridges between the project authorities and the community, fostering trust and familiarity.
- 82 Prior to field deployment, site coordinators underwent intensive training on communication, facilitation, and conflict-resolution to manage sensitive issues with professionalism and empathy. The consultation program employed a multi-layered, participatory, and adaptive approach, including:
 - **Focus Group Discussions (FGDs):** Structured sessions with women-headed households, youth, elders, and persons with disabilities.
 - **One-on-One Interviews:** Targeted interviews with vulnerable households to address specific concerns on housing, relocation, and livelihoods.
 - **Community and Neighborhood Meetings:** Small group discussions providing updates and gathering feedback.
 - **Interactive Q&A Sessions:** Opportunities for residents to ask questions and receive clarifications.
 - **Stakeholder Mapping and Analysis:** Identification of primary, secondary, and national stakeholders to tailor engagement strategies.
- 83 Through this structured and continuous engagement, residents were introduced gradually to vertical living practices, shared space management, maintenance contributions, and participatory decision-making. Follow-up visits reinforced understanding, addressed emerging concerns, and monitored community readiness for relocation.

4.4. Role of PMU Social Division

- 84 The PMU Social Division provided the foundational framework for consultation by implementing a year-long series of awareness and mobilization programs. These initiatives introduced residents to high-rise living, strengthened household readiness, and supported the formation of small community groups and Community-Based Organizations (CBOs). By establishing platforms for peer-to-peer learning, accurate information dissemination, and dialogue, the Social Division enabled the consultancy team to conduct deeper, more inclusive consultations during formal resettlement planning.

4.5. Consultation Outcomes

- 85 Public consultations under SCURP included one awareness program for initially unwilling households and two FGDs with community development societies. Key concerns raised by the community included:
 - Apartment size and design adequacy.
 - Space for sub-families and traditional/community functions.
 - Continuity of home-based livelihoods.
 - Affordability of operations and maintenance charges.
- 86 The project team addressed these concerns through clarifications and commitments, such as:
 - Provision of condominium title deeds to ensure legal ownership.
 - Establishment of a Condominium Management Corporation (CMC) for building management, security, and dispute resolution.

- Construction of a community hall to facilitate social and cultural activities.
- Livelihood restoration programs, skill development, and market linkage support for affected households.

87 A total of 20 consultation sessions were conducted as part of the RAP preparation process, ensuring inclusive and participatory engagement with affected communities. These sessions involved 136 men and 125 women, reflecting a gender-balanced approach to stakeholder engagement and enabling diverse perspectives to inform the design of entitlements, relocation strategies, and livelihood restoration measures. The consultations served as a platform for disseminating project information, gathering feedback, and addressing concerns related to housing, livelihoods, and vulnerability, thereby strengthening transparency and community ownership of the resettlement process.

Table 4-1 Summary of Participants at Stakeholder Consultations

Date of Consultation	Consultation Venue	Type of Participation	No. Participants (Male)	No. Participants (Female)
01.04.2025	Poorwarama Janapadaya, D.M. Colombage Mw	Community Awareness Program	37	74
21.08.2025	Poorwarama Janapadaya, D.M. Colombage Mw	Community Awareness Program	15	11
29.04.2025	Poorwarama Janapadaya, D.M. Colombage Mw	Focus Group Discussion – Colombage Mw Community Development Society	8	26 (incl. 7 youth & 5 elderly)
29.04.2025	Poorwarama Janapadaya, D.M. Colombage Mw	Focus Group Discussion – Upeksha & 29 Watta Community Development Societies	4	14 (incl. 3 youth & 2 elderly)
26.05.2025	Divisional Secretary Office – Thimbirigasyaya	Stakeholder Meeting (Govt. & Non-Govt. officers)	72	–
Total			136	125

Table 4-2 Summary Outcomes of Consultations

Thematic Area	Issues Raised by Participants	Project Response
1. Apartment Space and Design	Participants expressed concern that the 450 sq. ft. apartment units may not be sufficient for larger households accustomed to ground-level living. Concerns were also raised regarding internal layout, ventilation, storage space, and suitability for extended family arrangements.	The project clarified that the 450 sq. ft. units comply with national housing standards and are structurally safe, durable, and equipped with essential utilities. The design incorporates adequate ventilation, sanitation, electricity, and access to common facilities. Allocation procedures are transparent, and secure tenure will be provided to all eligible beneficiaries.
2. Sub-Family Housing Needs	Several households highlighted that extended or sub-families currently live together and may require additional housing	Sub-family cases, when formally submitted to the Grievance Redress Committee (GRC), will be assessed by a Special Appeal Committee to be appointed by the Secretary of the MTH&UD in accordance with the entitlement matrix. Eligibility

Thematic Area	Issues Raised by Participants	Project Response
	units to avoid overcrowding. Concerns were also raised about fairness in allocation.	for additional units will be determined transparently based on approved allocation guidelines.
3. Loss of Space for Livelihood Activities	Residents engaged in home-based enterprises (retail shops, tailoring, salons, laundry services, food processing) expressed concern about losing ground-level business space and reduced customer access after relocation.	The RAP includes livelihood restoration measures such as provision of designated business space within the complex (where feasible), facilitation of market linkages, business registration support, vocational training, and compensation for verified livelihood losses. Transitional livelihood assistance will also be provided to minimize income disruption.
4. Vulnerable Persons (Elderly, Disabled, Female-Headed Households)	Concerns were raised about the ability of elderly persons, persons with disabilities, and vulnerable households to adapt to apartment living and bear associated financial obligations.	Special provisions will be made for vulnerable households, including accessible housing features (where required), targeted vulnerability payments, transitional assistance, and priority support during relocation. Continuous post-resettlement support will be provided for one year, covering community development and livelihood assistance.
5. Common Spaces and Community Facilities	Participants requested adequate community facilities such as a community hall, pre-school, children's play areas, safe access roads, waste management systems, and boundary fencing to ensure community cohesion and child safety.	The project confirmed that 624 housing units are nearing completion and will include integrated amenities such as a community hall, pre-school, children's play area, internal access roads, and boundary fencing. Systems for waste management, sewerage, and maintenance are incorporated into the project design to promote sustainable living.
6. Safety, Tenure Security, and Governance	Residents sought assurance regarding legal ownership, protection from future displacement, security of tenure, and transparent management of the apartment complex.	Each allocated household will receive secure tenure with formal ownership documentation. A Condominium Management Corporation (CMC) will be established to ensure transparent governance, maintenance of common facilities, and compliance with condominium by-laws. Residents were also briefed on the Grievance Redress Mechanism (GRM) to address concerns.
7. Financial Obligations and Affordability	Participants expressed concern about the designated apartment cost (approx. LKR 350,000), sinking fund contributions (LKR 50,000), maintenance charges, and potential long-term financial burdens.	The project clarified that while households are required to contribute toward the apartment cost and condominium management (including sinking fund and maintenance fees), these contributions are essential for long-term sustainability of services and infrastructure. Compensation for livelihood losses, vulnerability payments, and transitional assistance will help mitigate financial strain during relocation.
8. Cultural and Religious Concerns	Concerns were raised regarding the relocation of kovils and the continuation of religious and cultural practices after resettlement.	The project confirmed that relocation of religious structures will be undertaken in consultation with affected communities to ensure continuity of worship and cultural practices. Appropriate space allocation and facilitation will be provided in coordination with relevant authorities.
9. Prior Displacement and Trust Concerns	Some participants referred to previous displacement experiences and expressed apprehension about repeated relocation and unfulfilled commitments.	The project emphasized that the current resettlement aims to provide improved living conditions with permanent tenure security. A structured post-resettlement support program (community development, capacity building, and

Thematic Area	Issues Raised by Participants	Project Response
		livelihood support) will be implemented for one year to ensure sustainable outcomes. Transparent monitoring and grievance mechanisms are in place to build trust and accountability.
10. Project Vision and Stakeholder Collaboration	Participants requested clarity on the long-term development vision and the roles of government agencies, NGOs, CBOs, and the private sector in ensuring sustainability.	The project reiterated its focus on housing underserved communities and optimizing land use for national development. Implementation is anchored on three pillars: community development, capacity building, and livelihood enhancement. Collaboration with government institutions, NGOs, CBOs, and the private sector will strengthen vocational training, enterprise development, and condominium management systems.

Table 4-3 Summary of Consultation Outcomes – Women

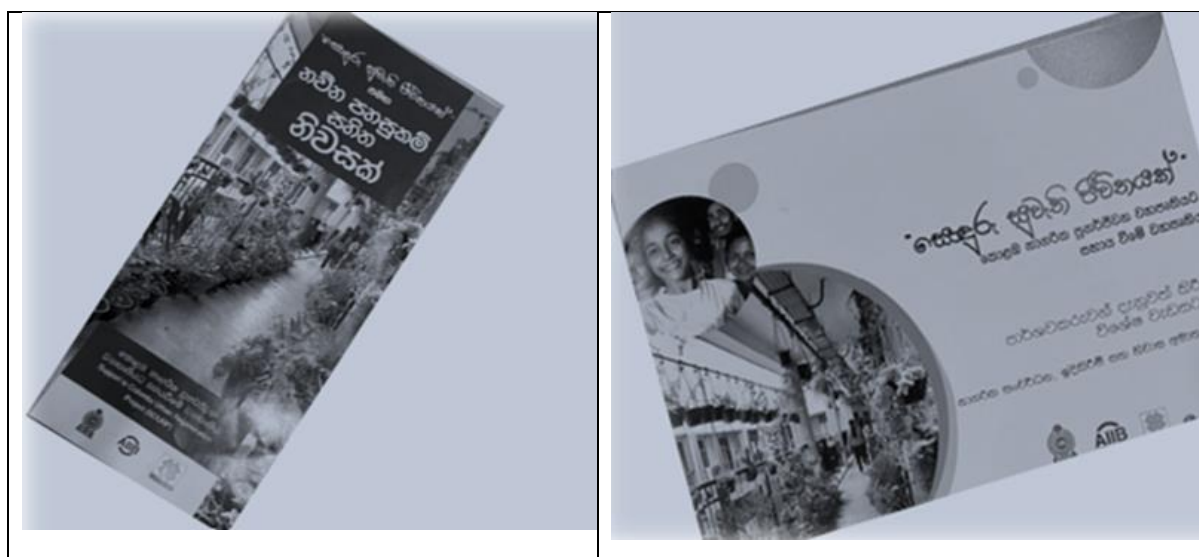
Thematic Area	Concerns Raised by Women	Project Response / Proposed Measures
Housing Design & Space	Concern that 450 sq. ft. units may be insufficient for childcare, cooking, and home-based activities; limited storage space.	Design includes separate kitchen space, sanitation facilities, ventilation, electricity and water connections; awareness sessions on efficient apartment space use.
Safety & Security	Fear of harassment in common areas; safety of children; security at night.	Installation of lighting in common areas, controlled access points, boundary fencing; establishment of Condominium Management Corporation (CMC) to oversee safety measures.
Livelihood Activities	Risk of losing income from home-based work (tailoring, food preparation, small retail).	Livelihood restoration support including vocational training, business registration support, facilitation of market access, and provision of designated business areas where feasible.
Financial Burden	Concern about apartment cost contribution, sinking fund, and monthly maintenance fees.	Clear explanation of payment structure; vulnerability payments (where eligible); financial awareness programs during post-resettlement support phase.
Participation & Decision-Making	Limited voice in community decision-making.	Encouragement of women's representation in the CMC and community committees; targeted capacity-building programs.
Childcare & Social Services	Need for childcare and early education support.	Integrated pre-school and children's play area included in the housing design.

Table 4-4 Summary of Consultation Outcomes – Vulnerable Groups

Thematic Area	Specific Concerns Raised	Project Response / Proposed Measures
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Accessibility	Difficulty accessing upper floors; mobility challenges.	Priority consideration during unit allocation; accessible design adjustments where required.
Adaptation to Apartment Living	Difficulty adjusting from ground-level housing to vertical living.	One-year post-resettlement support including community development and orientation on apartment living.
Income Vulnerability	Risk of income loss due to relocation; limited ability to restart livelihoods.	Vulnerability payments; tailored livelihood restoration assistance; referral to government welfare schemes.
Health & Sanitation	Exposure to previous environmental hazards; health concerns during transition.	Provision of structurally safe housing with sanitation, piped water, sewerage, and solid waste management systems.
Social Isolation	Risk of marginalization in dense housing environment.	Community mobilization programs and inclusion in CMC and community structures.
Tenure Security	Fear of future eviction or loss of housing.	Issuance of Certificates of Title upon handover; grievance redress mechanism (GRM) available.

Communication Materials



4.6. Focus Group Discussions (FGDs)

88 FGDs provided critical insights into the socio-economic profile, aspirations, and concerns of diverse community segments. Reported livelihood activities include:

- Food processing (e.g., lunch packs, traditional items like *muni pittu*)
- Retail businesses (grocery, footwear, meat sales)
- Beauty salons and tailoring
- Electronic repairs

89 Participants expressed strong support for relocation due to poor existing conditions, including:

- Inadequate space, flooding, and unsanitary environments;
- Barriers to banking, education, and business due to temporary address classification.

4.7. Community Awareness of Project Components

90 Consultations confirmed high levels of awareness and understanding among the community regarding:

- **Maintenance Funds:** Regular contributions for apartment upkeep;
- **Sinking Fund:** A LKR 50,000 reserves for major repairs;
- **Condominium Management Corporation (CMC):** To be formed with resident participation, with responsibilities for security, maintenance, and governance.
- Community members demonstrated interest in CMC formation procedures and emphasized the importance of transparent leadership and financial accountability.

4.8. Emerging Issues: Livelihood and Housing Allocation

Livelihood Constraints

91 Residents identified several challenges impacting their current livelihood sustainability:

- Inadequate space and facilities for home-based businesses;
- Contaminated environments affecting food product credibility;
- Administrative barriers due to temporary addresses;
- Poor access to markets and technical training;
- Frequent disruption due to flooding.

Lessons Learned and Impact Assessment

92 The effectiveness of the consultation and awareness programs is evidenced by:

- A substantial reduction in grievances compared to similar resettlement programs
- Strong community ownership of the relocation process,
- Widespread awareness of resettlement policies, procedures, and support mechanisms.

93 The consultations confirmed broad community support for the project while underscoring the necessity of inclusive entitlements, livelihood restoration, and special assistance for vulnerable households. These outcomes have been incorporated into the RAP to ensure that resettlement is equitable, transparent, and responsive to the diverse needs of affected communities.

4.9. Continuous Stakeholder Engagement and Information Disclosure Plan

94 The RAP establishes a comprehensive, ongoing stakeholder engagement and information disclosure program. Key activities include monthly community meetings and regular, focused consultations with vulnerable and special-interest groups, all led by the PMU and social consultants. These interactions are systematically documented to uphold accountability and ensure that dialogue, participation, and information sharing remain active throughout the project cycle. Information dissemination is ensured through leaflets, guides, translated materials, and digital platforms, with updates shared quarterly or as needed. The Grievance Redress Mechanism is accessible before, during, and after relocation, and feedback is continuously gathered via surveys, suggestion boxes, and direct reports. Major updates and project milestones are disclosed publicly through web postings, newsletters, and RAP annexes. Critically, engagement continues for at least one-year post-relocation, with review forums and participatory sessions promoting social integration and monitoring progress. These activities collectively guarantee that project-affected persons remain informed, involved, and supported throughout the resettlement process. The approach is

aligned with the SCURP Stakeholder Engagement Plan (SEP) and aims to ensure meaningful, inclusive, and transparent participation of all Project-Affected Persons. In order to effectively implement these commitments, the following table outlines the continuous engagement and information disclosure activities:

Table 4-1: Continuous Stakeholder Engagement and Information Disclosure Plan

Topics for discussion and type of Information to be shared	Target Group / Audience	Methods of Consultation / Dissemination	Frequency	Responsible Agency
RAP implementation status, compensation and entitlements, relocation timelines, service arrangements, livelihood updates	All PAPs; women; vulnerable persons; tenants; youth; elderly	Community meetings, verbal briefings, visual aids, Q&A sessions, meeting minutes	Monthly (pre- and post-relocation)	PMU / SC
Social safeguards, gender issues, accessibility, safety, child protection, tailored support and prevention of GBV, SEA and SH	Women-headed households; elderly; persons with disabilities; vulnerable groups	FGDs, household visits, key informant interviews	Quarterly or as required	PMU / SC
Business relocation, income restoration assistance, skills training, employment support	Business operators; workers; youth entrepreneurs	Group discussions with business operators, one-on-one consultations, field visits	Quarterly	PMU / Livelihood Specialists / SC
GRM procedures, complaint status, escalation process and procedures to report incidences of GBV, SEA, and SH	All PAPs	Hotline, complaint forms, help desk, community notices	Continuous	GRM Officers / PMU
Eligibility, entitlements, relocation procedures, condominium management responsibilities	All PAPs	Leaflets, translated guides, SMS, posters, social media	Quarterly or as required	PMU / SC
Housing conditions, social integration, livelihood monitoring	Relocated households; women; vulnerable persons	Review forums, monitoring visits, participatory sessions	Minimum 1 year post-relocation	PMU / SC / UDA

Chapter 5 GRIEVANCE REDRESS MECHANISM

5.1. Introduction and Objective

- 95 The Grievance Redress Mechanism (GRM) forms a central component of the Environmental and Social Safeguard Framework of SCRUP, implemented by the Urban Development Authority (UDA) under the Ministry of Urban Development, Construction and Housing (MUDCH). The mechanism provides a transparent, accessible, and time-bound system for receiving and resolving concerns or complaints raised by individuals or groups who believe they have been adversely affected by the Project's environmental or social impacts.
- 96 The GRM has been established in line with the Asian Infrastructure Investment Bank (AIIB) Environmental and Social Policy (ESP, 2024) and its Environmental and Social Standards (ESSs), which require that a suitable mechanism be in place to facilitate the resolution of grievances fairly, promptly, and without cost to the complainant. The GRM aims to strengthen accountability, minimize social risks, and promote constructive engagement between the Project and affected persons (APs).
- 97 The mechanism ensures that affected people, including women, vulnerable households, tenants, landowners, informal settlers, and small business operators, can seek resolution through multiple tiers of administrative and independent bodies. The system also includes referral pathways for cases related to Gender-Based Violence (GBV), Sexual Exploitation and Abuse (SEA), and Sexual Harassment (SH).

5.2. Scope of the GRM

- 98 The GRM covers all Project activities under SCRUP and addresses grievances that may arise during the preparation, implementation, and operation stages. These include, but are not limited to:
- Eligibility or entitlement disputes related to resettlement or compensation;
 - Disagreements over valuation and replacement cost of assets;
 - Complaints regarding resettlement site quality, allocation, or accessibility;
 - Issues concerning livelihood restoration or income loss;
 - Construction-related disturbances such as noise, dust, vibration, or access restrictions;
 - Conflicts between relocated and host communities; and
 - Alleged misconduct, negligence, or non-compliance by Project staff or contractor.
- 99 The mechanism is open to all Project-Affected Persons (PAPs), regardless of gender, ethnicity, religion, age, or socio-economic status.

5.3. Guiding Principles

- 100 The GRM will operate in accordance with the following guiding principles:
- **Transparency:** All procedures and decisions will be documented, and information on how to complain will be publicly disclosed.
 - **Accessibility:** The mechanism will be simple, free of charge, and available in local languages through multiple channels (verbal, written, digital).
 - **Confidentiality and Non-Retaliation:** Complainants' identities will be protected, particularly in sensitive cases such as GBV, SEA, and SH, and no retaliatory action will be tolerated.
 - **Timeliness:** Defined timeframes at each tier will ensure prompt review and resolution.
 - **Fairness and Accountability:** All decisions will be based on objective assessment, ensuring impartial treatment and equal opportunity for redress.
 - **Inclusiveness:** Special assistance will be provided for vulnerable persons to ensure equal access to the grievance process.

5.4. Structure of the Grievance Redress Mechanism

101 The GRM is structured across **three progressive tiers**, enabling complainants to escalate their grievances if not resolved at the previous level.

Tier 1 – Grievance Redress Committee (GRC) at site level

Objective: Provide a localized, informal, and immediate response to grievances.

Nodal Person: An Assistant Sociologist relevant to the particular resettlement site nominated by DPD -Social Division assigned to the project site. The nodal person may be assigned to coordinate resettlement activities. This person will collect information, coordinate with stakeholders, and report to the project head.

Committee Composition:

- Assistant Sociologist – Chair
- Assistant Sociologist (Secretary)
- GN officer – Member
- Land officer
- Community Leader – Member

Procedure:

GRM Operational Process - The grievance resolution process involves several key steps:

1. **Grievance Receipt**

Complaints can be submitted via the following channels:

- Verbal or written submission to GN Office, Divisional Secretariat, Project Office, or Site Office or using a **Tier 1 Complaint Form**
- Telephone hotline, SMS, email, postal letter
- Social media platforms or mobile apps (if applicable)
- Assistance is provided to illiterate or physically challenged persons in filling out the form.

Complaint forms are available at field-level project offices and can be downloaded from the URP/MUDCH websites.

2. **Grievance Registration**

All grievances will be entered into a centralized **Grievance Log**, assigned a unique reference number, and acknowledged within 3 working days.

3. **Verification and Assessment**

The Assistant Sociologists and Field Coordinators will assess the complaint under the guidance of the Senior Sociologist to understand its nature, legitimacy, and urgency. Site visits or discussions may be conducted.

4. **Resolution and Decision-making**

- A written response must be issued within **15 working days**.
- If more time is required, an extension of another **15 working days** may be granted with the written consent of the complainant.
- The complainant has **10 working days** to acknowledge and respond to the decision.
- If a grievance cannot be resolved at this level within three weeks, it is escalated to
-
- **Tier 2 – Grievance Redress Committee (GRC)**

- Level 1 GRC will meet bi-weekly (or as needed) at the GN Office or an identified place by PMU

Tier 2 – Grievance Redress Committee (GRC) at the Project Level (SCRUP)

Objective: Address complaints not resolved at Tier 1 or issues requiring higher-level decisions.

Nodal Person: Additional Project Director, Project Management Unit (PMU)

Committee Composition:

- Project Director (UDA) – Chairperson
- Deputy Director General (Planning, UDA) – Member
- Additional Project Director (Planning) – Member
- Director (Land Division, UDA) – Member
- Director (Legal Division, UDA) – Member
- Divisional Secretary (relevant area) – Member
- Sociologist / Social Specialist (PMU) – Secretary

Procedure:

- Complainant submits the Tier 2 Complaint Form, along with the Tier 1 form.
- PMU screens the complaint and determines whether it relates to the project.
- If not project-related, the complainant is referred to the relevant authority in writing.
- GRC may conduct site visits, consult stakeholders, and facilitate discussions.
- Decisions are to be issued within 15 working days, with a possible extension of another 15 days.
- Complainant must acknowledge the response within 10 working days.

Closing the Feedback Loop

Once resolved, the complainant will be informed of the final decision and action taken. Complaints are closed only upon confirmation from the complainant or after three follow-ups.

Tier 3 – Grievance Redress Committee (GRC) at the Ministry of Urban Development, Construction and Housing (MUDCH) Level

102 **Objective:** The primary objective of Tier 3 – National level or ministry level Grievance Panel is to provide a final, impartial, and independent platform within the administrative framework for resolving grievances that could not be satisfactorily addressed at the field level (Tier 1) or by the Grievance Redress Committee at the Project level (Tier 2).

103 This tier serves as an institutionally autonomous mechanism to review complex, sensitive, or contested grievances, particularly those involving land disputes, compensation disagreements, eligibility challenges, relocation dissatisfaction, or perceived procedural injustices. It is designed to ensure that no complainant is left without a fair hearing due to administrative delays, conflicts of interest, or institutional limitations in the earlier stages.

Nodal Person: Additional Secretary (Project), MTHUD – Chairperson

Panel Composition:

Representatives from:

- Project Director
- Ministry of Lands and Land Development
- Ministry of Women's Affairs

- Department of Valuation
- District Secretary
- Legal professional
- Additional Project Director (Social)
- Representative from a recognized civil society organization

Procedure:

- The committee meets on an ad hoc basis to hear cases.
- Site visits, interviews, and consultations may be conducted as needed.
- The final decision is communicated via the PMU within **15 working days**.
- If needed, an extension of 15 days can be requested with the complainant's consent.
- The decision is considered final within the administrative process if accepted.

Special Provisions for GBV, SEA, and SH Cases

104 The GRM includes confidential channels and trained focal points for handling Gender-Based Violence (GBV), Sexual Exploitation and Abuse (SEA), and Sexual Harassment (SH):

- Dedicated **Gender and Safeguard Focal Points** within the PMU will receive and manage such complaints confidentially.
- No details of the survivor will be disclosed without explicit consent.
- Cases will be referred promptly to appropriate service providers and law enforcement agencies following established Referral Pathways coordinated with the Ministry of Women, Child Affairs, and *Social Empowerment*.
- All GRM members will receive sensitivity and survivor-centered training to ensure respectful handling of such cases.

105 To ensure inclusive and equitable participation, GRM committees will be established with a focus on gender balance. Efforts will be made to include women as active members of each committee, promoting their representation in decision-making and grievance handling. Special attention will be given to encouraging female representatives to participate, ensuring that the GRM process is accessible, responsive, and sensitive to the needs of all community members.

Right to Judicial Redress The Grievance Redress Mechanism (GRM) developed for this project is aligned with the environmental and social safeguard requirements of the Asian Infrastructure Investment Bank (AIIB), ensuring transparency, accessibility, and fairness in addressing project-related complaints and disputes.

106 While the GRM is designed to provide an effective platform for resolving grievances through its three-tier system, it is acknowledged that some Affected Persons (APs) may remain dissatisfied with the outcome of the resolution process. In such cases, and in accordance with both national laws and the safeguard policies of AIIB, APs retain the fundamental right to seek redress through the formal judicial system of Sri Lanka.

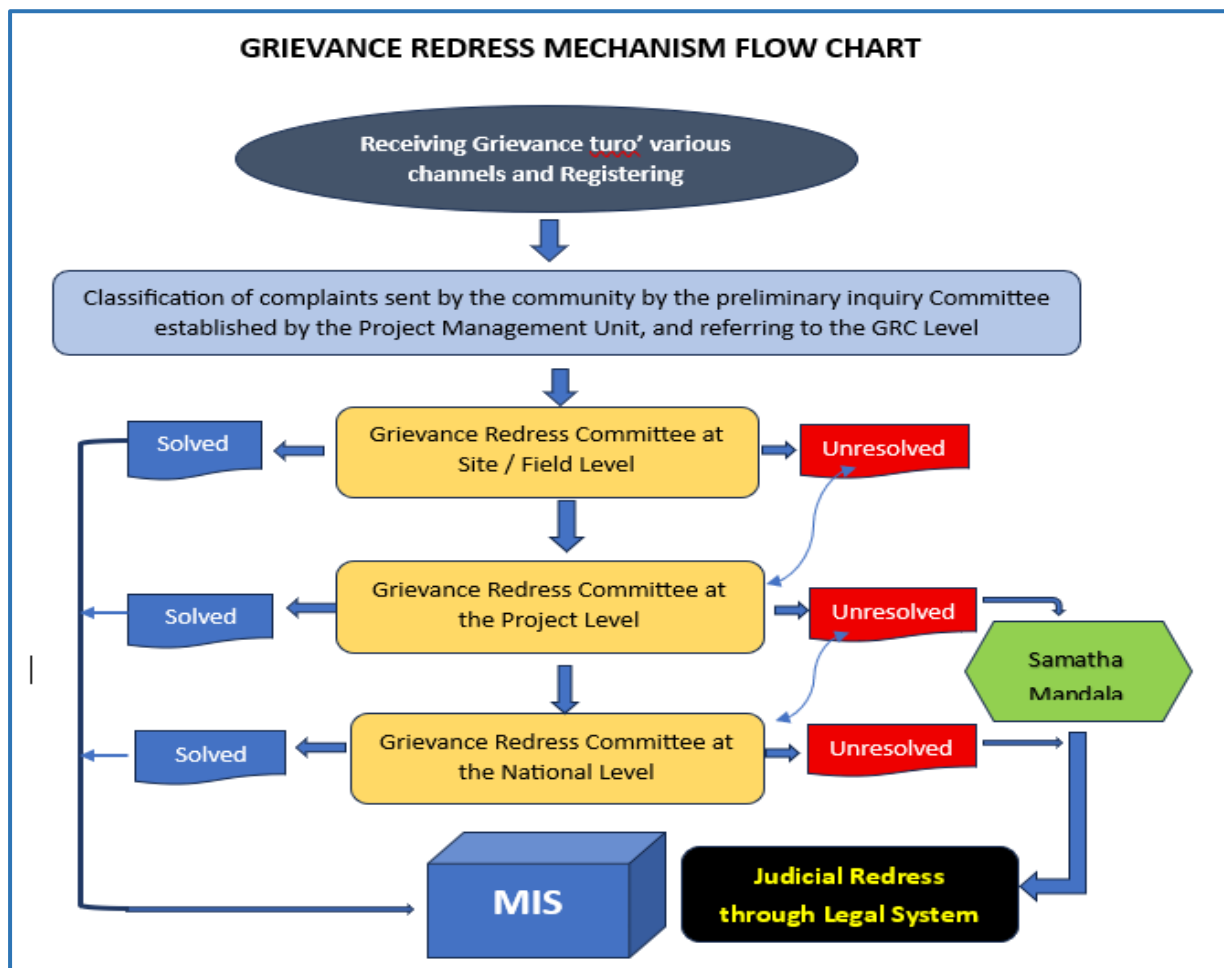
Legal Recourse Procedure:

- If an AP is not satisfied with the final outcome of the GRM, they may pursue legal redress by submitting their case to a court of law under the jurisdiction of the Sri Lankan legal framework.
- Judicial procedures will be carried out in accordance with established national laws and legal norms, ensuring due process and equal treatment.
- The verdict issued by the court shall be considered final and binding on all parties involved, including project authorities.

107 This provision reflects the safeguard principles of both AIIB, which uphold the rights of affected communities to access impartial and independent mechanisms of grievance

resolution. The judicial option serves as a critical safeguard to ensure that APs can pursue justice through formal legal avenues when administrative grievance redress mechanisms do not result in satisfactory outcomes.

- 108 By maintaining this right, the project ensures full alignment with international best practices and demonstrates its commitment to the rule of law, human rights, and accountability.



5.5. Additional Support Mechanisms

- 109 Complainants may also use the **Mediation Board (Samatha Mandala)** established by the Ministry of Justice. This provides an alternative, community-based dispute resolution platform with no charge to the complainant.
- 110 In addition, affected persons may access the Asian Infrastructure Investment Bank's (AIIB) Project-affected People's Mechanism (PPM). The PPM provides an independent, transparent, and accessible avenue for project-affected people to raise concerns regarding environmental and social issues associated with AIIB-financed projects. Project-affected People's Mechanism. People who believe they have been or are likely to be adversely affected by a failure of the Bank to implement the ESP may submit complaints to the Bank's PPM in accordance with the Policy on the PPM, when their project-related concerns cannot be addressed satisfactorily through Project-level GRMs or the Bank's management processes. The Bank requires all Clients to inform Project-affected people about the availability of the PPM. Information on the availability of the PPM is provided in an accessible and understandable manner in locally appropriate language(s), including on the Client's (or beneficiary's) Project-related website.

Support for Vulnerable Persons

- 111 To ensure inclusivity and equity, the GRM offers special support to vulnerable persons, including: Women-headed households, Elderly (above 80 years), Persons with disabilities and Orphans and destitute individuals
- 112 The PMU is mandated to assist in form submission and communication, ensure that no cost is imposed on these individuals during the grievance process and facilitate their access to legal or mediation services as required

5.6. Awareness and Communication Strategy

- 113 To maximize accessibility, the following awareness measures will be adopted:
- GRM procedures and contact information will be publicly displayed at:
 - All construction and relocation sites
 - Condominium offices
 - Websites of UDA, URP, and Ministry of Transport, Highways and Urban
 - Community orientation sessions will be organized to educate beneficiaries and stakeholders.
 - GRM details will be incorporated into communication materials such as brochures, posters, and flyers.

5.7. Documentation and Monitoring

- 114 A robust documentation system is key to transparency and learning:
- **Complaint Registries:** Maintained at each tier, detailing type, status, and resolution.
 - **Complaint Tracking System:** Digital tracking of each case from submission to resolution.
 - **Monthly/Quarterly Reports:** Submitted by PMU to UDA and AIIB summarizing complaint trends and system performance.

5.8. Monitoring Indicators

To assess the effectiveness of the GRM, the following indicators will be tracked:

- Total number of grievances received, resolved, and pending
 - Percentage resolved within defined timeframes
 - Types of grievances and their frequency
 - Number of grievances by vulnerable group category
 - Stakeholder satisfaction levels
 - Number of cases escalated beyond Tier 1
- 115 The Grievance Redress Mechanism (GRM) established under the Support to Colombo Urban Regeneration Project (SCRUP) by the Urban Development Authority (UDA) represents a robust and inclusive framework designed to handle social and environmental grievances arising from project implementation. It is a structured, multi-tiered system that embodies the core principles of **accessibility, fairness, transparency, and responsiveness**, ensuring that all affected individuals—particularly vulnerable groups—have equitable access to justice and redress.
- 116 By providing multiple entry points and clearly defined procedures, the mechanism empowers project-affected persons (PAPs) to voice their concerns through a safe and non-intimidating process. The GRM safeguards the rights of affected people by offering timely resolution of grievances at various levels, from community-based officers to independent panels, with the

final recourse to the judicial system. This tiered structure allows for escalation when necessary and ensures that complaints are handled impartially and with due diligence.

- 117 Importantly, the GRM enhances transparency and accountability in project operations by documenting and tracking complaints, ensuring proper communication of outcomes, and involving diverse stakeholders, including women's groups and civil society representatives, in decision-making processes. It also minimizes social risks and potential conflicts by offering alternative dispute resolution pathways, such as the Mediation Board, especially for low-income and marginalized populations.
- 118 Ultimately, the implementation of this GRM strengthens stakeholder confidence, fosters community engagement, and promotes the legitimacy of SCRUP interventions. It serves not only as a conflict resolution tool but also as a cornerstone of socially responsible urban development, aligned with the Environmental and Social Policy (ESP) and Environmental and Social Standards (ESSs) of the Asian Infrastructure Investment Bank (AIIB). By addressing grievances proactively and constructively, the Project builds stronger relationships with communities, reduces delays in implementation, and upholds its commitment to inclusive and sustainable urban regeneration.

Chapter 6 LEGAL AND POLICY FRAMEWORK

- 119 This Resettlement Action Plan (RAP) has been prepared in accordance with the legal framework of Sri Lanka, the National Involuntary Resettlement Policy (NIRP, 2001), the Resettlement Policy Framework (RPF) of the Support to Colombo Urban Regeneration Project (SCURP), and the Asian Infrastructure Investment Bank's (AIIB) Environmental and Social Policy (ESP), particularly Environmental and Social Standard 2 (ESS2) on Land Acquisition and Involuntary Resettlement.
- 120 The project area comprises 211 households located within the Poorwaramaya Resettlement Site. Except for one plot under freehold private ownership, all remaining households occupy state-owned land administered by the Urban Development Authority (UDA) or other government agencies. Accordingly, large-scale private land acquisition is not required under this RAP. The primary resettlement impacts arise from the recovery of possession of state-owned land and the associated physical and economic displacement of households occupying such land with varying forms of tenure.
- 121 Although national legislation governing state land recovery does not require land acquisition or compensation, the Project recognizes that involuntary displacement, irrespective of tenure status, can result in the loss of shelter, assets, livelihoods, and social networks. Therefore, AIIB ESS2 is triggered, and this RAP applies ESS2 principles to ensure that all affected persons are treated fairly and equitably, and that their living standards and livelihoods are restored or improved.
- 122 Based on land tenure status, the affected households fall into the following categories:
- 123 The first category consists of privately owned land with clear legal title. In the Poorwaramaya Resettlement Site, only one such plot has been identified out of the total 211 households. Unlike state-owned or permit-based lands, freehold land cannot be transferred without acquisition. *Since land acquisition is often a lengthy and complex process under the prevailing legal framework, the most practical solution would be to negotiate directly with the landowner for the purchase of the property. This approach would avoid procedural delays and ensure timely progress of the resettlement process*
- 124 The second category is lands that were informally allocated to residents several decades ago for settlement, with permits issued by NHD, and subsequent provision of essential services, such as electricity and water. Furthermore, in several cases, government agencies—such as the National Housing Development Authority (NHDA)—have provided housing loans to these residents. These actions indicate a level of state recognition and approval, making it problematic to classify such residents strictly as encroachers.
- 125 The third category—state land occupied by unauthorized persons—does not require acquisition. The government can reclaim these lands under the State Lands (Recovery of Possession) Act, No. 7 of 1979 and the Urban Development Authority (UDA) Act, No. 41 of 1978 (as amended), which empower the state and the UDA to recover possession of lands required for development. A majority of the affected households under SCURP fall into this category. The fourth category—land under the control of government agencies—also does not require acquisition. Ownership can be transferred from one government agency to another for public or development purposes, subject to approval by the Cabinet of Ministers and formalized through a Memorandum of Understanding (MoU) between the relevant institutions.
- 126 Additionally, all land acquisition and resettlement activities undertaken for public purposes will be guided by the policy principles of the National Involuntary Resettlement Policy (NIRP) of 2001, the Asian Infrastructure Investment Bank's (AIIB) Operational Policy on Involuntary Resettlement, and the Resettlement Policy Framework (RPF) developed for SCURP.

Legal Framework:

6.1. Land Acquisition Act (LAA) of 1950

127 The Land Acquisition Act (LAA) of 1950 is the principal law which 'Makes provisions for acquisition of the Lands and Servitudes for public purposes and provides for matters connected with or incidental to such provision'. It provides for the payment of compensation at market rates for lands, structures and crops. It has several amendments, the latest being the version of 1986. Regulations were also made in 2008 by Gazette Notification No. 1585/7 (20 January 2009). This regulation aimed to address assessment of properties at lower values compared to prevailing market values. This happened when acquired portions of land plots were taken as separate entities for assessment, they become less economically valuable as very small land plots. For example, land acquired for roads are usually small block separated from a large block of land. For the valuation of these plots, the market value of the parent plot from which a portion is acquired is taken into consideration, and due proportionate value is given to the acquired portion. The revision also gives provisions to consider replacement cost of buildings and cover a variety of expenses in the process of changing his residence and businesses. If an owner of a house or of an investment property is displaced, an additional 10% payment based on market value is also paid under this regulation. This regulation is a progressive step towards the revision process of LAA and is consistent with NIRP. The operational procedures of the LAA (1950) are as follows:

- (i) Preparation of acquisition proposal by the requesting agency and submission to the Ministry of Land and Land Development (MLD) through the Secretary of the Ministry under which the requesting agency is functioning.
- (ii) Approval of the proposal by MLD, posting of notices by the relevant divisional secretary/secretaries (as designated Acquiring Officer/s) and preparation of advanced tracing by the Dept. of Survey on the requisitions issued by relevant divisional secretaries
- (iii) If immediate possession is not required on grounds of urgency (section 38(a) , divisional secretary to proceed with Section 4 of the LAA to call objections from the interested parties in the land. Even after inquiring of the objections called under section 4, if the relevant land is required to be acquired, the requirement will be conveyed by the line ministry to the Ministry of Land and Land Development.
- (iv) Minister of Land then issues an order under Section 5 confirming the acquisition of the relevant land which will be followed up through a gazette notification in all three languages. In the same order Ministry of Land directs the divisional secretary to act to prepare the preliminary plans (PPs).
- (v) Based on the Minister's order under Section 5, Divisional Secretary issues a requisition to the Superintendent of Surveys of the district to prepare and submit the plan.
- (vi) On receipt of primary plans (PP) from Dept. of Surveys, DS will publish in Government gazette notification in all three national languages (Sinhala, Tamil and English) that he/she intends to conduct inquiries under section 9 of LAA and request people to submit their claims for ownership of land before the date mentioned by him in the gazette notification. In addition to the gazette notification a paper notice will be published by the DS in all three languages for information of the stakeholders.
- (vii) Then inquiries will be conducted to determine the ownership and DS will issue an order declaring ownership under Section 10 (i) of LAA.
- (viii) Acquiring officer either makes the decision on the claims or refers the claims to the district courts or primary courts if he is unable to determine the ownership.
- (ix) Acquiring officer (Divisional Secretary of the area) who holds an inquiry into the market value of the land, the claims for compensation and the legality of claimants (advised by valuation officers) makes an award of compensation under section 17 of LAA.
- (x) Then the possession will be taken over. even though the LAA permits to take over possession before paying compensation under section 38 (a), on any land acquired by the state, at present, possession of land is taken over only by paying compensation in full. . After taking over the possession DS will act to vest the properties acquired under

- the name of relevant beneficiary/ies under section 44 (1) of LAA and register the title with the registrar of the land of relevant district.
- (xi) In the event of disputes over the determination of compensation, it may be appealed (section 22) to either the Land Acquisition Board of Review (LABR) or Court of appeal within 21 days (section 23) of the receipt of the notification of the award. If there are no appeals, the compensation will be paid.

Land Acquisition Board of Review

- 65 Under LAA (sections 22-23) any aggrieved party on the valuation determined by the Department of Valuation is expected to appeal to the Land Acquisition Board of Review within 21 days of receipt of the Section 17 order from the Divisional Secretary. If any party is dissatisfied with the decision (section 25) of the Review Board, the party can make a petition of appeal to the Supreme Court. No stamp duty is charged for this appeal.

6.2. Land Development Ordinance (LDO) No. 19 of 1935

- 66 Land Development Ordinance (LDO) No. 19 of 1935 Chapter VII of the Land Development Ordinance (LDO) No. 19 of 1935 sets out the procedure for cancellation of a State land given on a permit or grant for non-compliance of the conditions of permit. Section 106 gives notice to permit holder where there has been a breach of the condition of permit. Section 109 makes provision for order cancelling permit if permit holder fails to appear. Section 110 lays down the procedure where permit holder appears and shows cause. Section 112 prescribes the order of Government Agent to be served on the permit holder and to be posted on land. S.113 provides for an appeal to the Land Commissioner.
- 67 The procedure for eviction of a person in occupation of a grant for the holding of a State land is spelt out in Chapter IX of the Land Development Ordinance. Section 168 of the LDO stipulates the *offences* regarding occupation of State land. It says that if any person without the permission of the Government Agent clears or breaks up for cultivation any State land or erects any building or structure on any State land, fells any trees standing on such land or otherwise encroaches on such land is guilty of an offence and subject to fine and imprisonment. Thus, the rights of a mala fide possessor are not recognized for compensation for improvement under the laws of Sri Lanka.
- 68 Notwithstanding the above provisions relating to occupation of State lands and recovery of State lands, no person affected by the project shall be evicted from his/her residence or business irrespective of his/her status without, if eligible, being provided with appropriate compensation and resettlement and rehabilitation (R&R) assistance as spelt out in the entitlement matrix provided in this Resettlement Action Plan.

6.3. Prescription Ordinance No 22 of 1971

- 69 Further, section 15 of the Prescription Ordinance enacts “nothing herein contained shall affect the rights of the crown (State)”. Thus, prescription does not run against the State. Prescription Ordinance No 22 of 1971 made express provision with respect to how a person may acquire the ownership of a block of land through the peaceable and uninterrupted possession of it for a period of ten years. Section 3 of the Ordinance provides as follows: “Proof of the undisturbed and uninterrupted possession by a defendant in any action, or by those under whom he claims, of lands or immoveable property, by a title adverse to or independent of that of the claimant or plaintiff for ten years previous to the bringing of such action, shall entitle the defendant to a decree in his favour with costs.”
- 70 A person who enjoys possession can be either bona fide or mala fide. A mala fide possessor is one who knows that the land is not his property and that his possession is unlawful. Most of the residents within the underserved settlements are accordingly mala fide possessors.

The rights and remedies of a mala fide possessor in respect of improvements differ from that of a bona fide possessor. The general rule is that a mala fide possessor is not entitled to compensation for useful improvements.

6.4. State Land (Recovery Possession) Act No: 07 of 1979

- 71 The Act deals with the recovery of possession of State Land from person in un authorized possession or occupation. Section 10 stipulates that no appeal is maintainable against an order of eviction by a Magistrate. Section 13 provides for reasonable compensation for damages sustained by reason of the affected person having been compelled to deliver up possession of such land.

6.5. Urban Development Authority Law No.41 of 1978.

- 72 Law to provide for the establishment of an Urban Development Authority (UDA) to promote integrated planning and implementation of economic, social and physical development of certain areas as may be declared by the Minister to be urban development areas and for matters connected herewith or incidental thereto, this Law maybe cited as the UDA law.No.41 of 1978.

6.6. Urban Development Projects (Special Provisions) Act No. 2 of 1980

- 73 Urban Development Projects (Special Provisions) Act No 2 of 1980 provides for the declaration of lands urgently required for carrying out urban development projects. The President may by Order published in the Gazette declare that an area of land is required for implementing an urgent urban development (section 2). Section 3 restricts the remedies available to an aggrieved party by such acquisition such as injunctions, enjoining order or a stay order to restrain the acquisition of such land. Under section 7 of the Act, the Government can take possession of such land in respect of which an Order has been made under section 2 of the provisions of the State Lands (Recovery of Possession) Act No 7 of 1979 without waiting for its acquisition under the Land Acquisition Act. This act enables the UDA to take speedy possession of privately owned plots of land required for urban development projects and the affected persons are denied the legal rights in a court of law to restrain the acquisition procedure.
- 74 Notwithstanding the above powers of the UDA under the legal provisions cited above, no household or person affected by the project will be evicted or disturbed in any manner without receiving compensation and/or resettlement and rehabilitation (R&R) benefits as set out in the entitlement matrix provided in this RAP.

6.7. Apartment Ownership Law (No. 11 of 1973, as amended)

- 75 Sri Lanka's Apartment Ownership Law No. 11 of 1973 (as amended by Act No. 39 of 2003 and subsequent legislation, including the Apartment Ownership (Special Provisions) Act No. 23 of 2018) provides the foundational legal framework for establishing and managing condominium properties, which is directly relevant to the SCURP project's resettlement model of relocating affected project-affected households (PAHs) into multi-unit high-rise apartments. The Law defines "condominium property" as a building or complex with more than one story containing independent residential or non-residential units, along with appurtenant common elements (e.g., land, lobbies, utilities, and external areas), enabling the subdivision of a single land parcel into individually owned units while maintaining collective ownership of shared spaces. Under Section 2, the Law applies to alienated state or private land suitable for such development, which aligns with SCURP's approach, in which

UDA-developed condominiums on state land are allocated to PAHs, granting them freehold rights to specific units and an undivided proportionate share in the common property.

- 76 The Law mandates the registration of a Condominium Plan with the relevant Land Registry (under the Registration of Documents Ordinance or Title Registration system, where applicable), which includes a survey plan, unit descriptions, share allocations, and by-laws for management, ensuring legal enforceability and public notice of ownership. For SCURP, this process facilitates the issuance of Certificates of Title to eligible PAHs at handover, prepared from the verified census/IOL list, with standard covenants (e.g., anti-sale restrictions for 3–5 years to protect beneficiaries) and recorded encumbrances (e.g., utility contributions), thereby preventing disputes and promoting tenure security. These measures are project-specific legal requirements under Sri Lankan law. In contrast, the NIRP and AIB ESS2 do not prescribe condominium registration procedures; rather, they set out guiding principles to ensure that affected persons are provided with secure tenure, fair compensation, livelihood restoration, and protection of vulnerable groups. The formation of a Condominium Management Committee (under Sections 17–25 of the Condominium Law) post-registration is therefore a mechanism adopted by the project to operationalize these principles in practice, ensuring transparent governance, maintenance of common areas, and service delivery in dense urban settings.
- 77 Amendments, particularly Act No. 39 of 2003, streamlined registration processes, expanded the Law's application to mixed-use developments, and introduced provisions for the amalgamation/redivision of units, which support SCURP's flexible allocation of units to extended families while safeguarding against speculative transfers that could displace low-income residents. The 2018 Special Provisions Act further enables expedited title issuance for UDA/NHDA-led resettlements on state land, ensuring compliance with condominium governance without prolonged delays. Overall, the Law upholds principles of equitable property rights and community responsibility, which are critical to SCURP's goal of transforming informal settlements into secure, vertically integrated housing that enhances living standards and integrates with Colombo's urban fabric.

6.8. National Environmental Act No.47 of 1980 as amended in 1988

- 78 This act empowers the Central Environmental Authority (CEA) to make provisions for protection, management and enhancement of the environment, quality of environment and prevent and control pollution and protect from other unhealthy effects. Under Part IV C of the NEA, only “prescribed projects”, as specified in Gazette Notifications issued by the Minister in charge of Environment under Section 23, are required to obtain environmental approval prior to implementation. Such prescribed projects must undergo either an Environmental Impact Assessment (EIA) or an Initial Environmental Examination (IEE), depending on the nature, scale, and potential environmental impacts of the proposed activity. Projects not listed as prescribed projects are not subject to mandatory EIA/IEE approval under the Act but remain subject to other applicable environmental regulations and standards. This integrated approach guarantees that all resettlement activities are legally sanctioned, environmentally sound, and socially equitable, aligning with both national policy and international safeguard standards.

National Policies

6.9. National Involuntary Resettlement Policy (NIRP):

- 79 NIRP (2001) was approved by the Cabinet of Ministers to address the shortcomings of the LAA and treat affected persons in a fair and equitable manner. It called for a protective framework for people who are displaced due to development projects, to ensure their rights are respected and that they are not impoverished or do not suffer unduly because of public

or private project implementation. Through the NIRP, the displaced people are assured of a living standard comparable to that of the time of displacement. The main principles or features of NIRP may be stated as follows:

- Involuntary resettlement should be avoided or reduced as much as possible by reviewing alternatives to the project and alternatives within the project.
- Where involuntary resettlement is unavoidable, affected people should be assisted to re-establish themselves and improve their quality of life.
- Gender equality and equity should be ensured and adhered to throughout the policy.
- Affected persons should be fully involved, at the earliest opportunity, in the selection of relocation sites, livelihood compensation, and development options.
- In cases of land loss, replacement land should be an option for compensation; where replacement land is unavailable, cash compensation should be an option for all affected persons.
- Compensation for loss of land, structures, other assets, and income should be based on full replacement cost, including transaction costs, and should be paid promptly.
- Resettlement should be planned and implemented with the full participation of provincial and local authorities.
- Participatory measures should be designed and implemented to assist affected people to be economically and socially integrated into host communities.
- Common property resources and community and public services should be provided to affected people.
- Resettlement should be planned as a development activity for the affected people.
- Non-title holders, affected persons who do not have documented title to land should receive fair and just treatment.
- Vulnerable groups should be identified and provided with appropriate assistance to improve their living standards substantially.
- Project Executing Agencies should bear the full costs of compensation and resettlement.

132. The policy provides for resettlement action plans (RAPs) of varying levels of details depending on the number of people being displaced, to be published and to be made publicly available. RAPs must be prepared for any project requiring displacement of 20 or more persons. If the number of displaced is less than 20 persons, a RAP with less details is prepared. Further, it provides for the affected people to be fully involved in the selection of relocation sites. Through this process, the affected communities are made stakeholders of the entire process.

6.10. Legal and Policy Context of the Colombo Urban Regeneration Project (URP)

- 80 The Government of Sri Lanka (GoSL) initiated the Colombo Urban Regeneration Project (URP) to improve urban housing conditions, particularly for low- and lower-middle-income families living in underserved settlements, many without legal land rights. These households are being resettled into new high-rise apartment buildings, freeing central urban land for public use and high-value redevelopment.
- 81 The URP aligns with Sri Lanka's national housing policy and the Megapolis Master Plan, aiming to ensure adequate housing for all and to optimize urban land use. It also adheres to AIB's Environmental and Social Policy (ESP) and Environmental and Social Standards (ESS), which emphasize minimizing involuntary resettlement and restoring or improving displaced persons' livelihoods.

6.11. Resettlement Policy of SCURP

- 82 Provisions related to eligibility, selection, and allocation of housing and commercial units, together with associated entitlements, are based on the Resettlement Policy Framework (RPF) of the Support to Colombo Urban Regeneration Project (SCURP). The new housing complexes will provide basic facilities required for healthy condominium living, including

individual water supply, toilets, electricity, shopping and community facilities, community halls, open spaces for children, day-care centres, condominium management offices, and preschools.

- 83 According to the selection criteria approved by the Urban Development Authority (UDA) Board of Management, each affected household is eligible for the allocation of one housing unit (apartment). However, in the case of larger households, a special appeal committee comprising the Project Director, Director (Land), and Director (Legal) may determine the allocation of an additional housing unit, taking into consideration the floor area, structural standard of the house, and the extent of land occupied prior to relocation.
- 84 For the purpose of defining an eligible household, the following criteria apply:
 - a) A housing unit must have a separate entry/exit, kitchen, individual electricity meter, and assessment number. Internal partitioning within a structure to create additional living spaces will not be considered as constituting separate households.
 - b) Additional families living with the chief occupant will not be considered as separate households and will not be eligible for separate housing units, except in cases of larger households where the special committee determines eligibility based on the criteria stated above.
 - c) Occupants residing in houses on rent or lease will not be eligible for a new housing unit under the Project.
- 85 Individuals occupying premises used exclusively for commercial purposes may, upon request, be considered for a housing unit as an alternative arrangement. In such cases, the individual will not be eligible for a separate commercial unit thereafter.
- 86 Eligibility for housing allocation will further require verification of physical existence and permanent occupation of the structure during the preliminary census and subsequent field inspections. This measure is intended to prevent allocation of housing units to persons who can only demonstrate ownership through documentation without physical occupation.
- 87 The following selection and allocation procedures will be applied for housing and commercial units:
 - a) Communities that have lived together as a distinct group within a defined geographical area will be resettled on the same or adjoining floors, depending on the number of households. Floor selection will be determined through a raffle draw.
 - b) Allocation of individual housing units within each group will also be carried out through a raffle draw. Mutual transfers between households will be permitted, subject to justification.
 - c) Priority will be given to households with persons with disabilities when allocating ground-floor units. The elderly and chronically ill will not be prioritized for ground-floor units, as elevators will be provided to ensure access to all floors.
 - d) Allocation of commercial spaces will prioritize essential services and community needs, including cooperatives or grocery outlets and service providers such as barbers, tailors, and pharmacies.

6.12. Resettlement Policy Provisions for Eligible Households

- 88 Ownership-Based Housing Allocation:
- 89 For families who can establish ownership of the property they currently occupy—through a condominium title deed or private title deed in their name—the UDA's selection criteria propose the following; Households will be eligible for one additional housing unit if they meet the following criteria: first, the household must have a plinth area exceeding 750 sq. ft or a Ground +1 or Ground +2 building cumulating to more than 750 sq. ft. Second, the building must be a permanent construction made of solid and durable materials with all necessary

utility services and appurtenances, including water, sanitation, and electricity. Third, the property must be valued by the Government's Chief Valuer to determine eligibility and compensation. In cases where the owner disagrees with the compensation amount, the Entitlement Assessment Committee (EAC) may increase the compensation by up to 10% based on the Chief Valuer's assessment, with the final decision resting with the EAC. Fourth, the number of subfamilies and family members residing in the household will be reviewed and determined through a Special Appeal Committee to be appointed by the Secretary to the Ministry of MTH&UD to ensure fairness in allocation. The housing unit is not free of charge; eligible households shall pay LKR 350,000 for occupation.

90 Maintenance and Management: - The long-term management of the housing schemes will be undertaken by a Condominium Management Corporation (CMC) established under the provisions of the applicable Act. Each beneficiary is required to make a one-time upfront payment (currently LKR 50,000) to contribute to a sinking fund for the CMC. This fund will be reserved for emergency operations and maintenance only. These funds will be transferred to the CMC's designated bank account once it is established. The CMC will collect a monthly service charge from each household to cover the cost of common services such as lift operations, common area lighting, janitorial services, etc. This service charge will be adjusted based on the prevailing cost of services

91 Transfer of Title and Legal Ownership: Legal ownership of the housing unit will be transferred only after full payment of the designated apartment fee. Prior to resettlement, households must contribute to the maintenance fund as outlined above. Furthermore, the ownership of the housing unit will be non-transferable to any third party for a period of 10 years from the date of deed transfer. This restriction is intended to prevent reoccupation of informal settlements in the Colombo City.

Housing Allocation: - Membership in the Condominium Management Corporation (CMC): - Upon receiving title deeds, beneficiaries automatically become members of the CMC. Once the required number of residents hold title deeds, the CMC will be formally constituted, as per the Condominium Management Authority (CMA) regulations, with the participation of all title-holding recipients.

92 Focus on Livelihoods: - While the primary focus of this policy is on providing secure housing to underserved urban settlements, it also recognizes that the livelihoods of the urban poor are closely tied to their immediate environment. To minimize livelihood disruptions, the resettlement program will implement a comprehensive livelihood and income restoration under the SCURP. This program will include: (i) cash-based assistance to restart livelihoods or businesses; (ii) technical assistance through vocational and skills training; and (iii) land-based support such as designated locations for small-scale trading or production. Special measures will be introduced to assist disadvantaged and vulnerable groups, including extremely poor families, female-headed households, and elderly-headed households, to restore income and employment opportunities. These interventions will be designed through inclusive community consultations to reflect the priorities and needs of project-affected families..

93 Recognition of Separate Families: -Households listed as separate families in the voter registry of the relevant division—and residing with the chief occupant—are to be treated as independent households eligible for a new housing unit. This must be verified and certified by the Grama Niladhari and Divisional Secretary.

94 Support for Marginalized and Special Needs Groups:- During housing allocation and throughout the relocation process, special consideration will be given to marginalized and vulnerable households using a gender-responsive approach. Female-headed families, households with elderly or differently-abled members will receive priority support. The housing scheme will ensure barrier-free design, ease of access, and dual-functional toilets.

Community consultations, particularly involving women and children, will be integrated into all stages of resettlement and post-relocation support to safeguard inclusivity and equity.

- 95 Consultation and Participation: - The resettlement process must involve continuous consultation with affected persons. It is the responsibility of the project proponents to ensure that entitlements, compensation options, and resettlement choices are clearly communicated and that the right to information is upheld throughout the process. Participation of affected persons should be ensured in all stages of the project, including planning, implementation, monitoring, and evaluation.
- 96 Support for Vulnerable Groups: - Vulnerable households, including female-headed families, households with elderly or differently-abled members, should be given priority support throughout the relocation process. Community consultations, particularly involving women and children, should be integrated into all stages of resettlement and post-relocation support.

6.13. Compliance with Legal and Safeguard Standards

- 97 The project requires the acquisition of one private land lot in addition to the recovery of possession of State lands. Component 1 may adversely affect the assets of people occupying living in underserved settlements. In these circumstances, AIIB's ESP, including ESS, would become applicable.
- 98 Project implementation will adhere to Sri Lanka's legal and regulatory framework governing resettlement and rehabilitation while ensuring compliance with the Asian Infrastructure Investment Bank's (AIIB) Environmental and Social Policy (ESP) and Environmental and Social Standards (ESS). Where discrepancies exist between national laws and AIIB safeguard requirements, appropriate measures will be adopted to bridge policy gaps, ensuring alignment with AIIB's resettlement principles.
- 99 AIIB's Environmental and Social Standard 2 (ESS2) on Involuntary Resettlement emphasizes the avoidance of involuntary resettlement wherever feasible and encourages the minimization of displacement through the exploration of project alternatives. In circumstances where displacement is unavoidable, ESS2 mandates that the livelihoods of affected persons be restored or, preferably, improved relative to their pre-project living standards. The standard places particular focus on improving conditions for poor and vulnerable groups and regards resettlement as an opportunity for sustainable development, advocating for the allocation of adequate resources to ensure displaced persons can benefit from the project. ESS2 applies in all instances where project screening identifies resettlement impacts—whether past, ongoing, or anticipated—that are directly associated with the project. This includes both physical displacement (loss of shelter or residential land) and economic displacement (loss of access to land, income, or resources), whether permanent or temporary, partial or total.
- 100 While the current project primarily involves repossession of state-owned lands, there may also be instances where a private land plot must be procured to meet project objectives. Under Component 1, some assets belonging to residents in underserved settlements may be affected, thereby activating the provisions of AIIB's ESP and ESS2. In such cases, ESS2 requires the preparation of a Resettlement Planning Framework (RPF), particularly when the precise scope and nature of resettlement impacts are unknown at the time of project approval or when phased environmental and social assessments are permitted. Furthermore, activities not directly financed by AIIB but which are essential for achieving the project's objectives and are implemented concurrently will also be governed by the RPF. These related interventions will be screened during the preparation of Resettlement Action Plans (RAPs) for each sub-project, with the inclusion of suitable mitigation measures.
- 101 Although most affected lands are state-owned and therefore not subject to the provisions of the Land Acquisition Act (LAA), a private land plot has been identified. For private plots, the

Project Management Unit (PMU) will adopt a direct purchase (negotiated settlement) approach in compliance with AIIB ESF 2024 (ESS 2). The transaction will be a voluntary, legally recorded market transaction, with the landowner given a genuine opportunity to refuse to sell and fully informed about the project and the implications of the sale. The process will be conducted in a transparent, consistent, and equitable manner, free of coercion or intimidation. An independent valuation by the Department of Valuation will determine the replacement value, and the negotiated settlement will ensure that the landowner maintains the same or better income and livelihood. If a negotiated settlement is not reached, ESS 2 requirements on involuntary resettlement will apply.

- 102 This process will involve independent valuation by the Department of Valuation, negotiation with landowners, agreement on purchase price, registration of the transfer with the Land Registry to ensure legal enforceability, and the Project-level Grievance Redress Mechanism (GRM) will be accessible throughout the process. The PMU will establish a dedicated division to coordinate valuations, negotiations, and documentation, thereby expediting the process and ensuring transparency. The indicative timeline for direct purchase is 3-6 months, covering valuation, negotiation, agreement, and registration. This approach avoids the 72-week delays associated with LAA procedures, ensures fair compensation to landowners, and promotes efficiency in securing land for project implementation.
- 103 To facilitate a structured and equitable compensation process, an Entitlement Matrix (EM) has been developed in consultation with the PMU/SCURP and Urban Development Authority (UDA). This matrix outlines various categories of potential losses and assigns appropriate compensation and resettlement or rehabilitation (R&R) entitlements to all affected persons, regardless of the severity of impact. The EM applies to all components of the project involving involuntary resettlement. In the event that additional impacts are identified during implementation, the corresponding RAPs will be updated to reflect these changes, incorporating mitigation measures in line with the EM. The matrix has been designed comprehensively, based on current data and anticipated impact scenarios.
- 104 The Entitlement Matrix (EM) is fully aligned with Sri Lankan legislation, the National Involuntary Resettlement Policy (NIRP), and AIIB's ESP and ESS2. It stipulates compensation at replacement cost for affected land and structures, provides alternative housing solutions for non-titled squatter families, and offers long-term lease options for displaced shop owners. In addition, it includes provisions for temporary income loss and special assistance for vulnerable households. The framework promotes principles of social inclusion, gender equity, and accountability, ensuring that all affected persons—titled and non-titled—receive adequate support to restore or enhance their pre-displacement living conditions.
- 105 Eligibility for compensation and resettlement support extends to a wide range of affected individuals and groups, including landowners, squatters, tenants, business operators, structure owners (residential and non-residential), and vulnerable households. Eligibility will be determined based on the findings of a detailed impact survey and validated through legal documentation or field verification. Importantly, non-titled squatters impacted by the project will receive resettlement assistance such as relocation to new housing or commercial units, though they will not receive compensation for the land itself. A cut-off date, based on the resettlement census, will be established to define eligibility. Any claims or structures emerging after this date will not qualify for compensation.
- 106 Impact assessments will be carried out through comprehensive socio-economic and physical surveys including a census of all affected persons/households, along with replacement cost evaluations. All losses—whether of land, structures, or livelihoods—will be compensated at full replacement cost to ensure that affected persons can restore or exceed their pre-project living standards. In the case of non-title holders, the replacement value of lost structures may be offset against the cost of newly provided housing or commercial units. The Urban Development Authority (UDA) will be responsible for

coordinating relocation logistics, ensuring family units remain intact, and maintaining community cohesion. To support households after resettlement, a post-relocation support plan will be implemented, potentially in collaboration with civil society organizations and government agencies, to help families reintegrate and rebuild their lives.

- 107 In conclusion, the Entitlement Matrix (EM) offers a robust, inclusive, and development-oriented framework to address all forms of losses resulting from the project. Where gaps exist in national legislation, the EM integrates international safeguard principles and the National Involuntary Resettlement Policy (NIRP) to ensure that compensation and resettlement outcomes are fair, humane, and aligned with sustainable development goals. This approach guarantees that all affected persons are given the opportunity to restore their livelihoods and benefit from the long-term advantages of the project.

Table 6-1: Principles and Guidelines for Mitigation of Social Impacts

Principle	Guidelines
Principle 1: Minimize human displacement and settlement.	The project will avoid or minimize land acquisition and involuntary resettlement by integrating social considerations into project design and site selection. Where acquisition is unavoidable, alternatives with the least impact on land, housing, assets, and cultural properties will be prioritized. While the main goal is to resettle people from underserved areas into better housing, impacts on productive land and livelihoods will be minimized.
Principle 2: Identify all project impacts and record all losses properly.	Once a housing site is identified, a Social Screening will be conducted to assess potential resettlement impacts. If impacts are minimal, an Abbreviated Resettlement Action Plan (ARAP) will be prepared; if substantial, a full RAP, including a Social Impact Assessment, will be developed. A detailed database of affected persons/families will be established, capturing landholdings, assets, household demographics, and livelihood information. This data will guide compensation, entitlements, and livelihood restoration, while also serving as the basis for planning, implementation, and monitoring of resettlement activities.
Principle 3: Plan and implement land acquisition and resettlement activities as an integral part of the Project.	Land acquisition and resettlement will be integrated into project planning, with costs included in the overall budget. Project design and site layouts will incorporate social screening and RAP findings to minimize impacts. A coordinated organizational framework will link social and engineering units to ensure compensation and resettlement are completed before site clearance, and all key resettlement actions finalized prior to awarding civil works.
Principle 4: Inform and hold public consultations with affected people during planning and implementation.	The project will ensure transparency and participation by disclosing information at all key stages—sub-project feasibility, social screening/SIA results, RAP entitlements, compensation schedules, implementation plans, and grievance procedures. Communities will be informed in advance about project timelines, consulted on shelter and livelihood restoration measures, and actively engaged in the design and implementation of resettlement activities.
Principle 5: Include gender considerations into social management and resettlement planning	A gender strategy and action plan will be prepared to ensure gender-responsive resettlement. This includes gender-sensitive consultations and data collection, targeted support for women-headed households, provision of civic infrastructure addressing women's needs, and promoting women's participation in managing resettlement facilities
Principle 6: Assist the affected persons/families to restore, and ultimately to improve, their livelihoods to equal or better than their earlier status.	The project will ensure affected families can restore and improve livelihoods by providing compensation at replacement cost, fair assistance for all eligible asset losses (including non-titleholders), and support for rebuilding shelters or shops. Relocation assistance, livelihood restoration, community development, and post-resettlement programs will also be offered to ensure long-term sustainability.
Principle 7: Special support to enhance project benefits	The project will give special attention to vulnerable groups—such as the elderly, disabled, and female-headed households—by ensuring they receive support to access entitlements, address grievances, and avoid exclusion from

for the vulnerable households.	benefits. Losses of economic activities, shelter, and welfare access will be assessed and compensated.
Principle 8: Grievance and monitoring procedures will be in place.	A multi-level grievance mechanism will be established, supported by an independent grievance panel with civil society representation. An independent monitoring agency will conduct periodic reviews, while internal, external (quarterly), and annual quality monitoring will track land acquisition, resettlement, and livelihood restoration using both quantitative and qualitative methods
Principle 9: Resettlement planning will take account of the local socio-economic development context.	Resettlement planning will take account of: - any current/planned development scheme in the project area, including initiatives to address poverty targeted at vulnerable households; and any current/planned NGO/funding agency initiatives in the area, and try to facilitate their continuation.
Principle 10: Resettlement planning and implementation will comply with the legal and policy provisions of Sri Lanka and AIIB Environmental and Social Policy .	Resettlement planning and implementation will comply with project policies and the provisions of relevant national legislation and AIIB's ESP pertaining to: - Environmental management; - Public participation and disclosure; - Land tenure, occupation, acquisition and compensation; Local government, development and service provision.
Principle 11: Establish mechanisms to ensure sustainable self-management of the resettlement sites.	The project will ensure participatory relocation planning to preserve social networks, establish and build the capacity of condominium management committees, and provide essential amenities and services for resettled households. Basic facilities such as childcare, community spaces, and sanitation will be included, with preference given to re-housing displaced families within the same locality where possible.

6.14. AIIB Environment and Social Framework (ESF) ESS2 Involuntary Resettlement

108 The Bank recognizes that environmental and social sustainability is a fundamental aspect of achieving outcomes consistent with its mandate to support the development of sustainable infrastructure and other productive sectors. Another important objective of this policy is to facilitate the Bank's clients' development of outcomes through a system that integrates environmental and social values into Projects. The policy comprises the following complementary elements.

- i. **Environmental and social policy:** An environmental and social policy (ESP) that sets forth mandatory environmental and social requirements applicable to all policies.
- ii. **Environmental and social standards:** The following three associated environmental and social standards (ESSs), set out more detailed mandatory environmental and social requirements to be implemented by the Client, depending on the nature of the Project. These standards cover the following:
 - a. ESS1: Environmental and Social Assessment and Management (ESS1)
 - b. ESS2: Land Acquisition and Involuntary Resettlement (ESS2)
 - c. ESS3: Indigenous Peoples (ESS3)
- iii. **List Environmental and Social Exclusion.** An environmental and social Exclusion list (ESEL) setting forth activities and items excluded from financing by the Bank and that the Client is required to exclude from the Project.
 - 1 **Glossary.** A Glossary with definitions of certain terms used in the ESP and ESSs accompanies these policies.
 - 2 **An approach for Environmental and Social Management.** Together, the ESP, ESSs, and the ESEL comprise an environmental and social management approach designed to support the Bank's decision-making, provide a robust structure for managing the operational and reputational risks of the Bank and its shareholders in

relation to environmental and social risks and impacts of the Projects, and support the Bank's efforts to address environmental and social risks and impacts of the Projects. Provide for a process of environmental and social screening and categorization of projects, analyze potential environmental and social risks and impacts of projects, identify actions to avoid, minimize, mitigate offset or compensate for environmental and social impacts of Projects, support integration in to Projects of measures required to manage environmental and social risks and impacts and steps to monitor implementation of those measures, specify environmental and social management provisions to be included in agreements governing Projects, provide a sound mechanism for ongoing public engagement of stakeholder through constitution and disclosure of information on environmental and social risks and impacts of Projects, and measures to manage them, provide for project level grievance redress mechanisms, provide for monitoring of environmental and social management measures under Projects and facilitate evaluation of their performance, and facilitate development and dissemination of lessons learned from Projects to improve environmental and social management practices.

- 3 **Application of the Environmental and Social Standards: ESS1** (Environmental and Social Assessment and Management) When the Bank has determined, in consultation with the Client that the Project is likely to have adverse environmental and/or social risks and impacts, it requires the Client to conduct an environmental and social assessment relating to these risks and impacts, and design appropriate measures to avoid, minimize, mitigate, offset or compensate for them, all as required under ESS1.
- 4 **ESS2 (Land Acquisition and Involuntary Resettlement)** If the Project is likely to involve involuntary Resettlement, the Bank requires the Client to address this in the social section of the assessment report, compensated by more in-depth coverage as required under ESS2. The Client cover this in a plan of framework, as applicable, which may be called a land acquisition and resettlement Plan, land acquisition plan or resettlement plan (LARP/LAP/RP) or, in the case of a framework, a land acquisition and resettlement planning framework, land acquisition planning framework or resettlement planning framework (LARPF/LAPF/RPF). This plan or framework is provided to the Bank as a freestanding document, an annex to the assessment report, or incorporated as a recognizable element of the report.
- 5 **AIIB's ESS2** aims at to avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring Project alternatives; where avoidance of involuntary resettlement is not feasible, to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; to improve the overall socio-economic status of the displaced poor and other vulnerable groups and to conceive and implement resettlement activities as sustainable development programs, providing sufficient resources to enable the persons displaced by the project to share in Project benefits. AIIB's ESS2 states that a Resettlement Policy Framework (RPF) is necessary if the Project involves involuntary resettlement, but a detailed program must be submitted. At the end, screening will be carried out during the preparation of the RAP for each subproject, and where relevant, mitigation measures will be subsequently developed and integrated into each RAP.

6.15. Gaps between National Policies and Regulatory Framework and AIIB Policy and Standards

- 109 While Sri Lanka's national policies have made progress through NIRP, several gaps remain when compared to the AIIB's ESF. SCURP explicitly bridges these gaps through enhanced entitlements, structured planning, robust monitoring, and stakeholder engagement mechanisms, ensuring that all affected persons, especially vulnerable groups, are protected and supported in line with international best practices.

Table 6-2: Key Gaps Between National Policy Legal Framework / and AIIB Policies and Standards

Aspect	National Policy and Legal Framework (NIRP / State Land (Recovery of Possession) Act, LDO, UDA Law)	AIIB Environmental and Social Framework (ESF)	SCURP Measures to address the gaps
Compensation for informal settlers (non-title holders)	Under the State Land (Recovery of Possession) Act (1979) , occupants of state land without formal titles are considered unauthorized occupants and are not entitled to compensation for land or structures. However, under the NIRP , such affected persons are eligible for non-land-based entitlements provided to non-title holders, such as compensation for structures and resettlement/livelihood assistance aid to minimize hardship even when legal title is absent, while excluding land compensation	AIIB recognizes all Project-Affected Persons (PAPs) , including informal settlers and tenants, as eligible for compensation for loss of structures and for livelihood restoration assistance.	Under SCURP, all non-title holders and informal settlers are provided with alternative housing units , transitional allowances, and livelihood restoration assistance , fully aligning with AIIB's ESF and NIRP's intent of supporting all affected persons.
Livelihood restoration	Sri Lankan laws allow eviction of State land occupants but provide no livelihood restoration—only limited damages (State Lands Act 1979), no compensation for mala fide possessors (LDO 1935), no aid for non-title holders (UDA Law 1978), and no ownership rights through long-term occupation (Prescription Ordinance 1971). The UDA Law (No. 41 of 1978) does not include provisions for livelihood restoration. Similarly, the Land Acquisition Act (LAA) does not provide livelihood restoration support. However, the Land Acquisition Regulations (2008) introduced compensation provisions for livelihoods, particularly for affected formal businesses and titleholders impacted by involuntary land acquisition. Thus, Sri Lankan laws lack structured livelihood restoration mechanisms. The NIRP recommends livelihood restoration and improvement measures for	AIIB requires restoration and improvement of income and livelihood sources, particularly for displaced and vulnerable households.	A Livelihood Development Plan (LDP) has been developed as part of the RAP to restore and improve the livelihoods of affected households, prioritizing women-headed, elderly, and low-income families. Measures include skills training, microenterprise support, and employment facilitation.

	affected persons but lacks detailed implementation guidance.		
Valuation and replacement cost	National laws applicable to state land recovery (e.g., State Land Recovery Act and LDO) do not specify compensation at replacement cost; valuations are usually based on market rates without covering depreciation or transaction costs.	Requires compensation at full replacement cost , including transaction and transfer costs, without any depreciation.	All affected assets are valued at full replacement cost , with no deductions for depreciation. The valuation approach ensures parity with AIIB's standards and NIRP principles.
Consultation and participation	The UDA Law allows public consultation during the planning stages, but does not mandate project-level resettlement consultations. NIRP emphasizes consultation and participation but leaves modalities to project authorities.	Requires meaningful consultation and participation throughout project preparation, implementation, and monitoring.	SCURP ensures inclusive, continuous consultation through household discussions, focus group discussions (FGDs), and stakeholder meetings during planning and implementation of the RAP, ensuring informed participation and transparency.
Grievance Redress Mechanism (GRM)	National legislation does not require a formal grievance system. Complaints are typically handled administratively through the UDA or Divisional Secretariat.	Requires an accessible, transparent, and responsive multi-tier GRM	A multi-tier GRM is established under SCURP, with defined steps, time-bound responses, and escalation procedures. It includes confidential channels for handling GBV, SEA, and SH complaints.
Monitoring and evaluation	National legislation does not include provisions for post-resettlement monitoring or evaluation.	Requires internal and external monitoring of resettlement implementation, outcomes, and disclosure of results.	The RAP provides for internal monitoring by the PMU and external independent evaluation to assess RAP implementation, effectiveness of livelihood restoration, and satisfaction of affected households.
Resettlement planning and documentation	National laws governing state lands (State Land Recovery Act, LDO, and UDA Law) do not require the preparation of a Resettlement Action Plan (RAP) . NIRP, however, encourages resettlement planning to mitigate adverse impacts.	Requires preparation, approval, and disclosure of comprehensive RAPs for all projects involving physical or economic displacement.	RAPs will be developed all affected communities, outlining entitlements, compensation, resettlement assistance, livelihood measures, and monitoring arrangements prior to their resettlement.

110 While Sri Lanka's national policies have made progress through NIRP, several gaps remain when compared to the AIIB's ESF. SCURP explicitly bridges these gaps through enhanced entitlements, structured planning, robust monitoring, and stakeholder engagement and grievance mechanisms, ensuring that all affected persons, especially vulnerable groups, are protected and supported in line with international best practices.

Chapter 7 PARAMETERS OF ASSET VALUATION, ENTITLEMENTS, AND PAYMENT OF COMPENSATION AND OTHER ASSISTANCE

7.1. Regulatory and Institutional Mechanisms for Asset Valuation

- 111 In Sri Lanka has an advanced system for valuation of properties, and there are state and registered private valuation officers. The principles and procedures for valuation of land and assets affected by involuntary land acquisition are embedded in the Land Acquisition Act (LAA) of 1950 (Section 46 (1) of LAA) and the Land Acquisition Regulations (LAR) of 2008. The steps that are followed in the process of valuation of land and structures are presented in Chapter 6. Accordingly, compensation for all the losses will be at replacement cost as per LAR 2008 and the AIIB's guidelines, as laid out in the RPF for the SCURP. 'Replacement cost' includes compensation of statutory and non-statutory payments and ex gratia payments including: current market value without depreciation, any other injurious affection, severances, interest accrued, transitional and restoration costs, disturbances cost, and any other applicable payments.
- 112 However, given the gaps in national regulations and AIIB policies as described in Chapter 6 as well as the risks of the project affected persons not benefitting adequately from the valuation procedures and compensation payments provided in the 2008 LAR, the Entitlement Matrix (EM) prepared for this RAP, which is based on the RPF prepared for the SCURP, will be adopted. Furthermore, since neither the LAA nor the LAR 2008 has provisions to determine compensation for non-land economic displacements, such as the recovery of possession of state land occupied by tenants, mobile vendors, and squatters for their economic activities, an Entitlement Assessment Committee (EAC) has been established. Meanwhile, in line with the directive of the Cabinet of Ministers, a Special Appeal Committee will be constituted by the Secretary of the Ministry of Transport, Highways and Urban Development (MTH&UD) to review and adjudicate appeals submitted by affected households requesting the allocation of additional housing units beyond the standard single-unit entitlement. The Committee will ensure that such appeals are assessed in a transparent, consistent, and equitable manner, based on established eligibility criteria which are included in the entitlement matrix.

7.2. Cut-Off Date, Eligibility Criteria and Unit of Entitlements

- 113 For this RAP, the unit of entitlement can be an individual, household, family, or community. If more than one person has legal or customary rights to a property or resource recognized under law, the compensation will be shared by all of them. The cut-off date for eligibility for entitlements is established as 30 May 2025, corresponding to the completion of the census survey, which was publicly announced and also disseminated to all project-affected households through letters. Public dissemination of information on the area delineated to prevent further population influx will be carried out throughout the project period. Persons who have encroached on the area after the cut-off date will not be entitled to claim compensation or any other form of resettlement assistance. Likewise, fixed assets such as built structures or planted trees after the cut-off date will not be covered and compensated.

7.3. Compensation for Impacts and Losses

Compensation for private land

- 114 In the case of private land, the land will be acquired by the project where the affected person has title deeds or registration certificate the project will provide the affected persons with either:

- A. An apartment from high-rise building in proposed high-rise apartment or
- B. Cash payment for the loss of land at replacement cost.

- 115 In the case of land lots where the ownership information was not available, and hence could potentially be occupied by non-titleholders (e.g. squatters and encroachers), the affected persons will not receive any compensation for the land they occupy but will receive compensation for tree/crop damage as described below or at least a three-month advance notification to harvest the trees/crops. In the case of residential land, the non-titled user, non-permitted user, or squatter/encroacher will not be eligible to receive any compensation for land (whether partial or full) but will be entitled to receive compensation for the structure, as described below, and resettlement assistance as described in EM. One householder has freehold land, and he is entitled to get compensation for the land. Additionally, 210 land parcels are state-owned, in which case the affected person will not receive any compensation for the land, but will receive compensation for the structures.
- 116 In addition to compensation for the losses, other types of assistance (e.g., special allowance to offset the expenses incurred during the acquisition or land clearing process, livelihood restoration allowance and support, material transport allowance, restoration of utility services, etc) will also be provided to the affected persons as summarized in the entitlement matrix.

7.4. Compensation for loss of residential structures

- 117 Under the Land Acquisition Regulations (LAR) 2008, compensation at full replacement cost is payable for buildings and improvements constructed on acquired land, including houses. The Chief Valuer determines valuation amounts based on condition reports prepared by officers of the Valuation Department, and at the Section 9 inquiry under the Land Acquisition Act, the acquiring officer determines the ownership status of the affected structures. Title holders with valid legal deeds are entitled to receive cash compensation for both land and structures at replacement value. Non-title holders in occupation are also legally entitled to receive cash compensation for structures and improvements only, provided they can establish possession and ownership of the affected buildings. However, they are not entitled to compensation for land. All payments for structures (and land, where applicable) shall be made at full replacement cost, without any deduction for depreciation or salvageable materials.
- 118 Under the SCURP project policy, non-title holders requiring relocation will be offered the option of a new condominium housing unit of 450 sq. ft. with basic facilities, subject to project eligibility criteria and beneficiary contribution requirements. Affected households may also receive additional project assistance, including transport allowance for materials, restoration of utility services, and re-fixing of fixtures and fittings, to facilitate resettlement and ensure that affected persons are not worse off after relocation.
- 119 The non-title holders are to choose one of the following options:

- Cash compensation for the structures and improvements they have constructed.

Relocation into a UDA housing unit will provide beneficiaries with secure tenure and basic facilities, including access to community amenities. However, beneficiaries are required to contribute LKR 350,000 towards the apartment cost, along with payments to the condominium management fund and monthly maintenance charges. These contributions are essential to ensure sustainable condominium management, service continuity, and the protection of common facilities, thereby promoting responsible and long-term community living.

7.5. Compensation for loss of commercial structures

- 120 In accordance with AIIB Environmental and Social Standard (ESS) 2 on Involuntary Resettlement, commercial establishments operating within residential premises at the resettlement site shall be recognized as economic activities subject to livelihood impact, irrespective of formal land ownership. Such establishments will be classified as titleholder or non-titleholder businesses based on eligibility criteria defined in the Entitlement Matrix. Consistent with ESS2 objectives, compensation and assistance measures are designed to avoid impoverishment, restore livelihoods, and improve the living standards of affected persons, including those without formal legal rights to land or structures. Contrary to formal businesses, an informal business is defined as a business that is not registered with the Registrar of Companies, nor registered with the Divisional Secretary's office in the division where the business has been established and does not pay tax to the Inland Revenue Department (IRD). In Poorwaramaya, 49 commercial establishments operating within residential houses have been identified as non-titled businesses, as ownership information was not provided during the census survey. These operators, whether registered or unregistered, are not entitled to the land or structures they occupy. However, they will receive compensation for the affected structures at replacement value, subject to the EAC's concurrence.

7.6. Compensation for loss of secondary structures

For the secondary structures, the affected persons will be entitled to cash payment for the affected structure at full replacement value. Compensation for loss of income

- 121 Workers and employees in affected businesses who may experience changes in employment due to relocation or the closure of business activities will be supported through comprehensive livelihood restoration measures. In line with the Entitlement Matrix, these measures include access to skills training, employment facilitation, and other income restoration programs designed to enhance future opportunities. Compensation for loss of business income will be provided to eligible business operators, including own-account workers and home-based business operators, in accordance with the provisions specified for commercial and livelihood impacts in the Entitlement Matrix.

7.7. Measures for Minimizing Impacts on Infrastructure Facilities

Entitlement Assessment Committee (EAC)

- 122 The existing regulatory frameworks in Sri Lanka do not provide provisions for determining compensation or assistance for non-land economic displacements, such as the loss of income or assets by occupants of state land, mobile vendors, squatters, and other informal operators affected by recovery of possession or relocation under urban development initiatives. To address this gap, the SCURP Resettlement Policy Framework (RPF) establishes an Entitlement Assessment Committee (EAC), for which approval has been obtained from the Government of Sri Lanka through the Cabinet of Ministers. The EAC will serve as the institutional mechanism to assess, review, and determine compensation for business structures, and other non-land acquisition-related impacts affecting project-affected persons.
- 123 The EAC will be guided by the entitlement parameters and procedures set out in the SCURP RPF and its Entitlement Matrix. The Committee will be chaired by the Additional Secretary-Ministry of Transport, Highways and Urban Development and will comprise the following members:
1. Additional Secretary (Chair - Ministry of Transport, Highways and Urban Development)
 2. Project Director - SCURP (Secretary to the Committee)

3. Additional Project Director – Social - SCURP
4. Chief Financial Officer –Ministry of Transport, Highways and Urban Development
5. Representative from the Ministry of Finance
6. Director Housing – Urban Regeneration Project, UDA
7. Director – Legal, UDA
8. Government Chief Valuer or his/her representative
9. Divisional Secretary of the relevant project implementation area

124 This Committee will function as the key decision-making body for determining compensation and resettlement assistance in cases not covered under existing legislation, ensuring that all affected persons receive fair, consistent, and transparent support in line with the principles of the SCURP RPF.

Table 7-1: Entitlement Matrix

No.	Type of loss	Affected person/s	Entitlement	Details	Additional Notes
1. Private Residential Land and Structures					
1.1	Permanent and full loss of private residential land and structure	Owner - occupants with title or other ownership documents recognized under the law	Cash compensation at replacement cost/market value for acquired/purchased land by UDA as determined by the Government Chief Valuer. The project will provide the compensation. .	1.1.1 Cash compensation at replacement cost for the acquired land and structure following the provisions in the Land Acquisition Act No.9 of 1950 and Land Acquisition Regulations of 2008. The valuation of the subject land should be determined by the Government Chief Valuer. (G.C.V) OR 1.1.2. Market value, as determined by the Government Chief Valuer (GCV), shall be applied for the land if it is purchased by the UDA through a negotiated settlement between both parties. The applicable value for the land and structure shall be paid by the project OR 1.1.3. A new housing unit in a condominium with a floor area of 450 square feet and an additional housing unit or housing units. OR 1.1.4.A new housing unit in a condominium project and additional cash compensation in commensurate with the value of the land and house as determined by the Government Chief Valuer. 1.1.5 Shifting/ Transportation allowance of LKR 10.000 (applicable only to 1.1.3 and 1.1.4)	-

				1.1.6. Payment of LKR. 10,000 to obtain the electricity connection to the new housing unit (applicable only to 1.1.3 and 1.1.4)	
2. Residential Land and Structures					
2.1	Loss of residential land and structure	Non-titleholders of land and structure	A new housing unit in a condominium project. OR Development value of the land and structure of the occupant as determined by the Government's Chief Valuer. Project will provide the applicable compensation.	2.1.1 A new housing unit with a floor area of 450 square feet in a condominium project with basic and common facilities 2.1.2 Shifting/Transportation allowance of LKR 10,000 2.1.3. Payment for Rs. 20,000 to obtain the electricity connection. OR 2.1.4. Cash compensation for the development value of the structure as determined by the Government's Chief Valuer	Households which are having more than 750 sq. ft plinth area or having Ground +1 or Ground +2 cumulating to more than 750 sq. ft in area shall be given one additional housing unit provided that: (a) such buildings are permanent constructions having all the necessary utility services and appurtenances (b) built with solid and permanent materials, and (c) subject to the property valuation determined by the Government's Chief Valuer Additionally, the number of subfamilies and the number of family members inhabiting such household will be reviewed and determined by the Grievance Redress Mechanism (GRM)¹ process.

					In case the owner did not agree with the compensation amount offered to him/her under 2.1.4, the Entitlement Assessment Committee (EAC) has the authority to increase the compensation amount maximum up to 10% based on the valuation of the Government Chief Valuer. The final decision will be taken by the EAC.
3. Commercial land and Structures					
3.1	Permanent and full loss of commercial property	Non-titleholders of commercial land and structures	An alternate commercial unit OR One-time cash grant	3.1.1 A commercial unit in the same relocation site I or ground floor in new housing apartment OR 3.1.2 Cash grant to help recommence the business operations calculated on the basis of three months of net income of the business	
3.1	Loss of commercial kiosks	Vendors operating kiosks with or without permission	Onetime cash grant OR material assistance	3.2.1 One-time cash grant of LKR 50,000 OR 3.2.2. A mobile vending cart as replacement based on availability.	-
4. Loss of Livelihood					
4.1	Loss of livelihood due to relocation	lost income due to relocation of the beneficiaries	Cash compensation or training and skills development support	4.1.1. In the event of any income loss during the relocation period, the affected person shall be entitled to compensation for the loss of income, calculated on the basis of the net monthly income over a maximum period of six months.	-

				4.1.2 If the affected person is unable to continue with his/her existing livelihoods after relocation and requiring to commence an alternative livelihood he/she shall be eligible to receive one-time livelihood restoration compensation of LKR 50,000, OR 4.1.3. A commercial space to commence a new business activity. 4.1.4. Training and skills development support, for livelihood strengthening 4.1.4. Facilitating linkages with government and other agencies providing business support services.	
5. Loss of Community Infrastructure/Common Property Resources					
5.1	Loss of common property resources	Affected communities and custodians of the common properties	Alternative facility	5.1.1 Provide alternative facility in new location subject to the availability of such space within the condominium property or in a nearby area.	
6. Special Assistance for Vulnerable Households					

6.1	Vulnerable households (Chief Occupant) disproportionately affected by relocation/resettlement	Chief occupant with physical/mental disabilities Elderly persons without any support Women headed households without any support Households living below the poverty line	Vulnerable allowance	6.1.1 One-time cash grant of LKR 50,000	Physically or mentally disabled status must be proven with valid medical reports. The poverty lines. (Rs. 16,397/= Department of census and statistics, report published on August 2025) Elderly people over 80 years.
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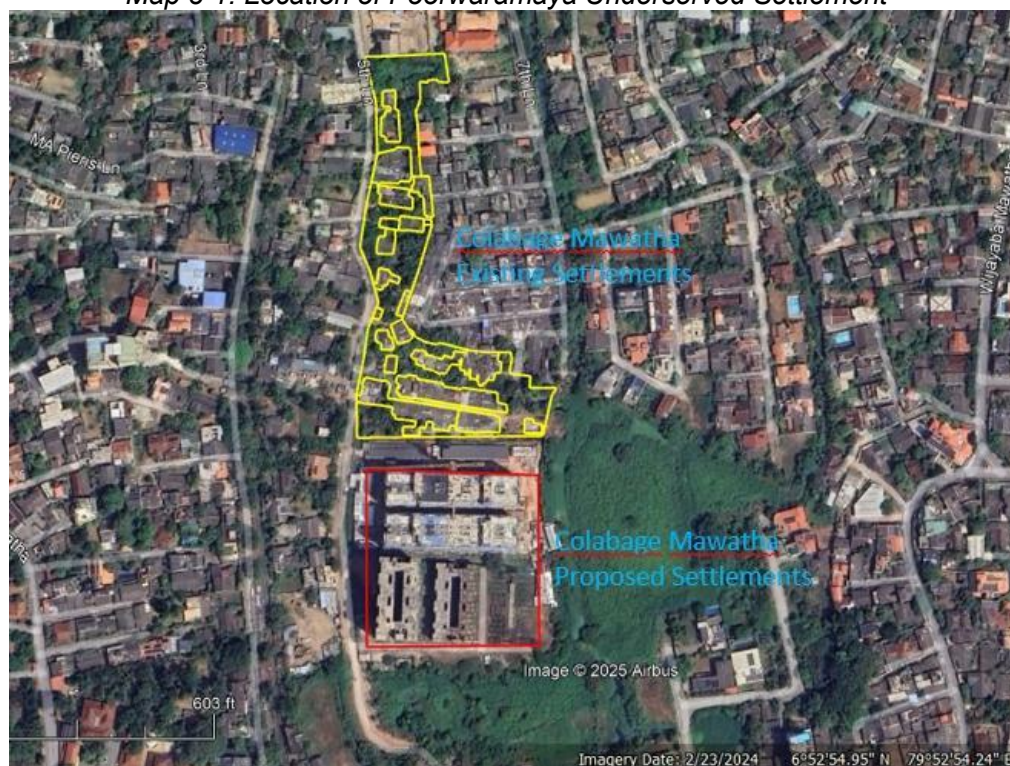
Source: The entitlement provisions presented in the above matrix are extracted from the full Entitlement Matrix, and are commensurate with the involuntary resettlement impacts identified for the Poorwaramya. The complete approved Entitlement Matrix is provided in Annex 6 of this RAP and can also be accessed through the UDA/MTH&UD website at

<https://www.bing.com/ck/a?!&&p=5006f682d26027d9ae2e0cfffed4460ea52a8e16bd1b8addbf160a9fbb9a18477JmltdHM9MTc3NDIyNDAwMA&pptn=3&ver=2&hsh=4&fclid=1f8ae3-6590-67aa-32e4-fb5e64ca66e3&psq=support+to+colombo+urban+regeneration+project&u=a1aHR0cHM6Ly93d3cuYWlpYi5vcmcvZW4vcHJvamVjdHMvZGV0YWlscy8yMDE5L2FwcHJvdmVkl1NyaS1MYW5rYS1TdXBwb3J0LXRvLUNvbG9tYm8tVXJiYW4tUmVnZW5lcmF0aW9uLVByb2plY3QuaHRtbA>

Chapter 8 : RELOCATION OF HOUSING AND SETTLEMENTS

- 125 The Government of Sri Lanka (GoSL), through the Support for Colombo Urban Regeneration Project (SCURP), has undertaken the resettlement of underserved urban communities with the aim of addressing housing deficiencies, improving urban infrastructure, and enhancing living standards. Poorwaramaya is one of the key sites identified under this initiative, where residents from informal and underserved settlements will be relocated to newly constructed multi-story apartment buildings.
- 126 Making arrangements for families in Poorwaramaya, underserved settlements, to move to high-rise apartments built by the Urban Development Authority on D.M. Colombage Mawatha in Kirulapone Grama Seva Division, Colombo 5, is an urban resettlement project. Households have been living at the Poorwaramaya site for over thirty years on state-owned land without legal ownership. However, the households were allowed to obtain drinking water and electricity from the city's main utility networks, considering water and electricity as basic needs of the city dwellers.
- 127 A household holding freehold ownership may opt for compensation to pursue self-relocation or, alternatively, receive a housing unit in the high-rise condominium. Households opting for a new housing unit in a high-rise condominium project remain fully eligible for all additional benefits stipulated in the Entitlement Matrix (EM). This comprehensive package includes the housing unit itself, along with additional cash compensation commensurate with the property value as determined by the Government Chief Valuer. Furthermore, eligible households will receive a LKR 10,000 shifting allowance and a LKR 20,000 payment to facilitate the electricity connection for their new residence.

Map 8-1: Location of Poorwaramaya Underserved Settlement



- 128 Resettlement Action Plan (RAP) has been prepared for the underserved community currently residing between 5th Lane and 7th Lane, linked to Colombage Mawatha. The designated relocation site for the Poorwaramaya community is situated on Colombage

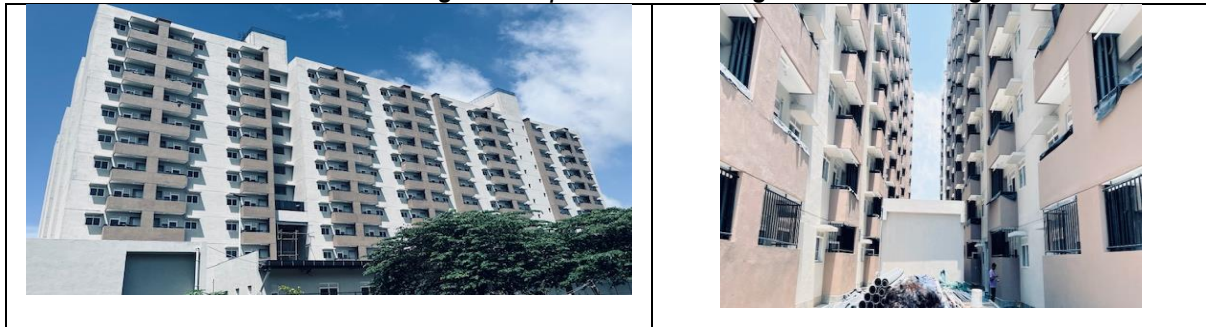
Mawatha itself, at a distance of less than 200 meters from their present residences. The close proximity of the relocation site ensures that affected families will continue to benefit from their existing social networks, access to schools, workplaces, health services, religious institutions, and markets.

Map 8-2: Distance between Colombage Mawatha and Highrise Apartment building



- 129 The relocation site identified for the Poorwaramaya community is situated on a large, unplanned, and underutilized land parcel under the ownership of the Urban Development Authority (UDA). The site benefits from two principal access routes: one via D. M. Colombage Mawatha, which connects directly to the Rajagiriya–Nugegoda main road, and the other via Poorwarama Road, which links to the High Level Road from Kirulapona to Nugegoda. The site is strategically positioned within short distances to key urban centers, including Borella (3.7 km), Narahenpita (1.7 km), Bambilapitiya (3.8 km), Rajagiriya (3.6 km), Sethsiripaya (4.4 km), Kirillapone (1.1 km), Nugegoda (1.8 km), and Pita Kotte (1.1 km), thereby ensuring sustained access to employment, education, health, and commercial facilities. This central location enhances the long-term socio-economic viability of resettlement by minimizing disruption to existing livelihood patterns and maintaining strong urban linkages.

Picture 1: Two Towers of High-rise Apartment Building in DM Colombage Mawatha



Description of the Colombage Mawatha Highrise Apartment Building

No. of Blocks: Two Blocks,
 Total No. of Housing Units: 624
 Total Plinth area: 37981.1 Sq. M.
 Floor area of a Housing Unit: 450 sq. ft. (41.8 Sq. M)
 A typical Housing Unit consists of 2 Bedrooms, a Living Room, a Small Kitchen, a Toilet a Bathing area, and a small balcony
 No. of floors: 12
 No. of Housing Units per floor: 26
 No. of Housing Units per Block: 312
 Each housing unit has a metered water supply and an electricity connection

Civic facilities available within the Apartment Premises:

Community Hall,
 Super market,
 Office space for Grama Niladhari,
 Police posts,
 Day Care, and Nursery
 Transformer unit
 Dry and wet Garbage rooms per block.
 A large vehicle parking area with sufficient access roads
 A well-planned and built drainage network for storm water
 A sewer network connected to municipal main sewerage system





8.1. Social Preparation and Institutional Measures

- 130 To ensure a socially responsible and sustainable transition, the following measures are recommended: Orientation and Awareness Programs – Over the past two years, the SCURP social team has conducted a series of awareness and community mobilization programs across the affected settlements. These initiatives focused on explaining project objectives, entitlements, and resettlement processes, clarifying compensation and benefit packages, and discussing the implications of relocation, including both opportunities and potential challenges. In addition to entitlements, resettled households are required to meet obligations that ensure the sustainability of condominium living. These include payment of the designated apartment cost (LKR 350,000), a one-time contribution to the condominium sinking fund (LKR 50,000), monthly maintenance charges, and adherence to condominium by-laws. These obligations are integral to maintaining service delivery, protecting common facilities, and fostering responsible community participation. At the same time, the programs mobilized community support for condominium living and helped to build trust between affected persons (APs), project authorities, and local government institutions. .
- 131 These programs have contributed significantly to reducing resistance to relocation, addressing misinformation, and enhancing beneficiaries' understanding of the legal, social, and institutional frameworks governing the resettlement. They also provided a platform for households to voice concerns, which were documented and incorporated into planning.
- 132 Building on this foundation, comprehensive training and orientation sessions will be conducted for all beneficiaries prior to relocation. These sessions will cover condominium living arrangements, safety protocols, communal etiquette, legal responsibilities, and maintenance obligations. They will be facilitated by sociologists and assistant sociologists from the SCURP team, in collaboration with qualified external experts. The continuity between past awareness efforts and future structured training will ensure a progressive and well-prepared transition process.
- 133 Formation of Condominium Management Corporations (CMCs) – Legally mandated under the Apartment Ownership Law of Sri Lanka, CMCs will be established at each building level. These entities must be inclusive, gender-sensitive, and representative of different socio-economic groups. The consultants, in collaboration with the Urban Development Authority (UDA), will provide training on financial management, conflict resolution, common facility maintenance, and legal responsibilities to ensure the effective functioning of CMCs.

Chapter 9 : INCOME RESTORATION AND LIVELIHOOD DEVELOPMENT

- 134 Income restoration and livelihood enhancement are central to mitigating the adverse socioeconomic impacts of resettlement. Under the proposed resettlement of the Poorwarama community, 211 households will be relocated from a horizontally developed, low-income settlement to a high-rise apartment complex. While the relocation site is within the same urban area, the transition to apartment living represents a significant change in the physical and economic environment for households engaged in informal, home-based livelihoods.
- 135 The Livelihood Development Plan (LDP) has been prepared in accordance with the National Involuntary Resettlement Policy (NIRP) and the AIIB Environmental and Social Standards to ensure that affected households can restore and, where feasible, improve their income levels and living standards following resettlement.
- 136 Although the majority of economically active persons are expected to continue their existing occupations without major disruption, a clearly identifiable group will experience direct livelihood impacts due to the loss of space, street-level access, and customer interaction that previously enabled home-based economic activities.

9.1. Identification of Livelihoods at Risk

- 137 Among the 409 economically active individuals identified in the resettlement census, the majority are not expected to experience significant livelihood impacts, as the relocation site remains within a reasonable commuting distance of their current workplaces.
- 138 However, 52 individuals from 49 households depend on home-based or location-specific income-generating activities that cannot be readily continued within high-rise apartment units. These activities include tailoring, food vending, petty retail, mechanical services, and small-scale production. Within this group:
- **12 persons** face **significant livelihood impacts**, where relocation would result in near-total income loss without immediate mitigation;
 - **19 persons** face **moderate impacts**, requiring alternative space or support to sustain income;
 - **21 persons** face **minor impacts**, where activities may continue with adaptation and limited assistance.

Table 9-1: Impacts on livelihoods and affected persons

Livelihood Group	Count	Significant	Moderate	Minor
Tailoring & Garments	14	2	11	1
Food-related (Mani Pittu, Hoppers, Lunch packets)	7	1	0	6
Retail/Kiosks	16	5	4	7
Mechanical/Technical	7	2	1	4
Agriculture (Keera)	2	0	2	0
Other self-employed	6	2	1	3
Total	52	12	19	21

Source: Socio-economic Survey, May 2025

9.2. Gender Dimensions of Livelihood Impacts

139 Women are disproportionately affected by livelihood disruption in Poorwarama Colony. Female-headed and women-led livelihoods dominate tailoring, garment-related services, food preparation, and small retail—activities that were previously compatible with home-based operations.

Table 9-1 Gender-disaggregated Livelihood Impact

Livelihood Group	Count	High		Moderate		Minor	
		Male	Female	Male	Female	Male	Female
Tailoring & Garments	14	0	2	3	8	0	1
Food-related (Mani Pittu, Hoppers, Lunch packets)	7	0	1	0	0	0	6
Retail/Kiosks	16	2	3	2	2	1	6
Mechanical/Technical	7	2	0	1	0	3	1
Agriculture (Keera)	2	0	0	2	0	0	0
Other self-employed	6	0	2	0	1	0	3
Total	52	4	8	8	11	4	17

Source: Socio-economic Survey, May 2025

- 140 The loss of women's income has broader social consequences, as women's earnings are primarily directed toward household food consumption, children's education, and healthcare. Livelihood restoration measures therefore place strong emphasis on gender-responsive support.

9.3. Livelihood Impact Categorization

- 141 Based on dependency on space and customer access, livelihoods are categorized as follows:

- **Category 1 – High Impact Livelihoods:** These livelihoods depend on direct street frontage and visibility to attract customers. Examples include food outlets, retail kiosks, garages, and salons. Such businesses cannot operate effectively from apartments because they require dedicated premises or continuous walk-in traffic from public roads. **Category 2 – Moderate Impact Livelihoods** These livelihoods benefit from occasional external customer interaction or small shared spaces, but they can adapt to apartment settings with targeted support. Examples include petti kade, tailoring, and small-scale food production. With assistance such as shared space, market linkages, or community workspaces, they can continue to function without full street frontage. **Category 3 – Low Impact Livelihoods** that can continue from apartments with minor adjustments (small-scale tailoring, support services)

- 142 This classification guides the design of **targeted mitigation measures**.

9.4. Livelihood Restoration Strategy

- 143 The LDP adopts a tiered and phased approach, combining immediate income protection with medium- and long-term livelihood strengthening.

Immediate Income Protection

- Provision of temporary business stalls or kiosks near the resettlement site for significantly affected households;
- Tailored business continuity planning and technical assistance to minimise downtime.

Livelihood Restoration and Enhancement

- Allocation of leased commercial stalls or shared workspaces for Category 1 and 2 households, commercial building will be available on-site, with construction expected to be completed before April 2026. These facilities will provide leased commercial stalls and workspaces for households, supporting livelihood restoration;
- Access to start-up grants or soft loans coordinated with UDA, PMU, and Divisional Secretariat programs;
- Business modernisation support, including branding, packaging, and digital marketing.

Skill Development and Capacity Building

- Vocational and enterprise training compatible with apartment living (tailoring, food processing, online sales);
- Women-focused entrepreneurship programs and youth skills development;
- Financial literacy, savings mobilisation, and access to microcredit.

- 144 While the resettlement of Poorwarama households will improve housing security and access to urban services, it will also disrupt the livelihoods of 49 households,

particularly those dependent on home-based and informal economic activities. Women are the most affected group.

- 145 Through targeted livelihood restoration measures, phased implementation, and gender-responsive support, the LDP aims to restore income levels, strengthen economic resilience, and prevent further impoverishment, ensuring that resettlement results in net socioeconomic improvement for the affected community.

9.5. Training Programme for Livelihood Restoration – Poorwaramaya Resettlement Site

- 146 The objective of the livelihood restoration training programme is to restore and strengthen income-generating capacities of affected households at the Poorwaramaya resettlement site, with a particular focus on home-based enterprises and own-account workers. The programme emphasizes low-cost, practical, and market-oriented skills, supports adaptation to high-rise living conditions, and promotes sustainable and diversified income sources, in line with the Entitlement Matrix and AIIB ESS2 requirements.

Table 9-2: Proposed Training Programme

No.	Training Programme	Duration	Target Participants	Key Focus Areas	Expected Outcome
1	Tailoring and Garment-Related Skills Enhancement	5 days	20 participants (predominantly women)	Improved sewing techniques, basic design, cost control, quality finishing, simple packaging	Enhanced quality of tailoring products, improved customer appeal, and increased income-earning potential
2	Home-Based Food Enterprise Development	4 days	20 participants (women and men)	Food hygiene and safety, low-cost recipes, snack and meal preparation, packaging and storage	Participants capable of operating compliant home-based food businesses serving the community and nearby markets
3	Digital Literacy for Small Business Marketing	3 days	20 participants (youth and women)	Smartphone use, mobile payments, WhatsApp and Facebook marketing	Participants able to promote products and services using digital platforms and mobile payment systems
4	Micro enterprise Management and Household Budgeting	2 days	15 participants (mixed group)	Simple bookkeeping, household budgeting, savings practices, basic business planning	Improved financial management at household level and development of simple, viable business plans
5	Market Linkages and Customer Relations	2 days	15 participants	Pricing strategies, customer handling, packaging, entry into local markets	Strengthened links with nearby customers, traders, and service networks
6	Financial Literacy and Access to Microfinance	1 day (two sessions)	30 participants (women and men)	Savings mechanisms, microcredit schemes,	Increased awareness of safe access to microfinance and reduced risk of over-indebtedness

				responsible borrowing, loan management	
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9.6. Support Services

147 To enhance the training programme's effectiveness, the following support services will be provided:

- Starter Kits: Provision of basic tailoring accessories, sewing machine components, and essential food preparation tools for selected participants, subject to need and relevance.
- Local Mentorship: Linkages with experienced local entrepreneurs (e.g., tailors, food vendors) to provide practical guidance and peer support.
- Market Exposure Visits: Short, low-cost visits to nearby markets and retail outlets to familiarize participants with pricing, presentation, and customer preferences.

Table 9-3: Indicative Budget Framework (Low-Cost Version)

Category	Unit	Estimated cost per unit (LKR)	Total Units	Cost Estimate (LKR)
Training Materials & Venue	Training day	12,000	17	204,000
Trainer Fees (Resource persons)	Person/day	12,000	17	204,000
Logistics (snacks/transport allowance)	Participant /day	500	240	120,000
Starter Kits (tailoring + food prep)	Kits	–	30	150,000
Mentorship & Market Visits	Lump sum	–	–	25,000
Total Estimated Budget				703,000

148 This programme represents a cost-efficient livelihood restoration package, with an estimated budget of LKR 703,000, while maintaining adequate coverage of skills development, digital literacy, financial awareness, and market linkage support. The proposed approach is particularly suited to home-based livelihood restoration in a high-rise resettlement context. It is consistent with the livelihood support provisions of the Entitlement Matrix and AIIB ESS2.

Chapter 10 INSTITUTIONAL ARRANGEMENTS

- 149 The Support to Colombo Urban Regeneration Project (SCURP) is a dedicated component of the Urban Regeneration Program under the Ministry of Transport, Highways and Urban Development, serving as the implementing agency for this resettlement initiative. It is responsible for managing the social safeguards aspects of the resettlement process across 15 designated settlements. The Project Management Unit (PMU) of SCURP coordinates with relevant government institutions and community organizations throughout the various stages of Resettlement Plan (RP) implementation.
- 150 Among its core responsibilities, the PMU of SCURP oversees the overall coordination, supervision, and monitoring of the project's compliance with social safeguard requirements. These include resettlement planning, fund disbursements, coordination of activities related to RAP implementation, and progress reporting. The Project Director (PD) also liaises with MUDH&C and the Asian Infrastructure Investment Bank (AIIB) on all matters related to safeguards management and reporting. The PD is supported by the Additional Project Director (Social) and other staff members of the Social Unit.
- 151 The PMU has established a dedicated Social Unit, headed by the Additional Project Director (Social), to manage and implement all safeguard-related activities across the 15 settlements including Poorwaramaya. The core team of the Social Unit consists of a Senior Sociologist, along with five female and two male Assistant Sociologists. The Additional Project Director (Social) is supported by this team in implementing safeguard measures, disseminating information, facilitating communication, undertaking social mobilization and capacity building, conducting community consultations, and addressing grievances.
- 152 A team of consultants has been engaged by SCURP to provide specialized technical services, including the preparation of RAPs, social mobilization, capacity development, and livelihood enhancement activities in the 15 settlements. This consultant team comprises a Team Leader, a Resettlement Expert, a Community Development Expert, a Livelihood Development Expert, and 15 Site Coordinators, working in close coordination with SCURP's Social Unit.
- 153 The National Project Steering Committee (NPSC), chaired by the Secretary of MUDH&C, convenes periodically to monitor overall project implementation progress, including the management of social safeguards. The committee addresses implementation challenges and facilitates coordination with other government agencies involved in the project.
- 154 Table 10-1 outlines the role and responsibilities of the relevant line agencies and SCURP team involved in the preparation and implementation of the RAP.

Table 10-1: Roles and responsibilities of SCURP and associated institutions in safeguard management

Agency/Institution	Principal Roles and Responsibilities
Ministry of Transport, Highways and Urban Development (MTHUD)	The Ministry provides overall policy direction for the project, approves the Entitlement Matrix and associated budgets, establishes the Entitlement Assessment Committee (EAC) and Grievance Redress Committee (GRC), and liaises with donor agencies to ensure compliance with funding requirements.
Urban Development Authority (UDA)	The UDA is responsible for designing and delivering housing units, managing relocation logistics, overseeing procurement processes, recovering state land, and implementing risk management measures to safeguard project outcomes.

Agency/Institution	Principal Roles and Responsibilities
Project Management Unit (PMU – SCURP)	The PMU manages the day-to-day implementation of the RAP, prepares documentation for submission to the EAC, oversees grievance management, allocates housing units, coordinates with the Condominium Management Authority (CMA) for the formation of Condominium Management Committees (CMCs), and monitors and reports on RAP progress.
RAP Consultants	RAP consultants conduct socioeconomic and inventory of loss (IOL) surveys, prepare Resettlement Action Plans (RAPs) and Livelihood Restoration Plans (LRPs), mobilize communities, implement livelihood enhancement programs, and provide training and support for the effective functioning of CMCs.
Condominium Management Authority (CMA)	The CMA, established under the Condominium Property Act, regulates and oversees condominium governance in Sri Lanka. It registers and supervises CMCs, monitors sinking funds, and provides guidance on condominium governance and dispute resolution.
Condominium Management Corporation (CMC)	CMCs are formed by residents of registered condominium properties. They manage day-to-day condominium operations, maintain common areas, collect monthly charges, administer sinking funds, and enforce by-laws to ensure transparent and participatory management at the community level.
National Housing Development Authority (NHDA)	The NHDA resolves lease and rent disputes, supports households in making land or structure claims, and provides technical assistance where required.
Divisional Secretary & Line Agencies	Divisional Secretaries and line agencies certify household income, facilitate inclusion in welfare programs, provide skills training and job placement services, offer legal aid, and participate in the EAC and GRC processes.
Municipal Council	The Municipal Council delivers municipal services such as waste management, pest control, and public health clinics, while also promoting hygiene and sanitation within resettled communities.
Police Department	The Police Department ensures safety and security in resettlement sites, implements community policing initiatives, and establishes police posts to maintain law and order.
Grama Niladhari	The Grama Niladhari provides administrative support for documentation, assists households during resettlement, and facilitates coordination between communities and project authorities.
External Monitor	The External Monitor conducts independent oversight of RAP implementation, assesses compliance with policies and standards, and provides reports and recommendations to improve project performance.
Valuation Department	The Valuation Department conducts property valuations and provides certified assessments of land, structures, and assets to determine compensation entitlements.
Entitlement Assessment Committee (EAC)	The EAC verifies losses, approves compensation packages, discloses entitlements to affected persons.
Special Appeal Committee	In line with the directive of the Cabinet of Ministers, a Special Appeal Committee will be constituted by the Secretary of the Ministry of Transport, Highways and Urban Development (MTH&UD) to review and adjudicate appeals submitted by affected households requesting the allocation of additional housing units beyond the standard single-unit entitlement. The Committee will ensure that such appeals are assessed in a transparent, consistent, and equitable manner, based on established eligibility criteria which are included in the entitlement matrix.
Grievance Redress Committee (GRC)	The GRC resolves resettlement and entitlement-related grievances, documents cases, and reports outcomes to ensure transparency and accountability.

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Chapter 11 IMPLEMENTATION SCHEDULE AND MONITORING

11.1. Implementation Schedule of the RAP Preparation and Implementation

- 155 The resettlement action plan, public consultations, information disclosure, disclosure of resettlement plans, land acquisition, payment of compensation and other R&R assistance, grievance redress etc., are related to social safeguard management through different phases of the resettlement process.
- 156 Social safeguards management activities will proceed through several phases, including the preparation and disclosure of the RAP, public consultations, information dissemination, establishment of the GRM, and the payment of compensation and R&R assistance. All resettlement-related activities will be completed prior to the relocation of affected persons (APs) and households (APHs) and the commencement of land reclamation. However, livelihood restoration measures, ongoing consultations, grievance redress, and monitoring will continue after the APHs have been resettled in their new homes. The resettlement of household-level business operators is not expected to pose significant issues, To minimize disruption, vendors will be permitted to continue operating at a temporary arrangement until the completion of the commercial units at the Colombage Mawatha Condominium. .
- 157 It is important to note that no physical or economic displacement of Affected Persons (APs) will occur until full compensation at replacement cost has been paid. SCURP will ensure that all compensation is disbursed prior to the commencement of land reclamation. The Urban Development Authority (UDA) will take over the lands only after the occupants have relocated to their new homes; this process is not under the responsibility of SCURP. Table 11-1 presents the implementation schedule for resettlement activities, which may be adjusted based on the progress of the resettlement work. The resettlement is expected to be completed by April 2026.
- 158 RAP implementation responsibility lies with the Social Team within the PMU.

Table 11-1: Implementation schedule of the RAP for SCURP

#	Activity	2025										2026					
		4	5	6	7	8	9	10	11	12	1	2	3	4	5	6	
Pre-Project Phase																	
1	Selection of consultant for RAP preparation, social mobilization, capacity development & livelihood development	x															
Project Preparation Phase																	
2	Identify project boundaries and prepare settlement map	x															
3	Updating mapping to include structural IDs and occupant details	x	x	x													
4	Conduct stakeholder consultations		x	x	x	x	x	x	x	x	x	x	x	x	x	x	
5	Conduct socioeconomic & census survey	x	x														
6	Establish & Disclosure GRM and appoint focal person at PMU				x	x	x										
7	Prepare inventory of losses (IOL)		x	x	x	x	x										
8	Prepare draft RAP								x	x	x						
9	AIIB clearance for draft RAP												x				
10	Public disclosure of RAP												x	x			
11	Approval of entitlement matrix and resettlement budget by GOSL											x					
RAP Implementation Phase																	
12	Verification of APs' entitlements & ompensation by EAC												x	x			
13	Inform APs of their entitlements													x			
14	Payment of entitlement & compensation													x	x		
15	Commencement of resettlement															x	
16	Implement livelihood development program											x	x	x	x	x	
17	Social integration activities											x	x	x	x	x	
18	Conduct grievance settlement						x	x	x	x	x	x	x	x	x	x	
19	Internal & External monitoring of safeguard compliance											x	x	x	x	x	
20	Reporting RAP progress															x	

Chapter 12 MONITORING AND EVALUATION

12.1. Monitoring of the RAP

159 SCURP will have overall responsibility for monitoring the project's processes, outputs, outcomes, and the mitigation of impacts throughout the project period, until completion and handover to the relevant ministry. Monitoring will be conducted both internally and externally. SCURP will establish the necessary institutional arrangements for monitoring the implementation of the RAP, while selected external consultants will undertake external monitoring.

12.2. Internal Monitoring

160 The Additional Project Director (Social) will design a monitoring framework. This framework will define the key areas for monitoring, methodologies, relevant indicators, and a plan for disclosing monitoring results in advance of project implementation. The monitoring system will emphasize the engagement of all relevant stakeholders and will adopt participatory methods, including periodic review meetings and stakeholder discussions.

161 The methodologies will include reviewing documents and work plans prepared by RAP consultants and the PMU, conducting individual and group meetings with Affected Persons (APs) and other stakeholders, and carrying out surveys and studies. The Additional PD (Social), supported by the Sociologist and Assistant Sociologist (serving as Monitoring Officer), will maintain a database containing key information, such as preliminary screening of all APs in the project impact area, census data, profiles of affected persons, and relocation-related information.

162 The Assistant Sociologist (field-level monitoring officer), reporting directly to the Additional PD (Social), will conduct regular field visits to the project site, maintain ongoing dialogue with APs, and ensure that consultations and activities outlined in the work plan are carried out consistently and effectively. The internal monitoring process will focus on the following aspects:

- Progress in RAP implementation;
- Compliance of project activities with safeguard measures and legal agreements, including compensation payments and providing resettlement assistance;
- Implementation of the Livelihood Development Plan and the status of benefit-sharing;
- Disclosure of monitoring results to APs and other stakeholders;
- Regular consultations with APs and stakeholders to review the status of RAP implementation and to identify measures to mitigate, avoid, or minimize adverse resettlement impacts;
- Status of grievance resolution.

163 The Additional PD (Social), along with the monitoring officers, will systematically document the monitoring outcomes. Quarterly monitoring reports will be prepared and submitted by SCURP to the donor agency, detailing the progress of RAP implementation, compliance issues, and corrective actions taken. These reports will align with the involuntary resettlement monitoring indicators agreed upon at the time of RAP approval.

12.3. External Monitoring

164 In parallel with internal monitoring, an independent external monitor has been engaged by SCURP to assess the compliance of RAP implementation with national safeguard

policies and laws, SCURP- RPF and AIIB's ESF and relevant ESSs. The external monitor will recommend appropriate measures to address issues that may hinder smooth execution of resettlement activities.

12.4. Monitoring Indicators

165 The indicators for safeguards monitoring will include the following.

Table 12-1: Monitoring Indicators

Area of monitoring	Monitoring indicators
Resettlement Process	
Resettlement planning	• Timely completion of RAP preparation and its inclusiveness • Disclosure of RAP to APs and stakeholders
Entitlements assessment	• Inclusiveness of the Entitle Matrix and the availability of funds
Consultation process and disclosure of information	• Continued consultation process; number of consultations conducted and their gender disaggregated documentation • Engagement of women and vulnerable groups in consultations • Disclosure of updated RAP, entitlements, compensations, payment procedures, implementation timeframe, response from Donors, GOSL and APs
Grievance redress	• Establishment of GRM and its functionality • Level of awareness among AP's and other stakeholders' on GRM process, its location, reporting procedures, turnaround time for grievance resolution • Maintaining of grievance register and reporting
Livelihood restoration	• Implementation status of Livelihood Development Plan (LDP)
Institutional arrangements	• Adequacy of institutional arrangements for RAP implementation and monitoring • Establishment of the EAC
Resettlement Outputs	
Resettlement implementation	• Affected households resettled according to the RAP schedule. • Households received compensation in accordance with the EM. • Households have adapted to condominium living and comply with the norms, rules, and regulations set by the CMC.
Livelihood restoration	• Livelihood Development Program (LDP) commenced prior to resettlement and continues post-resettlement. • Home-based businesses resumed promptly after resettlement.
Resettlement Outcome	
Resettlement	• Number of households satisfied with the quality of housing and the facilities provided. • Number of grievances resolved to the satisfaction of APs.
Livelihood	• Number of youths who secured employment following skill development training. • Number of household-level livelihood activities resumed in the new residences.
Resettlement Impact	
Livelihood Restoration	• Number of households who carry out livelihood activity at present and secured space and are operational within the Colombage Mawatha business units.

Chapter 13 RESETTLEMENT BUDGET

166 The budget for the implementation of the Poorwaramaya Resettlement Action Plan (RAP), under the Support to Colombo Urban Regeneration Project (SCURP), has been prepared based on the parameters outlined in the Entitlement Matrix. The budget includes estimated costs for:

- Direct purchase
- Compensation for loss of structures,
- Rehabilitation support to restore and improve income and livelihoods
- Vulnerable Assistance
- Administrative and monitoring costs
- Contingency provisions

167 A 10% contingency provision is included in the budget to address unforeseen expenditures that may arise during RAP implementation. Eligible affected households will receive a fully constructed apartment unit in a high-rise complex, free of charge. The estimated market value per apartment, including land and infrastructure, is approximately LKR 9 million. Notably, the cost of new housing units has been excluded from this budget, as all eligible households are being provided with housing free of charge, based on a Cabinet-approved decision. However, households are responsible for the operation and maintenance costs of their new units.

13.1 Estimated Resettlement Budget-Poorwaramaya

168 A total of 211 families from Poorwaramaya have been identified for relocation to high-rise apartments. Of these, one household holds freehold title to its land and, in accordance with legal provisions, is entitled to compensation. The total estimated budget for land acquisition, compensation, and resettlement amounts to LKR 71,971,900.00.

Category	Description	Units	Unit Cost (LKR)	Months/Qty	Total (LKR)
Compensation for loss of land	Private land lot of 7.2 perch	7.2	4,500,000.00	7.2	32,400,000.00
Compensation for structures	Primary Structures (Sq. Feet)		8000	1,804	14,432,000.00
	Secondary structures-Parapet wall (Sq. Feet)		1200	440	528,000.00
	Secondary structures-Gates (Sq. Feet)		1200	80	96,000.00
Income Loss Compensation	High Impact	12	50,000.00	6	3,600,000.00
	Moderate Impact	19	30,000.00	3	1,710,000.00
	Low Impact	21	30,000.00	1	630,000.00
Livelihood Restoration Training	Details provided in section 9				703,000.00
Transport Allowance	PAHs	211	10,000.00	1	2,110,000.00

Category	Description	Units	Unit Cost (LKR)	Months/Qty	Total (LKR)
Electricity Connection	Housing Units	211	20,000.00	1	4,220,000.00
Support for vulnerable households	Vulnerable PAHs	46	50,000.00	1	2,300,000.00
Grievance management	Lumpsum				1,500,000.00
External Monitoring	Lumpsum				1,200,000.00
Subtotal					65,429,000.00
Contingency (10%)					6,542,900.00
Total Budget					71,971,900.00

Note: The costs of grievance management and external monitoring included in the resettlement budget will be covered under institutional and operational budgets managed by the PMU.

Annexures

Annex-1 List of Project Affected Households

No	Identification No	House No	GN Division	Settlement	street	Name	NIC	Mobile Phone No
1	PRJ/SCURP/001	21/1R	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sidambaram Selwanayagm	623401863V	0743188895
2	PRJ/SCURP/002	29/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Nadaraja Udayakumar	702121779V	0776068626
3	PRJ/SCURP/003	29/1/17	Kirulapana187	Purwarama Janapadhaya	5th Lane	Krishnan Jayapala	710462429V	0778594406
4	PRJ/SCURP/004	29/18	Kirulapana187	Purwarama Janapadhaya	5th Lane	Marimuthu Jeyalechchami	825414100V	0755800346
5	PRJ/SCURP/005	29/1A/5C	Kirulapana187	Purwarama Janapadhaya	5th Lane	Usha Vinodhani Kandaiyya	916673515V	0763822470
6	PRJ/SCURP/006	29/1A	Kirulapana187	Purwarama Janapadhaya	5th Lane	Lechchami Kandaiyya	650541332V	0773939030
7	PRJ/SCURP/007	29/1E	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sudarshani Murugaiyya	848111040V	0703660160
8	PRJ/SCURP/008	29/1W	Kirulapana187	Purwarama Janapadhaya	5th Lane	Rajadore Kawida	198679701335	0764198456
9	PRJ/SCURP/009	29/1/30	Kirulapana187	Purwarama Janapadhaya	5th Lane	Lechchamahan Murugayya	592705877V	0752723196
10	PRJ/SCURP/010	29/F	Kirulapana187	Purwarama Janapadhaya	5th Lane	Murugaiyya Arunasalam	811142034V	0752723196
11	PRJ/SCURP/011	29/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Lechchumanan Muththamma	515023313V	0765588643
12	PRJ/SCURP/012	29/1-22	Kirulapana187	Purwarama Janapadhaya	5th Lane	M. Premil Dhammika Kostha	642491539V	0778840425
13	PRJ/SCURP/013	29/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Meegahage Don Sunanda Premalal	683363189V	0761970512
14	PRJ/SCURP/014	29/1K	Kirulapana187	Purwarama Janapadhaya	5th Lane	Kuuththan Sarosa	606184190V	0760602085
15	PRJ/SCURP/015	29/1/K	Kirulapana187	Purwarama Janapadhaya	5th Lane	Seeman Chithradewi	825554947V	0783396654
16	PRJ/SCURP/016	29/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sunil Alisan	540383200V	0770412954
17	PRJ/SCURP/017	29/1 J	Kirulapana187	Purwarama Janapadhaya	5th Lane	Mariewelu Sasikala	837923115V	0754935929
18	PRJ/SCURP/018	29/26/J	Kirulapana187	Purwarama Janapadhaya	5th Lane	Marie Welu	501904228X	0778350577
19	PRJ/SCURP/019	29/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Maddumage Renuka	197984505290	0779307712
20	PRJ/SCURP/020	29/26L	Kirulapana187	Purwarama Janapadhaya	5th Lane	Munisamy Theivani	636812498V	0779230748
21	PRJ/SCURP/021	29/26/K	Kirulapana187	Purwarama Janapadhaya	5th Lane	Thirupadhi Nirmala	197252503273	0773680711
22	PRJ/SCURP/022	29/10	Kirulapana187	Purwarama Janapadhaya	5th Lane	B.A.D. Wickramarathna	195019400054	0711142472
23	PRJ/SCURP/023	29/14	Kirulapana187	Purwarama Janapadhaya	5th Lane	Nugegodage Pathmasiri	650611276V	0776718803
24	PRJ/SCURP/024	29/14	Kirulapana187	Purwarama Janapadhaya	5th Lane	Nugegodage Wijaya Rejina	196266100846	0775067946
25	PRJ/SCURP/025	29/28 B	Kirulapana187	Purwarama Janapadhaya	5th Lane	Thalarambage Ajith Rohanalal	693621607V	0758101845
26	PRJ/SCURP/026	29/28/A	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sandana Pichchei Jone Daniyel	195812210165	0779747691
27	PRJ/SCURP/027	29/28D	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sandanam Pichchei Dhammika	727313486X	0759540099
28	PRJ/SCURP/028	29/28/E	Kirulapana187	Purwarama Janapadhaya	5th Lane	Thalarabage Shashika Jeewanthi	908191943V	0761550074
29	PRJ/SCURP/029	29/83C	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sandana Asiru	197560003224	0778304689
30	PRJ/SCURP/030	29/28F	Kirulapana187	Purwarama Janapadhaya	5th Lane	O.A>Amal Rasanga Kumara	823274475V	0778823766
31	PRJ/SCURP/031	29/28D	Kirulapana187	Purwarama Janapadhaya	5th Lane	W.A. Hansa Madusanka Pathum	199710910050	0754505673
32	PRJ/SCURP/032	29	Kirulapana187	Purwarama Janapadhaya	5th Lane	P. Waruni Kumari Dabare	815715705V	0756384650
33	PRJ/SCURP/033	140/E	Kirulapana187	Purwarama Janapadhaya	5th Lane	Mary Elizabeth Perera	196284704850	0713403485
34	PRJ/SCURP/034	29/1B	Kirulapana187	Purwarama Janapadhaya	5th Lane	K.M. Susantha	700130380V	0713637026

35	PRJ/SCURP/035	29/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sayakkan Gedara Nihal Palitha	712523581V	0771564098
36	PRJ/SCURP/036	29/1/D	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sinna Thambi Suguna Devi	197060600596	0751100683
37	PRJ/SCURP/037	29/1/1/D1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Punchi Raman Pillei Chandani Padmakumari	838594581V	0740465885
38	PRJ/SCURP/038	29/1/P	Kirulapana187	Purwarama Janapadhaya	5th Lane	M. Vijaya Lakshmi	197180602004	0
39	PRJ/SCURP/039	29/1P/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	M.A. Sachith Madusanka	961242096V	0768072233
40	PRJ/SCURP/040	29/1/H/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Murugadas Mayomi Hasanthika	978083285V	0770760418
41	PRJ/SCURP/041	29/1/H	Kirulapana187	Purwarama Janapadhaya	5th Lane	Madasamy Murugadas	196910103510	0772270461
42	PRJ/SCURP/042(A)	29/N(A)	Kirulapana187	Purwarama Janapadhaya	5th Lane	Saraswathi Sebastian Croos	647943870V	0777910780
43	PRJ/SCURP/042(B)	29N/01/01(B)	Kirulapana187	Purwarama Janapadhaya	5th Lane	Sebastian Croos Sudarshan	199034800181	0778106176
44	PRJ/SCURP/043	29/L	Kirulapana187	Purwarama Janapadhaya	5th Lane	Murugan Rajakumaran	199780791403	0775948996
45	PRJ/SCURP/044	29K	Kirulapana187	Purwarama Janapadhaya	5th Lane	W. Rani	196953456088	0741368959
46	PRJ/SCURP/045	29/T 7	Kirulapana187	Purwarama Janapadhaya	5th Lane	M. Prasanna Kostha	752026776V	0771912547
47	PRJ/SCURP/046	29/B/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Puuranm Thilagan	198600605045	0766865069
48	PRJ/SCURP/047	29/G	Kirulapana187	Purwarama Janapadhaya	5th Lane	Mohamed Niyas	TGY541025870 0	704035791
49	PRJ/SCURP/048	29/6/A	Kirulapana187	Purwarama Janapadhaya	5th Lane	Jayalath Ralalage Prasadi Jayalath	196753700877	0767379462
50	PRJ/SCURP/049	29/3	Kirulapana187	Purwarama Janapadhaya	5th Lane	Bulathsinalage Sisira Ananda Kure	660174419V	0759560522
51	PRJ/SCURP/050	29/6	Kirulapana187	Purwarama Janapadhaya	5th Lane	P.K. Ashoka Dabare	601873540V	0774425655
52	PRJ/SCURP/051	29/155/T/44	Kirulapana187	Purwarama Janapadhaya	5th Lane	Rajapaksha Watte Widanage Ariyawathi	547831675V	0743080792
53	PRJ/SCURP/052	29/155/T45	Kirulapana187	Purwarama Janapadhaya	5th Lane	R.W.W. Ajith Kumara Priyashantha	750232191V	0716183764
54	PRJ/SCURP/053	29/25/C	Kirulapana187	Purwarama Janapadhaya	5th Lane	Adhikarige Priyantha Perera	198015102550	0772953420
55	PRJ/SCURP/054	29/Z	Kirulapana187	Purwarama Janapadhaya	5th Lane	Adhikarige Priyanthi Perera	785392418V	0761445890
56	PRJ/SCURP/055	29/E	Kirulapana187	Purwarama Janapadhaya	5th Lane	Ranasinghe Arachchige Karunadasa	613002677V	0726233139
57	PRJ/SCURP/056	29/09	Kirulapana187	Purwarama Janapadhaya	5th Lane	Udahe Arachchige Ishara Maduranga	881791323V	0762749150
58	PRJ/SCURP/057	29/B	Kirulapana187	Purwarama Janapadhaya	5th Lane	M. Somawathi Costha	436723555V	0
59	PRJ/SCURP/058	25/D	Kirulapana187	Purwarama Janapadhaya	5th Lane	A. Chaminda Perera	741530392V	0761418008
60	PRJ/SCURP/059	29/D	Kirulapana187	Purwarama Janapadhaya	5th Lane	Withanage Chandrawansha	703323979V	0757879225
61	PRJ/SCURP/060	29/A	Kirulapana187	Purwarama Janapadhaya	5th Lane	Kalinga Neel Palitha de Silva	553121639V	0702022711
62	PRJ/SCURP/061	29/C	Kirulapana187	Purwarama Janapadhaya	5th Lane	Galappaththige Chandimani De Silva	196469200191	0772855434
63	PRJ/SCURP/062	29/T/1	Kirulapana187	Purwarama Janapadhaya	5th Lane	Kaliappan Selva Kumar	852133015V	0766038379
64	PRJ/SCURP/063	155/29/T41	Kirulapana187	Purwarama Janapadhaya	5th Lane	Meeghage don sahan	640321245V	0757558843
65	PRJ/SCURP/064	155/29/T42	Kirulapana187	Purwarama Janapadhaya	5th Lane	Manemeldura Duleeka Damayanthi Siva	788312903V	0761527567
66	PRJ/SCURP/065	29/Q	Kirulapana187	Purwarama Janapadhaya	5th Lane	S.K. Malin Sudath De Silva	721053890V	0759713544
67	PRJ/SCURP/066	29/4A	Kirulapana187	Purwarama Janapadhaya	5th Lane	L.G.N. Malani	665070735V	0711451851

68	PRJ/SCURP/067	29/5B	Kirulapana187	Purwarama Janapadhaya	5th Lane	Rambanda Dewayalage Chandralatha	198452400183	076533912
69	PRJ/SCURP/068	29/1/25A	Kirulapana187	Purwarama Janapadhaya	5th Lane	B.A.D. Kaveen Ishantha	198827504839	0725787979
70	PRJ/SCURP/069	29/155/T/50	Kirulapana187	Purwarama Janapadhaya	5th Lane	rajarathnam Sarojani Kumudu	838345433V	0767137720
71	PRJ/SCURP/070	29/155/T51	Kirulapana187	Purwarama Janapadhaya	7th Lane	Rajarathnam Suduwan	198813301950	0761561395
72	PRJ/SCURP/071	29/155.T49	Kirulapana187	Purwarama Janapadhaya	7th Lane	NEI Nalira Sapidin	505744500v	0743234046
73	PRJ/SCURP/072	29/155,T2	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sandanam Sakunthala	775162112V	0755854193
74	PRJ/SCURP/073	29/155,T6	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sandanam Chandrabalan	197909001908	0755702586
75	PRJ/SCURP/074	29/155T/52	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ranminihewage Nilanthi Sandamali Perera	817145043V	0755997566
76	PRJ/SCURP/075	29/155/T/5	Kirulapana187	Purwarama Janapadhaya	7th Lane	Shamila Faheer	745422500V	0755282148
77	PRJ/SCURP/076	29/155,T5/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	Kumudumali Kanchana Amarasinghe	915843824V	0724482816
78	PRJ/SCURP/077	29/155,T4	Kirulapana187	Purwarama Janapadhaya	7th Lane	Abesinghe Arachchige Priyangika Prasangani	806101060V	0742964906
79	PRJ/SCURP/078	29/155/T1	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sandanam Roshan	198424403008	0755759503
80	PRJ/SCURP/079	29/155,T3	Kirulapana187	Purwarama Janapadhaya	7th Lane	Dodampe Gamage Pradeep Mal Kelum	N/A	0752736353
81	PRJ/SCURP/080	29/155/T7	Kirulapana187	Purwarama Janapadhaya	7th Lane	Mohamed Yusuf Laneesa Beebi	196476302696	0763917551
82	PRJ/SCURP/081	29/155TB	Kirulapana187	Purwarama Janapadhaya	7th Lane	H. Priyanthi De Silva	198351705022	0767417721
83	PRJ/SCURP/082	29/155/T25	Kirulapana187	Purwarama Janapadhaya	7th Lane	K. Shanthi	828292269V	0702694448
84	PRJ/SCURP/083	29/155/T27	Kirulapana187	Purwarama Janapadhaya	7th Lane	Waddugodage Karunawathi	716584313V	0756320569
85	PRJ/SCURP/084	29/155T/27/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	Liyanage Don Kasuni Chathumali	199362502427	0755155421
86	PRJ/SCURP/085	29/155/T29	Kirulapana187	Purwarama Janapadhaya	7th Lane	Siriyalatha Senanayaka	717052382V	0705282024
87	PRJ/SCURP/086	29/155/T9	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sidambar Vinodani	747392412V	0779012375
88	PRJ/SCURP/087	29/155,T10	Kirulapana187	Purwarama Janapadhaya	7th Lane	Christopher Samuwel	N/A	0766921788
89	PRJ/SCURP/088	29/155/T11	Kirulapana187	Purwarama Janapadhaya	7th Lane	Aiyyawu Udaya Kumara	662673672V	0756958248
90	PRJ/SCURP/089	29/155/T22	Kirulapana187	Purwarama Janapadhaya	7th Lane	Nadaraja raajeshwari	196480402841	0754538932
91	PRJ/SCURP/090	29/155/T12	Kirulapana187	Purwarama Janapadhaya	7th Lane	Seevan Ramu	195878602158	0763273423
92	PRJ/SCURP/091	29/155/T37	Kirulapana187	Purwarama Janapadhaya	7th Lane	Suresh Bandara Mathuge	751902506V	0766056740
93	PRJ/SCURP/092	29/155/T15	Kirulapana187	Purwarama Janapadhaya	7th Lane	Achchunan Jayanthi	583394133V	0772001304
94	PRJ/SCURP/093	29/155/T53	Kirulapana187	Purwarama Janapadhaya	7th Lane	Raja Mary	198559402968	0772535788
95	PRJ/SCURP/094	T13	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sinnaiya Shanthi	856094073V	0743110971
96	PRJ/SCURP/095	29/155/T14	Kirulapana187	Purwarama Janapadhaya	7th Lane	Balakrishnan Mohana Krishnan	870882530V	0770820745
97	PRJ/SCURP/096	29/155/T14A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Mandayan Mohan Raj	812442953V	0766421517
98	PRJ/SCURP/097	29/155, T18	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sevani Peri Amma	196869803153	0763202648
99	PRJ/SCURP/098	29/155,T18A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Praveen Selvaraj	200231801318	0704841830
100	PRJ/SCURP/099	29/155/T16	Kirulapana187	Purwarama Janapadhaya	7th Lane	Selvarathnam Sasikala	735443658V	0760614474
101	PRJ/SCURP/100	29/155/T17	Kirulapana187	Purwarama Janapadhaya	7th Lane	Kurugamagr jasintha perera	626142818v	0758653669
102	PRJ/SCURP/101	29/155/T26	Kirulapana187	Purwarama Janapadhaya	7th Lane	Welunnage Malka Madushani	199272901452	0776772003
103	PRJ/SCURP/102	29/155/T24	Kirulapana187	Purwarama Janapadhaya	7th Lane	M. Mahamalage Nanaya Priyanthi Silva	197475400829	0772495608

104	PRJ/SCURP/103	29/155/T19	Kirulapana187	Purwarama Janapadhaya	7th Lane	Hetti Arachchige Buwani Nirasha	785091825V	0721750406
105	PRJ/SCURP/104	29/155/T30,A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Wanniarachchi Kankanamge Roshana Chaminda	851414258V	0740503777
106	PRJ/SCURP/105	29/155/T30	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ambegoda Liyanarachchige Indrani Hema Kumari	196377302340	0752466378
107	PRJ/SCURP/106	29/155/T35/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	Wikramasingha Arachchilage Priyangika Wikramasingha	198877501870	0766117893
108	PRJ/SCURP/107	29/155/T21	Kirulapana187	Purwarama Janapadhaya	7th Lane	Kanagaraj Thushantha	199330200711	0758474602
109	PRJ/SCURP/108	29/155/T/35	Kirulapana187	Purwarama Janapadhaya	7th Lane	S. Indrani	196264202934	0759417113
110	PRJ/SCURP/109	29/155/T19A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Wanniarachchi Kamkanamge Sisira Sandun	952551639v	0767607764
111	PRJ/SCURP/110	29/155/T32A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Hewage shalika sampath ranepura	197421002629	0722918787
112	PRJ/SCURP/111	29/155/T32	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ranepura Hewage Himali Mallika	786213227V	0755555741
113	PRJ/SCURP/112	29/155/T33	Kirulapana187	Purwarama Janapadhaya	7th Lane	Yasoma Lalanthi Gurugamage	758222977V	0766221997
114	PRJ/SCURP/113	29/155/T31	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ranepura Hewage Thushara Sampath Ranepura Hewage	198063201907	0755721690
115	PRJ/SCURP/114	29/155/T31A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Rohana Sampath Ranepura	197627804190	0748295106
116	PRJ/SCURP/115	29/155/T32/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	Raowal Hewage Harsha kawinda	195181029951	0758654609
117	PRJ/SCURP/116	29/155/T/43	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ramaiya Kalayani	745624758V	0717132058
118	PRJ/SCURP/117	29/155/T43/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	D.R. Malarwili	718155266V	0776711974
119	PRJ/SCURP/118	29/155/T36	Kirulapana187	Purwarama Janapadhaya	7th Lane	Croos Thamson	731834890V	0781269182
120	PRJ/SCURP/119	29/155/T/37/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	K. Lahiru Deshan Madushanka Amarasinghe	198728702132	0716072445
121	PRJ/SCURP/120	29/155/T34	Kirulapana187	Purwarama Janapadhaya	7th Lane	L.A. Tennyson Susantha Bernard Perera	733120819V	0779660765
122	PRJ/SCURP/121	29/155/T38	Kirulapana187	Purwarama Janapadhaya	7th Lane	Wasala Wasan Thanthirige Palitha Dharmasiri	620172820V	0772802321
123	PRJ/SCURP/122	29/155, T39	Kirulapana187	Purwarama Janapadhaya	7th Lane	N.M. Dimuthu Nasantha	196515302221	0714713053
124	PRJ/SCURP/123	29/155,T39A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Nanayakkara Mudiyansele Nuwan Lasitha	842522102V	0771838876
125	PRJ/SCURP/124	29/155/T40	Kirulapana187	Purwarama Janapadhaya	7th Lane	Disanayake Mudiyansele chamara Ramyathilaka Dissanayake	197917001295	0723219730
126	PRJ/SCURP/125	29/155/T46	Kirulapana187	Purwarama Janapadhaya	7th Lane	Weerasam Kaliappa	195429910116	0709592788
127	PRJ/SCURP/126	29/J	Kirulapana187	Purwarama Janapadhaya	7th Lane	K.S.Nishanthi	725840632V	0717650153
128	PRJ/SCURP/127	3/101	Kirulapana187	Purwarama Janapadhaya	7th Lane	William Jeya Alwin	195636510064	0741314424
129	PRJ/SCURP/128	3/101/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Jaya Alvin Sanja Aflasalaja	921802161V	0757673838
130	PRJ/SCURP/129	3/102/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Panawennage Dineshika Sandamali Fernando	199768610082	0771996442
131	PRJ/SCURP/130	3/102	Kirulapana187	Purwarama Janapadhaya	7th Lane	P.W.D.Fernando	702421373V	0767966841
132	PRJ/SCURP/131	3/103	Kirulapana187	Purwarama Janapadhaya	7th Lane	Paththinige Anulawathi	635353635V	0775065509

133	PRJ/SCURP/132	3/400 A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Kumar Jessie Krishtina	198277005047	0753204747
134	PRJ/SCURP/133	3/105/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Gamage Sajeewa Kumara	197813201320	0751193892
135	PRJ/SCURP/134	3/103	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.A.Padma	535280703V	0715201639
136	PRJ/SCURP/135	3/105/1A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Gamage Nadeeka Dilshan	830162887V	0753485268
137	PRJ/SCURP/136	3/106	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.Chandra	687502906V	0741831110
138	PRJ/SCURP/137	3/107	Kirulapana187	Purwarama Janapadhaya	7th Lane	Edward Rajarathnam	630410932V	0766227792
139	PRJ/SCURP/138	3/108	Kirulapana187	Purwarama Janapadhaya	7th Lane	D.M.R.D.Dissanayake	533093884V	0112769730
140	PRJ/SCURP/139	3/108/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	D.M.N.S.Dissanayaka	820613180V	0779721901
141	PRJ/SCURP/140	3/109	Kirulapana187	Purwarama Janapadhaya	7th Lane	G.Nagamma	546152162V	0755844812
142	PRJ/SCURP/140A	3/109/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Devid Raja Sudarshani	795521097V	0776711972
143	PRJ/SCURP/141	3/110	Kirulapana187	Purwarama Janapadhaya	7th Lane	L.B.Edmand	196510602217	0756596706
144	PRJ/SCURP/170	29/141/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.Rajapalami	740994042V	0725431630
145	PRJ/SCURP/142	3/112	Kirulapana187	Purwarama Janapadhaya	7th Lane	L.B.Sampath Madushan	199535800683	0756596706
146	PRJ/SCURP/143	29/155/T47	Kirulapana187	Purwarama Janapadhaya	7th Lane	Maharoor Mohomaed Ramsheen	750032460V	0757387706
147	PRJ/SCURP/144	29/151A	Kirulapana187	Purwarama Janapadhaya	7th Lane	P.Selwarani	198269202443	0778004674
148	PRJ/SCURP/145	29/155	Kirulapana187	Purwarama Janapadhaya	7th Lane	Suwanda Haluge Niluka Samanathi	755390712V	0763977969
149	PRJ/SCURP/145A	29/155,A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Henagama Vithanage Asanka Madushanka	921303483V	0756993536
150	PRJ/SCURP/146	29/154/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Beruwalage Ramyadasa Gomas	670464938V	0759288476
151	PRJ/SCURP/147	29/153	Kirulapana187	Purwarama Janapadhaya	7th Lane	Witlin Peiris	357891833V	0763977969
152	PRJ/SCURP/148	29/152	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ramasuppu Lechchami	195882803534	0753972392
153	PRJ/SCURP/148/A	29/152/B	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.Santhi	197880802479	0758846303
154	PRJ/SCURP/148/B	29/152 A	Kirulapana187	Purwarama Janapadhaya	7th Lane	K.Waima Ranjan	782815709V	0714040047
155	PRJ/SCURP/149	29/151	Kirulapana187	Purwarama Janapadhaya	7th Lane	Karuppasami Subramaniyam	195434302458	0779713511
156	PRJ/SCURP/150	29/15/B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Kadireshan Chandrathala	198153302334	0766057210
157	PRJ/SCURP/151	29/150	Kirulapana187	Purwarama Janapadhaya	7th Lane	R.G.Mallika Gunasekara	637250671V	0778283044
158	PRJ/SCURP/151/A	29/150	Kirulapana187	Purwarama Janapadhaya	7th Lane	H.Wimalawathi	306590308V	0704009239
159	PRJ/SCURP/152	3/406/1/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	R.M.Prasanna Pradeep Kumara	910301675V	0784846400
160	PRJ/SCURP/153	29/149	Kirulapana187	Purwarama Janapadhaya	7th Lane	Karuppayya Sagayamalar	197268302498	0704264288
161	PRJ/SCURP/153A	29/149A	Kirulapana187	Purwarama Janapadhaya	7th Lane	R.M.Indika Susantha Kumara	922233799V	0711952224
162	PRJ/SCURP/154	29/148	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.Dayasili	197904802433	0707442577
163	PRJ/SCURP/155	29/147	Kirulapana187	Purwarama Janapadhaya	7th Lane	Nallathambi Ravichandran	197701303343	0769129487
164	PRJ/SCURP/156	29/146	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.Rohini	678233153V	0703976753
165	PRJ/SCURP/157	29/145	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ranawaka Arachchilage Nayana Maduwanthi	690030200V	0773855992
166	PRJ/SCURP/158	29/145/1/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	Yamuna Maduwanthi	N/A	0773855992
167	PRJ/SCURP/159	29/144A	Kirulapana187	Purwarama Janapadhaya	7th Lane	David Maria Shanthi	695454570V	0776065619
168	PRJ/SCURP/160	29/144/B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Uralage Siriylatha	198557202747	0764361070
169	PRJ/SCURP/161	29/144	Kirulapana187	Purwarama Janapadhaya	7th Lane	Radage Wimalawathi Fernando	195969402490	0771301063
170	PRJ/SCURP/161A	29/144	Kirulapana187	Purwarama Janapadhaya	7th Lane	Akuressa Hewage Nishantha	813605520V	0763962125
171	PRJ/SCURP/162	29/143	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sawul Gamchi Mamadmadu Nasar	196129200842	0764831070

172	PRJ/SCURP/162/A	29/143/D	Kirulapana187	Purwarama Janapadhaya	7th Lane	Mohomad Nazar Shamila Subhani	888301330V	0750286002
173	PRJ/SCURP/163	29/143/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Thirupathi Pramila	198163803323	0775041667
174	PRJ/SCURP/164	29/143B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Murugan Selvakumar	741533308V	0754944058
175	PRJ/SCURP/164A	3/414A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Selvakumar Siranjani	975682972V	0758207050
176	PRJ/SCURP/165	29/143C	Kirulapana187	Purwarama Janapadhaya	7th Lane	Muththayya Madhawan	196606702435	0771600539
177	PRJ/SCURP/166	129/142/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Rathnayaka Mudiyansele Niranjala Priyadarshani	915743013V	0715947697
178	PRJ/SCURP/167	29/142	Kirulapana187	Purwarama Janapadhaya	7th Lane	Rathnayaka Mudiyansele Jayarathna Kumara	682563303V	0767417721
179	PRJ/SCURP/167A	29/142B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Rathnayaka Mudiyansele Wasana Lakmali	905593536V	0759593101
180	PRJ/SCURP/168	29/141	Kirulapana187	Purwarama Janapadhaya	7th Lane	P.Alagampila	576282737V	0779419522
181	PRJ/SCURP/169	29/141B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Sandanam Selvaraj	811671665V	0762563109
182	PRJ/SCURP/171	29/133	Kirulapana187	Purwarama Janapadhaya	7th Lane	Jayasingha Arachchige Jasmin	N/A	0773751505
183	PRJ/SCURP/172	29/132	Kirulapana187	Purwarama Janapadhaya	7th Lane	Thurasingham Kanthimadi	645982061V	015894453
184	PRJ/SCURP/173	29/131A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Perumal Sathyaseelan	741924005V	0761680654
185	PRJ/SCURP/173A	29/131	Kirulapana187	Purwarama Janapadhaya	7th Lane	Samiperumal Bala Krishnam	770675189V	0713841101
186	PRJ/SCURP/174	29/131 B	Kirulapana187	Purwarama Janapadhaya	7th Lane	M.D.Lechchami	797845639V	0770041875
187	PRJ/SCURP/175	3/416B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Balasooriyage Dilan Lakshan Balasooriya	911000016V	0754624206
188	PRJ/SCURP/175/A	29/130A	Kirulapana187	Purwarama Janapadhaya	7th Lane	H.A.Randika	861374122V	0752399201
189	PRJ/SCURP/175B	29/130	Kirulapana187	Purwarama Janapadhaya	7th Lane	Dhammika Thilakasiri Balasooriya	642033867V	0760485547
190	PRJ/SCURP/176	29/129B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Balasubramaniyam Selvi	857771605V	0755829105
191	PRJ/SCURP/177	29/129	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.Thewani	526095502V	0758774177
192	PRJ/SCURP/177A	29/129/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	B.S.Shanthi	827621250V	0756600829
193	PRJ/SCURP/178	29/128	Kirulapana187	Purwarama Janapadhaya	7th Lane	Abeysingha Sooriarachchige Sepalika	197574201224	0751100618
194	PRJ/SCURP/178	29/128/A	Kirulapana187	Purwarama Janapadhaya	7th Lane	T.D.A.De Silva	199251600547	0761087723
195	PRJ/SCURP/179	29/127	Kirulapana187	Purwarama Janapadhaya	7th Lane	Wackwella Gamage Anulawathi	435311610V	0751100618
196	PRJ/SCURP/180	29/127/E	Kirulapana187	Purwarama Janapadhaya	7th Lane	Abeysinghe Sooriyaarachchige Nethmi Navodya Sathsarani	200581400894	0760148838
197	PRJ/SCURP/180/A	29-127/C	Kirulapana187	Purwarama Janapadhaya	7th Lane	A.S.A.N.D.Roshan	199629303300	0760148838
198	PRJ/SCURP/180/B	29/127/D	Kirulapana187	Purwarama Janapadhaya	7th Lane	A.S.A.N.Roshan	199305902145	0740715462
199	PRJ/SCURP/180C	29/127/B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Abesingha Sooriarachchilage Mahindasiri	731192952V	0770373970
200	PRJ/SCURP/181	29/126	Kirulapana187	Purwarama Janapadhaya	7th Lane	Kadiranage Srimathi Pieris	195957202314	0779446184
201	PRJ/SCURP/182	29/125	Kirulapana187	Purwarama Janapadhaya	7th Lane	A.J.Abamiston	752283273V	0766391058
202	PRJ/SCURP/182/A	421/1	Kirulapana187	Purwarama Janapadhaya	7th Lane	J.A.Rajina Angel	200271610032	0766391058
203	PRJ/SCURP/183	29/124	Kirulapana187	Purwarama Janapadhaya	7th Lane	Anthony Michal Jeewani	728051566V	0750158255
204	PRJ/SCURP/184	29/123	Kirulapana187	Purwarama Janapadhaya	7th Lane	Henegama Vithanage Sิริyawathi	636783404V	0788687200

205	PRJ/SCURP/185	29/122	Kirulapana187	Purwarama Janapadhaya	7th Lane	S.P.Anthony	690151405V	0768945445
206	PRJ/SCURP/186	29/122	Kirulapana187	Purwarama Janapadhaya	7th Lane	Nawaraj Santhamani	757823284V	0758182273
207	PRJ/SCURP/186/A	29/121	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ramasami Aspawalli	527142911V	0758152273
208	PRJ/SCURP/187	29/121/B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Nawaraj Indamani	197863502819	0758152273
209	PRJ/SCURP/188	29/120/B	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ameerabawa Mohomad Shiyam	823532300V	0724748462
210	PRJ/SCURP/189	29/120	Kirulapana187	Purwarama Janapadhaya	7th Lane	Seruwana Sundara raj	551132803V	0777661180
211	PRJ/SCURP/189/A	29/120A	Kirulapana187	Purwarama Janapadhaya	7th Lane	Ediriyoopa Kankanamge Nilaksha Madhushanka	200014304301	0752833575

Annex – 2 List of Vulnerable Households in Poorwaramaya

	HH Head	Address	Vulnerable Person	Age	Sex	Relationship to HH	Type of Vulnerability (as per EM)	Contact No.
1	Lechchumanan Muththamma	29/1	Lechchumanan Muththamma	74	Female	HH	Women HH	0765588643
2	Kuuththan Sarosa	29/1K	Kuuththan Sarosa	65	Female	HH	Women HH	0760602085
3	Maddumage Renuka	29/1	Maddumage Renuka	46	Female	HH	Women HH	0779307712
4	Nugegodage Wijaya Rejina	29/14	Nugegodage Wijaya Rejina	63	Female	HH	Women HH	0775067946
5	Sandanam Pichchei Dhammika	29/28D	Sandanam Pichchei Dhammika	53	Female	HH	Women HH	0759540099
6	Sandana Aira	29/83C	Sandana Aira	50	Female	HH	Women HH	0778304689
7	P. Waruni Kumari Dabare	29	P. Waruni Kumari Dabare	44	Female	HH	Women HH	0756384650
8	Mary Elizabeth Perera	140/E	Mary Elizabeth Perera	62	Female	HH	Women HH	0713403485
9	Sayakkan Gedara Nihal Palitha	29/1	Sayakkan Gedara Nihal Palitha	53	Male	HH	Physical Disability	0771564098
10	Sinnathambi Suguna Devi	29/1/D	Sinnathambi Suguna Devi	55	Female	HH	Women HH	0751100683
11	Punchi Raman Pillei Chandani Padmakumari	29/1/d1	Punchi Raman Pillei Chandani Padmakumari	41	Female	HH	Women HH	0740465885
12	Saraswathi Sebastian Croos	29/N	Saraswathi Sebastian Croos	61	Female	HH	Women HH	0777910780
13	W. Rani	29K	W. Rani	56	Female	HH	Women HH	0741368959
14	Jayalath Ralalage Prasadi Jayalath	29/6/A	Jayalath Ralalage Prasadi Jayalath	58	Female	HH	Women HH	0767379462
15	Rajapaksha Watte Widanalage Ariyawathi	29/155/T/44	Rajapaksha Watte Widanalage Ariyawathi	72	Female	HH	Women HH	0743080792
16	M. Somawathi Costha	29/B	M. Somawathi Costha	82	Female	HH	Elderly 80+	757879225
17	Galappaththige Chandimani De Silva	29/C	Galappaththige Chandimani De Silva	61	Female	HH	Women HH	0772855434
18	Manemeldura Duleeka Damayanthi Siva	155/29/T42	Manemeldura Duleeka Damayanthi Siva	47	Female	HH	Women HH	0761527567
19	S.K. Malith Sudath De Silva	29/Q	S.K. Malith Sudath De Silva	52	Male	HH	Physical Disability	0759713544
20	L.G.N. Malani	29/4A	L.G.N. Malani	58	Female	HH	Women HH	0711451851
21	Mohamed Yusuf Laneesa Beebi	29/155/T7	Mohamed Yusuf Laneesa Beebi	62	Female	HH	Women HH	0763917551
22	Raja Mary	29/155/T53	Raja Mary	40	Female	HH	Women HH	0772535788
23	Selvarathnam Sasikala	29/155/T16	Selvarathnam Sasikala	52	Female	HH	Physical Disability	0760614474
24	Kurugamagr jasintha perera	29/155.T17	Kurugamagr jasintha perera	63	Female	HH	Women HH	0758653669
25	M. Mahamalage Nanaya Priyanthi Silva	29/155/T24	M. Mahamalage Nanaya Priyanthi Silva	51	Female	HH	Women HH	0772495608
26	Ranepura Hewage Himali Mallika	29/155.T32	Ranepura Hewage Himali Mallika	47	Female	HH	Women HH	0755555741
27	Ramayi Kalayani	29/155/T43	Ramayi Kalayani	51	Female	HH	Women HH	0717132058
28	D.R. Malarwili	29/155/T43/1	D.R. Malarwili	54	Female	HH	Women HH	0776711974
29	Paththinige Anulawathi	3/103	Paththinige Anulawathi	62	Female	HH	Women HH	0775065509
30	Kadireshan Chandrathala	29/15/B	Kadireshan Chandrathala	42	Female	HH	Women HH	0766057210
31	R.G.Mallika Gunasekara	29/150	R.G.Mallika Gunasekara	62	Female	HH	Women HH	0778283044
32	H.Wimalawathi	29/150	H.Wimalawathi	89	Female	HH	Elderly 80+	0704009239
33	Karuppayya Sagayamalar	29/149	Karuppayya Sagayamalar	53	Female	HH	Women HH	0704264288
34	Radage Wimalawathi Fernando	29/144	Radage Wimalawathi Fernando	66	Female	HH	Women HH	0771301063

35	P.Alagumail	29/141	P.Alagumail	69	Female	HH	Women HH	0779419522
36	Thurasingham Kanthimadi	29/132	Thurasingham Kanthimadi	62	Female	HH	Women HH	779112260
37	S.Thewani	29/129	S.Thewani	73	Female	HH	Women HH	0758774177
38	Abeysingha Sooriarachchhige Sepalika	29/128	Abeysingha Sooriarachchhige Sepalika	50	Female	HH	Women HH	0751100618
39	Wackwella Gamage Anulawathi	29/127	Wackwella Gamage Anulawathi	82	Female	HH	Elderly 80+	0751100618
40	Kadiranage Srimathi Pieris	29/126	Kadiranage Srimathi Pieris	66	Female	HH	Women HH	0779446184
41	J.A.Rufeena Angel	421/1	J.A.Rufeena Angel	24	Female	HH	Women HH	0766391058
42	Anthony Michal Jeewani	29/124	Anthony Michal Jeewani	53	Female	HH	Women HH	0750158255
43	Henegama Vithanage Siriyawathi	29/123	Henegama Vithanage Siriyawathi	62	Female	HH	Women HH	0788687200
44	Nawaraj Santhamani	29/122	Nawaraj Santhamani	50	Female	HH	Women HH	0758182273
45	Ramasami Aspawalli	29/121	Ramasami Aspawalli	72	Female	HH	Women HH	0758152273
46	Nawaraj Indamani	29/121/B	Nawaraj Indamani	47	Female	HH	Women HH	0758152273

Annex 3 List of Livelihood-Related Impacts on Home-Based Business

#	The person's name is engaged in the livelihood	Affected Livelihood activities	Magnitude of Impact	Gender	Main Livelihood Category
1	J. Lakshmi	Preparing & selling pittu, hoppers, and lunch packets	Significant	Female	Food-related (Mani Pittu, Hoppers, Lunch packets)
2	L. Kandayya	Small retail shop	Significant	Male	Retail/Kiosks
3	AC Kumari	Preparing & selling string hoppers	Minor	Female	Food-related (Mani Pittu, Hoppers, Lunch packets)
4	M. Sasikala	Small kiosk at home premises	Moderate	Female	Retail/Kiosks
5	G.A.D. Wikramarathna	Vehicle repair garage	Significant	Male	Mechanical/Technical
6	N. Pathmasiri	Tailoring / dressmaking	Moderate	Female	Tailoring & Garments
7	N. Rejina	Tailoring / dressmaking	Moderate	Female	Tailoring & Garments
8	S. Suguna Devi	Cake making & selling	Minor	Female	Food-related (Mani Pittu, Hoppers, Lunch packets)
9	NA Upali Ranjith	Selling dog food	Moderate	Male	Retail/Kiosks
10	T. Sivaranjani	Selling undergarments	Minor	Female	Tailoring & Garments
11	Sanjeewani Danushi	Cake making & selling	Minor	Female	Food-related (Mani Pittu, Hoppers, Lunch packets)
12	W Rani	Betel (bulath) selling	Moderate	Female	Other self-employed
13	HTC Nilusha	Tailoring / dressmaking	Significant	Female	Tailoring & Garments
14	Mohamad Niyaz	Small kiosk outside the premises	Minor	Male	Retail/Kiosks
15	Kalyani Marasingha	Laundry service	Significant	Female	Other self-employed
16	G. Chandimani de Silva	Grinding & selling curry and chili powder	Minor	Female	Retail/Kiosks
17	Anusha Nilanthi	Tailoring / dressmaking	Significant	Female	Tailoring & Garments
18	B.A.D. Ruchitha Kavaishan	Three-wheeler repair centre	Significant	Male	Mechanical/Technical
19	R. Niroshani Kumudu	Small kiosk outside, selling food items	Minor	Female	Retail/Kiosks
20	B. Darsrshani	Selling food items	Minor	Female	Food-related (Mani Pittu, Hoppers, Lunch packets)
21	S. Sakunthala	Tailoring / dressmaking	Moderate	Female	Tailoring & Garments
22	C. Ann Dirushani	Popcorn & fancy items selling	Minor	Female	Retail/Kiosks
23	R.H. Nilangi Sadhamali	Tailoring / dressmaking	Moderate	Female	Tailoring & Garments
24	Sharmila Pakeer	Preparing & selling hoppers	Minor	Female	Food-related (Mani Pittu, Hoppers, Lunch packets)
25	Priyangika Prasangani	Selling slippers outside the premises	Minor	Female	Retail/Kiosks
26	M.Y. Lakeesha Bibi	Retail trade at home premises	Significant	Female	Retail/Kiosks
27	RM Saliya Kumara	Electronic repairs	Minor	Male	Mechanical/Technical
28	Niroshani	Salon/hairdressing at home premises	Significant	Female	Other self-employed
29	Siriyalatha Senanayaka	Selling meat	Minor	Female	Retail/Kiosks
30	K. Keerthina	Mobile beauty service & selling ice popsicles	Minor	Female	Other self-employed
31	S. Krishnamoorthi	Retail trade at home premises	Significant	Male	Retail/Kiosks
32	Jeyasuda	Selling slippers	Moderate	Male	Retail/Kiosks
33	I. Udaya Kumar	Tailoring / dressmaking	Moderate	Male	Tailoring & Garments
34	A. Udari Chamodika	Retail trade at home premises	significant	Female	Retail/Kiosks

35	W.A. Priyanka Wickramasingha	Curtain making/selling	Moderate	Female	Tailoring & Garments
36	Rohana Sampath Ranepura	Watch repair service	Minor	Male	Mechanical/Technical
37	D.R. Malarwili	Tailoring / dressmaking	Moderate	Male	Tailoring & Garments
38	Wasantha Mallar	Tailoring / dressmaking	Moderate	Male	Tailoring & Garments
39	JA Sanja Afsoloph	Screen printing service	Minor	Male	Mechanical/Technical
40	P. Anulawathi	Selling umbrellas & puja items	Moderate	Female	Retail/Kiosks
41	S.A. Padma	Hopper selling shop at Kirulapana	Minor	Female	Food-related (Mani Pittu, Hoppers, Lunch packets)
42	DMRD Dissanayaka	Selling leafy vegetables	Moderate	Male	Agriculture (Keera)
43	DMNS Dissanayaka	Selling leafy vegetables	Moderate	Male	Agriculture (Keera)
44	DR Sudharshani	Tailoring / dressmaking	Moderate	Female	Tailoring & Garments
45	G. Nagamma	Toy shop at Viharamahadevi Park	Minor	Female	Retail/Kiosks
46	Ramasuppu Lechchami	Street cobbler/shoe repair	Minor	Female	Mechanical/Technical
47	Akila Himali	Tailoring / dressmaking	Moderate	Female	Tailoring & Garments
48	RM Indika Susantha Kumara	Welding service	Moderate	Male	Mechanical/Technical
49	Jayanthi Kala	Tailoring / dressmaking	Moderate	Female	Tailoring & Garments
50	W. Wimalawathi Fernando	Retail trade at home premises	Significant	Female	Retail/Kiosks
51	T. Pramila	Cosmetic shop at Kirulapana	Minor	Female	Other self-employed
52	Wakwella Gamage Anulawathi	Betel (bulath) selling	Minor	Female	Other self-employed

Annex 4 Grievance Redress Mechanism Templates

Annex 4A: Tier 1 Complaint Form (Community/Field Level)

Grievance Registration Form

Project:

Date Received:

Complaint Reference No.:

Name (or Anonymous ID)	.....
Gender	☐ Male ☐ Female ☐ Prefer not to say
Address / Location	.....
Contact Number / Email	.....
Are you a Project-Affected Person (PAP)?	☐ Yes ☐ No ☐ Not sure
Is this complaint related to GBV/SEA/SH?	☐ Yes* ☐ No ☐ Prefer not to disclose

*If “Yes”, the form will be immediately referred to the trained GBV Focal Point for confidential handling and referral to appropriate services. Do not record identifiable details here.

Nature of Complaint

Type of Issue	☐ Land/Asset ☐ Construction ☐ Employment ☐ Livelihood ☐ Environment ☐ Social Conflict ☐ GBV/SEA/SH ☐ Other
Description of the complaint	.....
Location / Date of issue	.....

Actions Taken (Tier 1 GRC)

Date received by Tier 1 GRC	.....
Name of officer receiving	.....
Initial review completed on	.....
Immediate action taken (if any)	.....
Proposed resolution / next steps	.....
Feedback provided to complainant	.....

Annex 4B: Tier 2 Complaint Form (Project-Level GRC)

Escalated Grievance Form

Complaint Reference No. (from Tier 1):

Date of Submission to Tier 2:

Name / ID	.....
Address / Contact	.....
Handled at Tier 1?	☐ Yes ☐ No
Tier 1 Decision Date	.....
Satisfied with Tier 1 Response?	☐ Yes ☐ No

GRC Review and Decision

Date received	.....
Review meeting date	.....
Decision / Recommendation	.....
Responsible party for follow-up	.....
Time frame for resolution	.....
Communicated to complainant on	.....

Annex 4C: Tier 3 Appeal Form (Project Director / AIIB-Level Referral)

Final Appeal Submission

Complaint Reference No.:

Date Submitted to Tier 3:

Name / ID	.....
Have you submitted this complaint at lower tiers?	☐ Yes ☐ No
Copies of previous responses attached?	☐ Attached ☐ Not available

Tier 3 Review and Decision

Date received	.....
Review conducted by	.....
Decision / Resolution	.....
Communicated to complainant on	.....

Note: If dissatisfied after Tier 3, the complainant may contact AIIB's Project-Affected People's Mechanism (PPM) at ppm@aiib.org or visit https://www.aiib.org/en/policies-strategies/_download/project-affected/ppm-2024.pdf

Annex 4D: Grievance Register Format

No	Date Received	Complaint Ref. No	Complainant (ID/Anon)	Nature of Complaint	Location	Category	Tier	Actions Taken	Status	Resolution Date	Remarks

Note: For GBV/SEA/SH complaints, only coded data should be entered. The GRM Secretary must update this register monthly and report to the Project Director and M&E Unit.

Annex 5 Stakeholders' meeting minutes

Support to Colombo Urban Regeneration Project (SCURP)

Consultancy Services on Socio Economic Survey, Resettlement Action Plan (RAP) Development, Community Mobilization, Capacity Improvement and Livelihood Development

Minutes of the Program for Raising Community Awareness Among Reluctant Residents

Settlement: Poorwarama Janapadaya at D.M. Colabage Mawatha

Date: August 21, 2025

Total Participants: 26 (Male: 15 | Female: 11)

1. Opening and Project Overview

- **Welcome Remarks:** Mr. JMAS Bandara (Site Coordinator) welcomed the participants and outlined the meeting's objectives and agenda.
- **Project Introduction:** Mr. KA Jayarathna (Team Leader, Consultant Team) provided an overview of the project, emphasizing the intention to integrate community concerns throughout the implementation phase.
- **Key Components:** The discussion covered major project initiatives, including livelihood development and capacity-building programs designed for the residents.

2. Key Discussions and Q&A Session

The community raised several concerns regarding the transition to the new housing project.

The points discussed are summarized below:

Subject	Community Concern	Project Response
Housing Design	Concerns include size, open kitchen layout, and insufficient space for washing machines or subfamilies.	The APD acknowledged design limitations but highlighted the high construction costs and the strategic advantages of the new location.
Tenure Security	Residents noted they were previously displaced and currently hold no ownership documents.	It was clarified that this project will provide formal condominium title deeds , ensuring legal ownership—a significant upgrade from previous resettlements.
Common Facilities	Questions regarding space for communal activities and funeral ceremonies.	A dedicated community hall has already been constructed within the complex to accommodate funerals and other communal gatherings.
Maintenance	Concerns about poor security and maintenance seen in previous government schemes.	A Condominium Management Corporation (CMC) will be established with resident participation. Supported by the project, the CMC will ensure professional security and facility maintenance.

Annexure 01: Photograph of the Awareness Program

Figure 1DPD explaining the project



Figure 2 People share opinions



Annexure 02: List of Attendance

අගය	නම	36 වන අංකය	අගය
3/406/1/1	සුනිල් ප්‍රදීප්	078 4846400	~~එම්~~
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3/103	බී. ආර්ථි	0775065509	ප්‍රදීප්
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3/105/1	සුනිල්	0751193892	
3/107	ඩිලිප්	0777473545	
3/109	මංජු	0776997570	15 වැනි
3/109/1/1	සුනිල්	0776711972	~~එම්~~
3/101, A	Saija Afsahn	0757673836	
3/400 A	Jessiechristina	0770684046	කේ
3/101	Wasanthanalan	0176446860	කෝ
29/122	Magdalena	0768945445	Magdalena
3/406/A	Indika Suborith	07646 0704264288	එම්
29/124	Sogayamaler		එම්
29/124	Rathnasiri	0711042107	එම්
29/148	S. Thayasathan	0707442577	එම්
29/148/1			
10/13/106	Nesakuma	0741831110	කේ
1200		0756590706	
29/154	R.A. Shyamalie	0779514816	R.A. Shyamalie
29/133	Jesmin	0779721901	22 වැනි
3/108/A	මංජු ප්‍රදීප්	073564111	
3/111	Jayaraman	0767966841	
3/102		0762353556	
29/147	N: R. D. I. C. D. N. V. S.		

Minutes of Focus Group Discussion (FGD): Community Development Society

Project: Resettlement Action Plan (RAP) - Poorwarama Janapadaya

Location: Settlement Premises, D.M. Colabage Mawatha

Date: April 29, 2025 | **Time:** 9:30 A.M. – 11:45 A.M.

Total Participants: 34 (Men: 8, Women: 26, Youth: 7, Elderly: 5)

1. Attendance: Expert Panel

Team Leader: Mr. K.A. Jayarathna

Community Development Expert: Mr. Ananda Dissanayaka

Livelihood Development Expert: Mr. Leelarathne

Resettlement Expert: Mr. Nandasena Madugoda

Site Coordinator: Mr. J.M.A.S. Bandara

2. Proceedings & Discussion Summary

2.1 Resettlement Willingness and Motivation

The community expressed an overwhelming majority (97%) in favor of relocating to the proposed high-rise building. The primary motivations identified include:

- **Institutional & Social Barriers:** Residents face stigmatization due to "T" (Temporary) housing numbers, leading to the rejection of school admissions, bank loans, and business registrations.
- **Environmental Health:** Frequent flooding with contaminated water has led to chronic skin conditions and waterborne illnesses.
- **Exceptional Cases:** One resident, Ms. A. Indrani Hemakumari, expressed reluctance due to her age and preference for her current residence.

2.2 Financial Obligations & Awareness

The community demonstrated high awareness of the financial framework required for sustainable condominium living.

- **Sinking Fund:** A one-time payment of **LKR 50,000** for major structural repairs.
- **Maintenance Fees:** Monthly charges to be determined by the specific requirements of the building.
- **Apartment Cost:** In accordance with UDA policy, households are required to pay **LKR 350,000** toward the apartment unit cost.

Proposed Installment Plan for APs: To mitigate the financial burden on low-income households, the project proposes that the **LKR 350,000** payment be structured into **10 interest-free installments** (LKR 35,000 per installment) payable over a period agreed upon by the PMU and the CMC.

3. Livelihood Impact Assessment

The FGD identified home-based livelihoods as a critical area for mitigation. While food-based services are considered "adaptable," others face complete displacement due to constrained workspace, polluted environment, administrative barriers, limited market access, insufficient skills, and flood disruptions.

Community-Proposed Solutions:

Participant	Livelihood	Anticipated Impact	Proposed Solution
B. Darshani	Slippers Production	Minimal disruption	Market linkage, registration, skill training
Jeyasuda	Slippers Production	Noise concerns	Dedicated location, market access, formalization, advanced training
Karunawathi	Beauty Salon	Complete displacement	Alternative commercial space
S. Vinodani	Retail Shop	Loss of storefront	Commercial space provision

K. Jesintha	Retail Shop	Customer loss	Alternative retail space
W.A. Priyangika	Curtain Tailoring	Workspace limits	Ground floor unit allocation
Udaya Kumari	Tailoring	Loss of workspace	Dedicated space
S. Sakunthala	Tailoring	Displacement	Alternative business location
K. Keerthina	Mobile Beauty & Ice Popsicle	Limited impact	Vocational training

4. Condominium Management & Governance

Participants expressed significant interest in the formation of the **Condominium Management Corporation (CMC)**. Key points of agreement included:

- **Direct Participation:** The CMC will be established through a community election.
- **Responsibilities:** The CMC will oversee daily maintenance, security, and conflict resolution to prevent the degradation seen in previous schemes.

5. Special Concerns: Sub-Families

Ms. K. Keerthina raised the issue of sub-families currently cohabitating. The Expert Team clarified that:

- Allocations are determined by EAC based on floor area and total family count.
- Individual cases require systematic assessment and cannot be decided in a general forum.

6. Conclusion

The meeting concluded with a commitment from the community development society to support the project's transition phase, provided that the proposed livelihood spaces and installation plans are formally integrated into the RAP.

Figure 3 Female participants voicing concerns on home-based tailoring businesses



Support to Colombo Urban Regeneration Project (SCURP)

Consultancy Services on Socio Economic Survey, Resettlement Action Plan (RAP) Development, Community Mobilization, Capacity Improvement and Livelihood Development

Minutes of the Project Awareness Program: Poorwarama Janapadaya

Date: April 01, 2025

Location: D.M. Colabage Mawatha Settlement

Total Participants: 111 (Female: 74 | Male: 37)

Host: Project Management Unit (PMU) & Consultant Team

1. Attendance & Opening Remarks

Key Officials: APD Social, Senior Sociologist (Mr. Senarathna), Team Leader (Mr. K.A. Jayarathne).

Site Coordinators: Mr. JMAS Bandara and the field coordination team.

Opening: Mr. JMAS Bandara welcomed the community and outlined the agenda, specifically focusing on the transition to high-rise living and the upcoming census.

2. Project Briefing & Technical Overview

Mr. Senarathna (Senior Sociologist, PMU) provided a comprehensive update on the project status and the lifestyle changes associated with relocation to **"The Residencies – Kirulapana."**

- **Housing Status:** Physical construction of the 624 housing units is nearing completion.
- **Facilities:** The complex includes a community hall, pre-school, children's play area, and secure access roads.
- **Social Safeguards:** * **GRM:** The Grievance Redress Mechanism was explained, emphasizing that while internal resolution is preferred, legal recourse remains an option.
- **Support:** Post-resettlement assistance will be provided for at least one year.
- **Apartment Etiquette:** Guidance was provided on communal living, focusing on noise control and maintenance of shared hygiene (e.g., avoiding spitting betel).
- **Financial Structure:** Introduction of the **Sinking Fund** (for major repairs), the **Maintenance Fund** (for daily operations), and The **Payment of LKR 350,000** toward the apartment unit cost in accordance with UDA policy

3. Census Survey & Community Engagement

Mr. K.A. Jayarathne (Team Leader) addressed the administrative requirements for eligibility.

- **Socio-Economic Census:** Stressed the vital importance of the upcoming census. A **cut-off date** will be announced shortly, after which no new residents will be considered for eligibility.
- **Eligibility:** Only those residing in the settlement and identified during the survey as of this date will be considered for the Resettlement Action Plan (RAP).
- **New Structures:** Any new houses, extensions, or annexes built after this date will **not** be eligible for compensation.
- **New Residents:** Persons moving into the settlement after this date will **not** be entitled to a housing unit or any other project benefits.

CBO Role: Encouraged active participation in Community-Based Organizations (CBOs) to ensure resident voices are heard during implementation.

Q&A Session Summary

Category	Community Inquiry	Project Response
Timeline	When will the actual relocation occur?	Resettlement starts only after the Resettlement Action Plan (RAP) is finalized following the census results.

Livelihood	Can home-based food businesses (e.g., lunch packs) continue?	Yes. Individualized livelihood development plans will be created for each household to ensure continuity.
Utilities	How will water and gas be managed?	Water will be supplied in bulk to the CMC for billing. For gas, residents must manage their own cylinders, with storage space provided on balconies.
Maintenance	Who is responsible for security and CCTVs?	These are the responsibility of the Condominium Management Committee (CMC), not the project PMU.
Current Home	Can we repair houses?	Minor repairs are allowed; however, structural extensions or annexes are strictly prohibited.
LP gas	Who supply LP gas?	Responsibility of homeowners; facilities provided for cylinder storage.

5. Key Outcomes

- **Census Readiness:** Residents were provided with informational leaflets and instructions on preparing their **Household (HH) Profiles** and necessary documentation.
- **Transparency:** The community confirmed they understood that units are strictly for selected beneficiaries and cannot be transferred to external parties.
- **Consensus:** The groundwork was successfully laid for a smooth socio-economic survey enumeration.

6. Closing

The session concluded with a vote of thanks by Mr. JMAS Bandara, who reminded residents to review the distributed informational leaflets carefully.

Photograph of the Awareness Program

Figure 1 Team Leader addressing the Census Survey & Community Engagement



Figure 2 ADP (social) briefing the project & technical overview



Figure 3 Site coordinator initiating question and answer session



Figure 4 Participant engage in question and answer session



Annexure 02: List of Attendance

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1.	කේ. ඩී. ජයරත්න.	Infotechs	0722425937	
2.	ජී. ඩී. පෙරේරා	නගරික සංවර්ධන	0754016416	
3.	ආර්. ජ. කුමාරතුංග	ආර්. ජ. කුමාරතුංග	076-1483667	
4.	ප. ඩී. පෙරේරා	"	0779549035	
5.	Priyanga Iterath	SCURP	076/483462	
6.	Periyan Perusinghe	SCURP	0778678280	
7.	Shashika Weerasinghe	SCURP	0755669154	
8.	Priya Kumara Kumara	SCURP	0743506660	
9.	Saba Saba	SCURP	0761188190	
10.	S. Sakunthala	29/155 T2	0755854193	
11.	නාමා. ජයරත්න	" 7.24	0772495608	
12.	ජයරත්න පෙරේරා	29/155 T117	0758653669	
13.	රාජේෂ්වරී	29/155 T22	0771412764	
14.	S. Chaharabalan	" T.06	0755702581	
15.	M. Suthansham	29/155 T117	070-3660160	
16.	N. Nirmala	29/126K	077-3680111	
17.	M. පෙරේරා	29/155 T2	077-9230748	
18.	R. පෙරේරා	29/155 T50	076-7137720	
19.	A. පෙරේරා	29/155 T29		

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20	ඩී. ප්‍රියන්ති පෙරේරා	29/7	0761445890	
21	ඩී. ප්‍රියන්ති පෙරේරා	29/25/C	0768633462	
22	S.K. මලික් ආදීන් ඩී. නිමල්	29/10	0717060068	
23	S. Chithra	29/10		
24	M.A. ආනන්ද්‍ර ආනන්ද්‍ර	29/10	0756429692	
25	ආනන්ද්‍ර ආනන්ද්‍ර	29/10		
26	ආනන්ද්‍ර ආනන්ද්‍ර	29/10/25A	0773050405	
27	ආනන්ද්‍ර ආනන්ද්‍ර	29/10	0765588643	
28	ආනන්ද්‍ර ආනන්ද්‍ර	29/10	0747707648	
29	K.V. ආනන්ද්‍ර ආනන්ද්‍ර	29/10	0771564098	
30	ආනන්ද්‍ර ආනන්ද්‍ර	29/10		
31	S. 2/5A	29/10	0778304688	
32	A. ආනන්ද්‍ර ආනන්ද්‍ර	25/10	0761418008	
33	R. ආනන්ද්‍ර	29/10	0764198456	
34	ආනන්ද්‍ර	29/10		
35	M. ආනන්ද්‍ර	29/10	0960094056	
36	ආනන්ද්‍ර	29/10		
37	ආනන්ද්‍ර	29/10	0774707712	
38	S. ආනන්ද්‍ර	29/155 T16	0760614444	

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39	K. K. K.	29/1/5 1st lane	077393903	
40	Sunanda	29/1/1	07636756	
41	K. J. N. Shanthi	29/J, 5 th lane	0717650153	
42	K. Usha Vinodhani	29/1/50 5 th lane	0777702123	
43	සෙනරත් සුභරත්න (බාලා මල්)	29/1/55 T53 7 th lane	0772535783	
44	එම්. ඩී. පුත්ත	29/1/55 T41 නැවත	075738487	
45	N. Pathmasiri	29/1/4 Colabage-mah	0776718803	
46	N. V. Ravina	"	0774048515	Ravina
47	P. W. K. DABARE	29/1/10 නැවත - 05	0756384650	W. D. D.
48	M. Stella	29/T/1 Colabage-mah	0752224508	
49	අ. බේර	29/1/55 T 99	0743234046	බේර
50	Shasika			
51	K. M. පුනර්ජීවන	29/1/8 E colabage-mah	0761550074	
52	කීර්ති පාලනි ද සිල්වා	29/1/1 නැවත	0713637028	K. P. D.
53				
54	කීර්ති පාලනි ද සිල්වා	29/A. 05 නැවත	0702022711	පාලනි
55	විනානලේ ඩබ්ලිව්. ඩබ්ලිව්	29/D. 05 නැවත	0757879225	W. D. D.
56	W. බාල	29/K. 05 නැවත	0741368959	W. D. D.
57	ආරියානි බාල	29/T 44 නැවත	0778292061	බාල

කොළඹ නාගරික පුනර්ජීවන ව්‍යාපෘතියට සහභාගීම් ව්‍යාපෘතිය
නාගරික සංවර්ධන, ඉදිකිරීම් සහ නිවාස අමාත්‍යාංශය

(4)

සමාජ ආර්ථික සමීක්ෂණය, නැවත පදිංචි කරවීමේ සැලැස්ම සංවර්ධනය, සමාජ සජීවීකරණය, ධාරිතා සංවර්ධනය හා ජීවනෝපාය සංවර්ධනය සඳහා වන උපදේශක සේවාව

පාර්ශවකරුවන් දැනුවත් කිරීමේ රැස්වීම - 01/04/2025

අංකය	නම	ලිපිනය	දු.ක. අංකය	අත්සන
58	රාජිව්, පුනර්ජීවන	29/1/55/T 42	0761527567	රාජිව්
59	Saraswathy Sebastian Cross	29/N, 5 th lane	0777410780	S. S.
60	Sebastian Cross Sudharshan	29/N 4, 5 th lane	0778106176	S. S.
61	ස. සෙනරත්	29/1/55 T 1	0755959503	S. S.
62	M. V. ඩබ්ලිව්. කේ	29/1/55 T 7	071364833	M. V. D.
63	වි. ඩබ්ලිව්. සිල්වා	29/1/55 T 8	0767417721	V. D.
64	W. P. Suranji withathana	29/1/55 - T3	0759228551	W. P. S.
65	M. ඩබ්ලිව්. දිසානායක	29/1/55 - T10	0775780115	M. D.
66	කුසලි පුනර්ජීවන	29/1/55/T/27/1	0755155421	K. P.
67	ලේකම් සෙනරත්	29/1/55/T/26	0776712003	L. S.
68	සෙනරත් පුනර්ජීවන	29/1/55/T/30	0755150925	S. P.
69	ස. සෙනරත්	29/1/55/T/15	0779032037	S. S.
70	ස. සෙනරත්	29/1/55/T/18	0763202648	S. S.
71	ස. සෙනරත්	29/1/55/T/21	0788851947	S. S.
72	M. Rajaguru	29/1/55/T/24A	0766421517	M. R.
73	M. Rajakumar	29/1/1	0275748976	M. R.
74	V. K. Rajapalan	29/1/55/T/14	0278809572	V. K. R.

කොළි නාගරික පුනර්ජීවන ව්‍යාපෘතියට සහභාගීවීමේ ව්‍යාපෘතිය
නාගරික සංවර්ධන, ඉදිකිරීම් සහ නිවාස අමාත්‍යාංශය

සමාජ ආර්ථික සමීක්ෂණය, නැවත පදිංචි කරවීමේ සැලැස්ම සංවර්ධනය, සමාජ සජීවීකරණය, ධාරිතා සංවර්ධනය හා ජීවනෝපාය සංවර්ධනය සඳහා වන උපදේශක සේවාව

පාර්ශවකරුවන් දැනුවත් කිරීමේ රුස්වීම - 01/04/2025

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CONDOMINIUM MANAGEMENT CORPORATION WORKSHOP TRAINING PROGRAM

The Residencies Kirulapona - Condominium Management Corporation Development

Support to Colombo Urban Regeneration Project (SCURP)

EXECUTIVE SUMMARY

A comprehensive one-day training workshop for the shadow Condominium Management Corporation (CMC) working committee of The Residencies Kirulapona was successfully conducted on October 11, 2025 at Poorwarama Temple. The workshop brought together 15 working committee members representing the communities from Poorwarama Janapadaya, Samagiwatta, and Pichchamalwatta to build their capacity in establishing and operating an effective CMC under Sri Lankan law.

The workshop achieved dual objectives: providing legal orientation on condominium governance under the Apartment Ownership Act No. 11 of 1973, while creating a critical space for community members to articulate infrastructure and livelihood concerns arising from the resettlement process. Through structured discussions, participants not only gained technical knowledge but also identified important issues requiring attention from project management and relevant authorities.

WORKSHOP DETAILS

Particulars	Information
Date	October 11, 2025
Venue	Poorwarama Temple
Duration	One full day
Language Medium	Sinhala with English support
Total Participants	15 working committee members

Facilitating Team

CMA & Technical Resource:

- Ms. Nayana Pelpita, Assistant General Manager, Condominium Management Authority

Community Development Facilitator:

- Architect Wipula Wellalage, Community Development Specialist

Project Management Unit (PMU) Participants:

- Ms. Anoma Batagalla, Additional Project Director (Social)
- Assistant Sociologist

Consultant Team:

- Mr. K.A. Jayarathne, Team Leader
- Mr. JMAS Bandara, Site Coordinator
- Mr. Ranjith Pinnapola, Site Coordinator

PARTICIPANT REPRESENTATION

A total of 15 working committee members from the three resettled communities participated in the workshop. The participant group included representatives from leadership positions such as CBO presidents, secretaries, treasurers, and committee members, ensuring diverse representation from Poorwarama Janapadaya, Samagiwatta, and Pichchamalwatta communities.

WORKSHOP OBJECTIVES

By the end of this program, participants were equipped to:

- Understand Sri Lankan condominium law under the Apartment Ownership Act No. 11 of 1973 and CMA regulations
- Navigate the CMC incorporation and registration process with the Condominium Management Authority
- Transition effectively from Urban Development Authority (UDA) oversight to resident self-management
- Develop governance structures compliant with Sri Lankan legal requirements
- Implement financial management systems suitable for resettled community needs
- Establish maintenance protocols appropriate for AIIB-funded infrastructure
- Foster inclusive community engagement reflecting the diverse resettled population
- Address unique challenges of transitioning from informal settlements to formal condominium living
- Articulate infrastructure and livelihood concerns for project management consideration

CURRICULUM DELIVERY & SESSION OUTCOMES

Session One: Introduction to Condominium Management in Sri Lanka (1 hour)

Facilitator: Ms. Nayana Pelpita, Assistant General Manager, Condominium Management Authority (CMA)

Key Topics Covered:

Regulatory Compliance & Infrastructure Standards

- Housing complex must conform to government regulations including fire department, municipal council, and other relevant authority requirements
- Documentation requirements for completion certificates and regulatory approvals

Dual Ownership Structure & Fund Establishment

- Explanation of the unique dual nature of condominium ownership: individual private ownership of units combined with shared common ownership
- Two mandatory funds for CMC operations:
 - **Sinking Fund:** Initial contribution of LKR 50,000 per resident for major capital repairs and replacement
 - **Maintenance Fund:** Regular contributions based on proportional share of common expenses for ongoing facility maintenance

Designated apartment cost:

- In accordance with established Urban Development Authority (UDA) policy, eligible households are required to contribute a designated apartment cost of LKR 350,000. This payment serves as a subsidized homeowner contribution toward the unit's capital cost, formalizing the transition to freehold ownership and ensuring commitment to the long-term sustainability of the housing scheme.

Condominium Living Etiquette & Facility Management

- Multi-boundary living environment with six boundaries (compared to four in traditional houses), requiring heightened awareness of neighbor relations
- Practical examples of avoiding maintenance issues, such as preventing disposal of solid materials into sewerage systems
- Sound management and noise control protocols to minimize disturbance to neighbors
- Restrictions on self-employment and commercial activities within residential units

CMC Governance Structure & Annual Operations

- Formal establishment of CMC at annual resident meeting with one-year tenure
- Governance positions: President (with two votes, primarily for meeting organization), Secretary, and Treasurer (appointed for one-year terms)
- Role of the President and voting procedures during annual meetings

Essential Documentation & Record Keeping

- CMC responsibility to maintain critical documents: as-built drawings, completion reports, fire insurance certificates, and other regulatory documentation
- Importance of proper record management for legal compliance and dispute resolution

CMA's Role & Legal Framework

- Comprehensive overview of condominium management within Sri Lanka's urban regeneration context
- In-depth explanation of the Apartment Ownership Act No. 11 of 1973 and recent amendments
- Role and functions of the Condominium Management Authority (CMA) in registration and compliance
- Legal transition from UDA/developer control to resident-led management
- Rights and responsibilities specific to the SCURP resettlement context
- Clear distinction between common property and individual unit ownership

Participant Engagement

- Interactive Q&A session addressing community-specific legal concerns
- Clarification of obligations and privileges under condominium governance

Key Takeaways: Participants gained comprehensive understanding of the legal framework governing their CMC, the financial structures required for sustainability, and individual roles and responsibilities within formal condominium governance. The CMA representative

provided clarity on registration timelines, documentation requirements, and ongoing compliance obligations.

Session Two: Community Concerns & Resettlement Issues Discussion (Led by Architect Wipula Wellalage & Team Leader, K.A. Jayarathe)

This session created a critical space for community members to articulate concerns regarding infrastructure design decisions and livelihood impacts. The issues documented below represent grievances carried forward from earlier consultations and require attention from project management.

This session revealed a significant gap between community expectations (formed during 2022 consultation) and final infrastructure design implementation.

Infrastructure & Design Concerns:

Spatial Constraints:

- Corridor & balcony dimensions are significantly narrower than community preferences, limiting accessibility and usability
- Children's play area is inadequate for the community's needs, with current space accommodating only approximately 20 children despite larger child population in the complex
- Community hall is undersized for conducting community meetings, social activities, and formal gatherings

Unmet Infrastructure Requests:

- Proposed bicycle track for children was not incorporated into final design
- Ground floor commercial spaces were not allocated for shops and small business operations, despite community requests
- No dedicated children's playground was included in final design despite specific requests

Safety & Hazard Concerns:

- Electricity units located in proximity to residential units pose substantial safety risks to residents
- These safety issues require urgent attention from relevant authorities and project management

Livelihood & Economic Transition Issues:

Business Continuity:

- Several community members operate order-based businesses requiring uninterrupted operations for income sustainability
- Business operations would be disrupted during construction period due to land release requirements.

Compensation Gaps:

- For the construction of the shops, resettlement of the 29 watta community is essential to release the lands. Therefore, to continuation of the business, a shop rent allowance or livelihood support should be provided during construction period of the shops until new shops are provided.
- To avoid economic hardship resulted from construction-related displacement, corresponding compensation mechanisms is essential.

Consultation Deficits:

- Required a livelihood impact assessment consultation
- Community concerns regarding income loss during transition period remain unaddressed by project management

CHALLENGES & CRITICAL ISSUES REQUIRING ESCALATION**Institutional & Governance Challenges**

Transition Complexity: Moving from informal community structures to formal CMC governance requires significant behavioral, procedural, and structural adjustment. The dual systems of individual ownership and collective responsibility require behavioral change among residents accustomed to informal decision-making.

Technical Compliance: Ongoing support needed for understanding and implementing CMA regulatory requirements, particularly fund management and annual reporting obligations.

Community Cohesion: Emphasis placed on maintaining unity among members from three previously separate communities now sharing common infrastructure, with potential for disputes arising from differing cultural practices and community norms.

Infrastructure & Design Issues (Requiring Project Management Attention)

Safety Hazards: Proximity of electricity units to residential units represents a significant safety risk requiring immediate remediation or relocation.

Insufficient Infrastructure: Inadequate playground space, narrow corridors, and undersized community hall limit functionality and community quality of life. These design shortcomings were identified in 2022 consultation but not incorporated into final design.

Unmet Community Requests: Commercial spaces at ground floor level and children's bicycle track were requested but not implemented, limiting employment and recreation opportunities.

Livelihood & Economic Support Issues (Priority for Immediate Action)

Sufficient Compensation: A rent allowance or livelihood support should be provided during construction period when residents required displacement.

Business Continuity Gap: Order-based small businesses would be disrupted unless the rent allowance compensated or support mechanisms for income replacement.

Missing Livelihood Assessment: The livelihood impact assessment consultation hasn't been conducted yet, leaving community members uncertain about transition support and income replacement strategies.

Recommendations for Project Management:

- Conduct comprehensive livelihood impact assessment
- Develop targeted livelihood support program during transition period
- Establish compensation mechanism for business disruption and construction-period displacement
- Address remaining infrastructure gaps through remedial works or interim solutions
- Implement safety remediation for electricity unit proximity issues

CRITICAL FINDINGS & PROJECT IMPLICATIONS

This workshop revealed important gaps between community expectations and project implementation that require management attention:

Design-Implementation Gap: Infrastructure requests documented during 2022 consultation (bicycle track, commercial spaces, adequate play areas, wider corridors) were not incorporated despite community input. This represents a consultation-to-design accountability issue.

Livelihood Support Gap: The community members would have experienced income disruption during construction period without corresponding compensation or livelihood support mechanisms. This gap requires urgent policy and program response.

Safety Concerns: Electricity unit placement near residential units was not adequately addressed during design phase and requires immediate remediation.

Community Readiness: Despite these challenges, community leadership demonstrates strong commitment to establishing effective CMC governance and willingness to engage constructively with formal institutional structures. This readiness should be supported with adequate resources, responsive management, and transparent communication.

CONCLUSION

The Condominium Management Corporation Workshop Training Program successfully equipped 15 working committee members with essential knowledge and practical skills for establishing and operating an effective CMC at The Residencies Kirulapona. Through structured legal orientation and collaborative discussion, participants gained clarity on governance frameworks while articulating critical concerns requiring project management attention.

The workshop demonstrated strong community readiness to embrace formal governance structures and commitment to cross-community collaboration. However, the documented

infrastructure design gaps and unaddressed livelihood support needs highlight important areas requiring management action to ensure successful long-term resettlement outcomes.

The foundation has been established for effective CMC operation. Successful implementation depends on: (1) completion of CMC registration processes, (2) timely resolution of infrastructure and safety concerns, (3) development of livelihood support mechanisms, and (4) continued technical and administrative support from project management and CMA.

Appendix I: Participant Attendance List

සහභාගීත්ව ලේඛණය - සහායකයා කළමනාකරණ සංස්ථා ස්ථාපනය සම්බන්ධයෙන්
පුහුණු වැඩවිවර්ධන
SCURP ප්‍රතිලාභීන් ස්වයං පාලනයට සවිබල ගැන්වීම
The Residencies Kirulapona සහායකයා කළමනාකරණ සංස්ථාව

දිනය: 11.10.2025 ස්ථානය: පූර්වරාම විහාරස්ථානය

අංකය	නම	තනතුර	දුරකථන අංකය	අත්සන
01	එම්. නිශාන්තරාජ	ලංකා සංගමය	0775016864	
02	සුමේෂ් රාජපක්ෂ	ලංකා සංගමය	0772802321	
03	ඒ. ඩී. ජයරත්න සමරසේන	සංගමය	0717060218	
04	නමල් ගමගේ	නාමල්ගමගේ	0714877329	
05	එම්. නිශාන්තරාජ සමරසේන	නාමල්ගමගේ	0770640120	
06	එස්. ජයරත්න	සංගමය	0778304689	
07	එම්. ඩී. ජයරත්න සමරසේන	සමරසේන	0753997566	
08	එම්. ඩී. ජයරත්න සමරසේන	ලංකා සංගමය	0740503771	
09	එම්. ඩී. ජයරත්න සමරසේන	සමරසේන	0756368701	
10	එම්. ඩී. ජයරත්න සමරසේන	නාමල්ගමගේ	0752474757	
11	එම්. ඩී. ජයරත්න සමරසේන	නාමල්ගමගේ	-	
12	N. NATHIVANAN	නාමල්ගමගේ	0715977166	
13	එම්. ඩී. ජයරත්න සමරසේන	සමරසේන	0776613821	
14	එම්. ඩී. ජයරත්න සමරසේන	T.L. Dhanu	0722425939	
15	එම්. ඩී. ජයරත්න සමරසේන	එම්. ඩී. ජයරත්න සමරසේන	0715206541	
16	J. A. N. P. W. සමරසේන	එම්. ඩී. ජයරත්න සමරසේන	0718264063	
17	එම්. ඩී. ජයරත්න සමරසේන	නාමල්ගමගේ	0710994156	
18	එම්. ඩී. ජයරත්න සමරසේන	එම්. ඩී. ජයරත්න සමරසේන	0756455429	
19	එම්. ඩී. ජයරත්න සමරසේන	නාමල්ගමගේ	0715218780	
20	S.M.A. සමරසේන	එම්. ඩී. ජයරත්න සමරසේන	0772265714	
21	Romylin Pinnapola	site coordinator	0774070742	

Appendix II: Photographs

Figure 1 The facilitator explaining the condominium management



Figure 2 The facilitator explaining the condominium management



Annex 6 Proposed Entitlement Matrix for the SCURP

No.	Type of loss	Affected person/s	Entitlement	Details	Additional Notes
1. Private Land without Structures with Tittle					
1.1	Loss of land due to Project related activities	Legal title holders/ affected parties with land use rights recognized under the law	Cash compensation at replacement cost/market value for acquired/purchased land by UDA as determined by the Government Chief Valuer. Compensation cost will bear by the project	1.1.1 Cash compensation at replacement cost for the acquired land following the provisions in the Land Acquisition Act No.9 of 1950 and Land Acquisition Regulations of 2008 as amended. The valuation of the subject land should be determined by the Government Chief Valuer. (G.C.V) OR 1.1.2 Market value, as determined by the Government Chief Valuer (GCV), shall be applied for the land if it is purchased by the UDA through a negotiated settlement between both parties. The consideration for the relevant land should be paid by the project	
2. Private Residential Land and Structures with Tittle					
2.1	Permanent and full loss of private residential land and structure	Owner - occupants with title or other ownership documents recognized under the law	Cash compensation at replacement cost/market value for acquired/purchased land by UDA as determined by the Government Chief Valuer. Compensation cost will bear by the project	2.1.1 Cash compensation at replacement cost for the acquired land and structure following the provisions in the Land Acquisition Act No.9 of 1950 and Land Acquisition Regulations of 2008 as amended. The valuation of the subject land should be determined by the Government Chief Valuer. (G.C.V) OR 2.1.2. Market value, as determined by the Government Chief Valuer (GCV), shall be applied for the land if it is purchased by the UDA through a negotiated settlement between both parties. The consideration for the relevant land should be paid by the project OR 2.1.3. A new housing unit in a condominium project with a floor area of 450 or 550 square feet and an additional housing unit or housing units will be conceded. OR	-

No.	Type of loss	Affected person/s	Entitlement	Details	Additional Notes
				2.1.4.A new housing unit in a condominium project and additional cash compensation in commensurate with the value of the land and house as determined by the Government Chief Valuer. 2.1.5 Shifting/ Transportation allowance of LKR 10,000 (applicable only to 2.1.3 and 2.1.4) 2.1.6. Payment of LKR. 20,000 to get the electricity connection to the new housing unit (applicable only to 2.1.3 and 2.1.4)	
1.2	Permanent and full loss of private residential structure	Owner non-occupant of land and structure with title or other ownership document recognize under the law	UDA will acquire purchase the land and the structure. as determined by the Government's Chief Valuer. Compensation cost will bear by the project.	1.2.1 UDA will acquire purchase the land structure based on the Chief Valuer's valuation. Or 1.2.2. Offer a new housing unit 450 or 550 square feet and additional house or many housing units based on the property value determined by the Government Chief Valuer. 1.2.3. Transportation allowance of LKR 10000 1.2.4. Payment of Rs. 20,000 to get the electricity connection Or 1.2.5. Offer a new housing unit and additional compensation based on the property value as determined by the Government Chief Valuer. 1.2.6. Transportation allowance of LKR 10000 1.2.7. Payment for Rs. 20,000 to get the electricity connection	Transport allowance and electricity connection payments will not be provided for additional houses.
3. Residential Land and Structures without Title					
3.1	Loss of residential land and structure	Non-titleholders of land and structure	A new housing unit in a condominium project. OR Development value of the land and structure of the occupant. as	3.1.1 A new housing unit with a floor area of 450 or 550 square feet in a condominium project with basic and common facilities 3.1.2 Shifting/Transportation allowance of LKR 10,000	Households which are having more than 750 sq. ft plinth area or having Ground +1 or Ground +2 cumulating to more than 750 sq. ft in area shall be given one additional housing unit provided that: (a) such buildings are permanent constructions having all the

No.	Type of loss	Affected person/s	Entitlement	Details	Additional Notes
			determined by the Government's Chief Valuer. Compensation cost will bear by the project.	3.1.3. Payment for Rs. 20,000 to get the electricity connection. OR 3.1.4. Cash compensation for the development value of the structure as determined by the Government's Chief Valuer	necessary utility services and appurtenances (b) built with solid and permanent materials, and © subject to the property valuation determined by the Government's Chief Valuer. Additionally, the number of subfamilies and the number of family members inhabiting such household will be reviewed and determined by through the Grievance Redress Mechanism (GRM)¹ process. In case the owner did not agree with the compensation amount offered to him/her under 3.1.4, the Entitlement Assessment Committee (EAC) has the authority to increase the compensation amount maximum up to 10% based on the valuation of the Government Chief Valuer. The final decision will be taken by the EAC.
4. Commercial land and Structures					
4.1	Permanent and full loss of commercial property	Titleholders of commercial land and structures	An alternate commercial unit OR Cash compensation at replacement cost/market value for the acquired/purchased property by UDA as determined by the	4.1.1 A new commercial unit under the infrastructure Development project. OR 4.1.2 Cash compensation at replacement cost for the acquired land as per the provisions in the Land Acquisition Act No.9 of 1950 and Land Acquisition Regulations of 2008 as amended. the valuation of the subject land determined by the Government Chief Valuer. OR	-

No.	Type of loss	Affected person/s	Entitlement	Details	Additional Notes
			Government's Chief Valuer. Compensation cost will bear by the project.	4.1.3 Market value of the land if purchased by UDA through negotiated settlement between both parties. The Consideration for the subject land should be paid by the project	
4.2	Permanent and full loss of commercial property	Non-titleholders of commercial land and structures	An alternate commercial unit OR One-time cash grant	4.2.1 A commercial unit in same location or ground floor in new housing apartment OR 4.2.2 Cash grant to help recommence the business operations that will be calculated based on three months of net income of the business	-
4.3	Loss of commercial kiosks	Vendors operating kiosks with or without permission	Onetime cash grant OR material assistance	4.3.1 One-time cash grant of LKR 50,000 OR 4.3.2. A mobile vending cart as replacement based on availability.	-
5. Loss of Livelihood					
5.1	Loss of livelihood due to relocation	lost income due to relocation of the beneficiaries	Cash compensation or training and skill development support	5.1.1. In the event of any income loss during the relocation period, the affected person shall be entitled to compensation for the loss of income, calculated on the basis of the net monthly income over a maximum period of six months. 5.1.2 If the affected person is unable to continue with his/her existing livelihoods after relocation and requiring to commence an alternative livelihood he/she shall be eligible to receive one-time livelihood restoration compensation of LKR 50,000, OR 5.1.3. A commercial space to commence a new business activity. 5.1.4. Training and skill development support, for livelihood strengthening 5.1.4. Facilitating linkages with government and other agencies providing business support services.	-

No.	Type of loss	Affected person/s	Entitlement	Details	Additional Notes
6. Loss of Community Infrastructure/Common Property Resources					
6.1	Loss of common property resources	Affected communities and custodians of the common properties	Alternative facility	6.1.1 Provide alternative facility in new location with condition in according facilities in the condominium property or surrounding area.	
7. Special Assistance for Vulnerable Households					
7.1	Vulnerable households (Chief Occupant) disproportionately affected by relocation/resettlement	Chief occupant with physical/mental disabilities Elderly persons without any support Women headed households without any support Households living below the poverty line	Vulnerable allowance	7.1.1 One-time cash grant of LKR 50,000	Physically or mentally disabled status must be proven with valid medical reports. The poverty lines. (Rs. 16,397/= Department of census and statistics, report published on August 2025) Elderly people over 80 years.