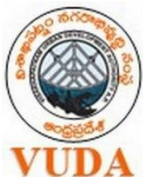


EXECUTIVE SUMMARY

September 2020



CONSULTANCY SERVICES FOR PREPARATION OF MASTER PLAN, DETAILED DESIGN AND SUPERVISION OF WORKS FOR THE RESTORATION AND REDEVELOPMENT OF 380 ACRE KAILASAGIRI HILL TOP PARK AT VISAKHAPATNAM



1. INTRODUCTION

Vishakhapatnam city is known for its pristine beaches, natural beauty and scenic landscape along with a rich cultural and historical heritage. The city is blessed with rich flora & fauna, scenic beaches made up of small hills, religious and cultural significance as well as a dynamic past.

Kailasagiri is a famous tourist attraction point in the city. It was established by Vishakhapatnam Urban Development Authority and was announced plastic-free zone. The park is based at a 360 feet high hill offering you panoramic view of the serene surroundings. Kailasagiri is emerging as picnic spot and weekends getaways. It spans over 129 hectares of land having lush green grass and tropical shrubs & trees. The Vishakhapatnam city and forests are easily visible on the other edges. The tourists can also take the ropeway service to move to the hills. It is estimated that the hill top park is visited by around ten lakh tourists every year. The government of Andhra Pradesh awarded Kailasagiri as best Tourist Spot in 2003.

1.1 PROJECT BACKGROUND

The City of Visakhapatnam was hit by Hud-hud cyclone on 12th & 13th October 2014. The city suffered massive devastation. In view of the devastation suffered by the Hill park the custodian of the park, VMRDA decided to redevelop the same to bring it back to its old glory.

The Government of India has received a Loan from the World Bank towards the cost of Andhra Pradesh Disaster Recovery Project (APDRP) in Andhra Pradesh, India and intends to apply a part of the proceeds for consulting services. The Visakhapatnam Metropolitan Region Development Authority (VMRDA), a Project Implementation Unit for the project has selected 'SAI Consulting Engineers, Systra Group' in JV with Abha Narain Lambah Associates, Mumbai (consultants) for Project Management Consultancy Services "for Detailed Engineering and Construction Management" of Kailasagiri Hill Park at Visakhapatnam including preparation of bidding documents of works contracts as per World Bank guidelines and support in procurement process.

1.2 OBJECTIVES

The main objective of social assessment of the project are as follows: -

- To provide understanding of existing socio-economic conditions of the population of the Project area.
- To identify the potential socio-economic positive and negative impacts of the proposed project.
- To develop attainable mitigation measures to enhance positive impacts and reduce or avoid negative impacts; and,
- To develop management and monitoring

1.3 PROJECT LOCATION

The Kailasagiri Hill is around 20 km from Vishakhapatnam Airport and 15 km from Vishakhapatnam Railway station. It is located on the eastern coast of India in Visakhapatnam District in the State of Andhra Pradesh. The extent of project site which is around 129 Ha, is shown in the figure along with its location map. The site is accessed through Kailasagiri Ghat road from Police quarters road on the northern part of the hill, which further connects the beach road on the eastern side of the hill.



Figure 1. Location Map of Kailasagiri Hill Park

1.4 DISASTER & NATURAL CALAMITIES

Cyclones are a recurrent phenomenon observed in Vishakhapatnam due to its proximity to Bay of Bengal. Tropical cyclones generally occur during pre-monsoon (April-May) and Post Monsoon (October-December). Total 44 cyclones have passed at a wind speed of 150 kmph speed from Visakhapatnam city (1877-2013) (UNDP, July). The city experienced a very severe cyclonic storm “Hudhud” with a wind speed of about 200 kmph and a wave height of 3 m. The maximum storm surge reported at Visakhapatnam was 1.4 m above the astronomical tide. The cyclone made a landfall on 12th October 2014 near Visakhapatnam affecting the agriculture, horticulture, fisheries, livestock’s, infrastructure like roads, communication, buildings, water supply, etc.

The city has experienced severely cyclonic winds particularly in the recent past.

- Very Severe Cyclonic Storm of November 1998, 143 kmph
- Severe Cyclonic Storm of Oct 1985, 93 kmph
- Cyclonic Storm of June 1996, 84 kmph

1.5 EXISTING LANDUSE AND PERMISSIBLE USES

As per the approved zonal development plan 2021 for Visakhapatnam Metropolitan Region, Kailasagiri Hill located in Chinna Gadili village survey number 150 is designated as recreational land use.

1.6 MASTER PLAN FOR REDEVELOPMENT OF KAILASAIRI

Based site assessment, existing site conditions, studies of data from primary & secondary sources and stakeholder consultation, discussions with various line departments, VMRDA technical committee, the consultants have formulated the master plan for redevelopment of Kailasagiri Hill Top Park.

Based on the studies, surveys, analysis, and feedbacks from client & stakeholders including the funding agency, the consultants have formulated the Final Master Plan keeping the following criteria's: -

- Reorganizing & maximizing the parking area to regulate the traffic systematically
- Distribution of additional utilities
- Introduction of new activities along the movement route
- Improvement of existing activities
- Removing existing eye sore
- Redistribution of new improved facilities throughout the park area

2. PROJECT DESCRIPTION

The proposed project aims to redevelop Kailasagiri Hill Park as a world class tourist destination with good recreational opportunities supported by infrastructure facilities which will complement the hill park area.

2.1 FINAL MASTER PLAN

The master plan formulated is a mix of active and passive recreation facilities which will engage and attract park users of all age group. During the master plan formulation process, it was evident from various discussions and stakeholder consultations that there is a strong desire among the key stakeholders to make Kailasagiri Hill Park a world class destination and at the same to there was also a suggestion not to change the existing character of the Hill Park and to retain it while introducing new facilities.

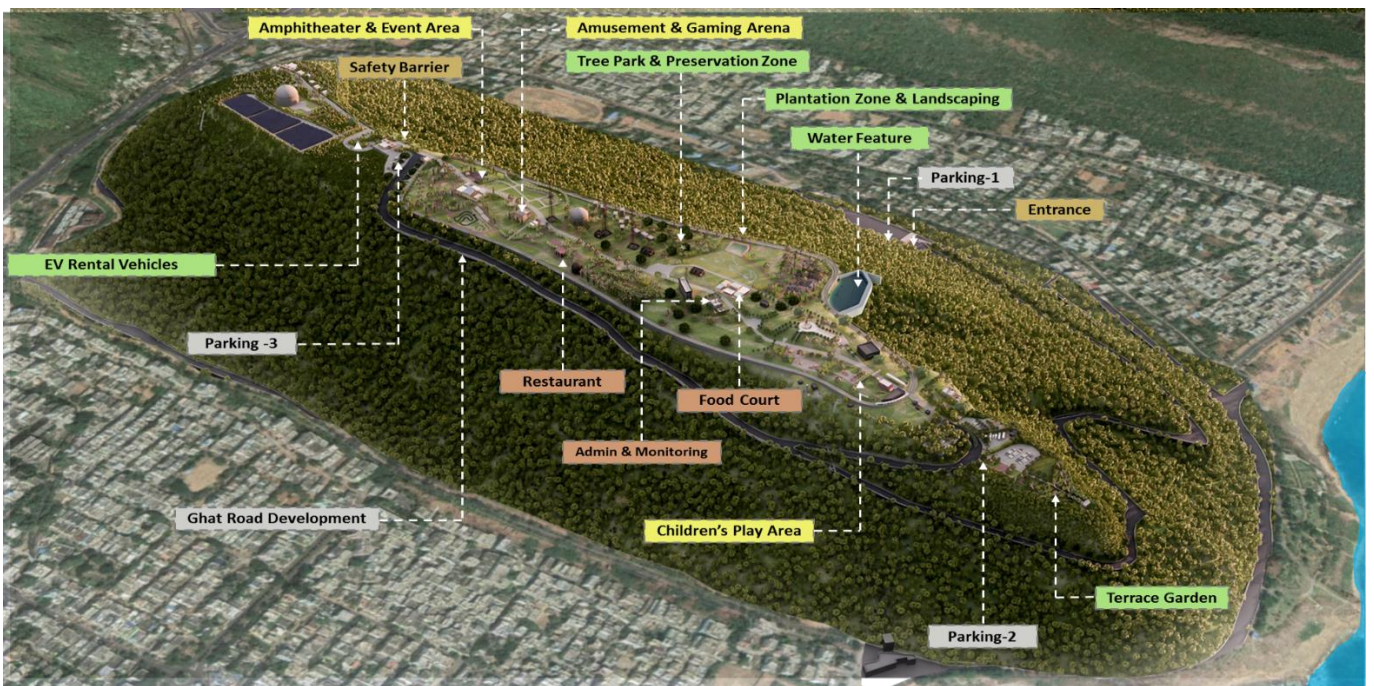


Figure 2. Proposed Master Plan

2.2 PROPOSED PROJECT COMPONENTS

<p>RECREATIONAL ACTIVITIES</p> <ul style="list-style-type: none"> • Amphitheater • Amusement Park & Gaming Arena • Children's Play Zone 	<p>LANDSCAPE</p> <ul style="list-style-type: none"> • Development of Gardens • Street Furniture & Hard Landscape • Development of Avenue • New Pathways • Sitting Area 	<p>TRAFFIC RELATED</p> <ul style="list-style-type: none"> • Parking Improvements • Proposed parking • Proposals for Eco-Friendly Vehicles (EV) • Ghat Road Formation
<p>AMENITIES</p> <ul style="list-style-type: none"> • Food Court Area • Washrooms • Kiosks • Drinking water fountains 	<p>ENVIRONMENT</p> <ul style="list-style-type: none"> • Creation of Small Water bodies • Solar Lighting • Preservation Zone & Tree Park • Creation of green Avenues 	<p>SAFETY & IMPROVEMENT</p> <ul style="list-style-type: none"> • Main Entrance • Viewpoints • Toy Train- Boom Barriers • Info Signage • Water Supply, Drainage, & SWM

3. SOCIAL IMPACT ASSESSMENT

3.1 SOCIAL SCREENING

All project components of the proposed project will be first subject to a social screening in order to prevent execution of projects with significant negative social impacts. The purpose of “social screening” is to get a preliminary idea about the degree and extent potential social impacts of a particular sub-project, which would subsequently be used to assess the need for further social assessment

3.2 RECONNAISSANCE SURVEY OF PROJECT AREA

Consultants carried out reconnaissance survey during the months of August, September and December 2017. Through reconnaissance study various activities zones were identified and the foot fall pattern in various parts of hill were identified to understand the areas which have maximum utilization and area which are not under optimum utilization.

The SAI team visited the project site to understand the site conditions. The team also tried to explore the basic socio-economic and cultural background of the region and infrastructural situations in areas under study.

3.3 DEFINING THE IMPACT AREA

Considering the activity pattern at Kailasagiri Hill, there two major groups of stakeholders: -

- Tourist Visiting the Kailasagiri Hill Park
- Vendors Carrying Out Business

Important activities involving are the implementation of redevelopment master plan are demolition, excavation, rebuilding amenities and utilities and this would affect the tourists as well as vendors temporarily.

3.4 VENDING ACTIVITIES

Majority of vending activities at Kailasagiri is Food stalls, Recreational activities in open area like Balloning, Horse riding and many more as indicated by the chart in figure below. The profile of the vendors active at Kailasagiri Hill park at the time of preparation of redevelopment Master plan are listed along with the areas allotted them by VMRDA to carry out the business as mentioned in their agreement.

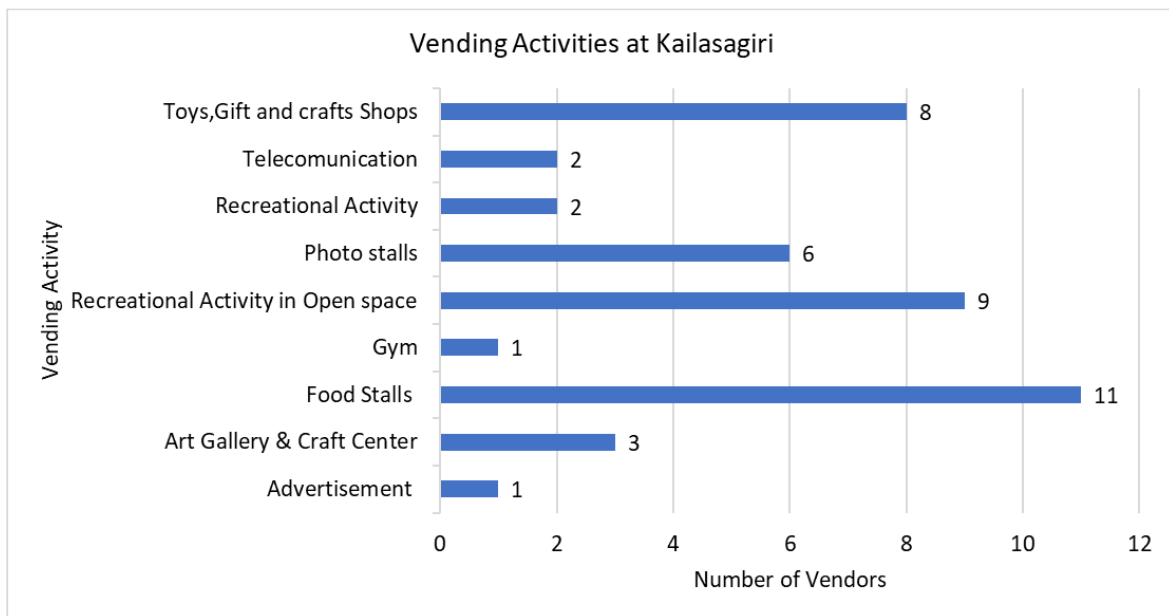


Figure 3. Sample Opinion Survey From

3.5 STAKEHOLDER CONSULTATION

The Kailasagiri Hill park is classified as recreational land use in VMRDA Master Plan 2020 and it is retained as a recreational land use in the proposed master plan which is under preparation. There are around 43 vendors as per the VMRDA register and their representatives were present in both initial stakeholder meetings where three options were discussed and second stakeholder consultation in which final concept master plan was elaborated. These vendors are considered to be partners in development of Kailasagiri Hill park development.

Table 1 : Stakeholder Consultation Meetings

Sr No	Stakeholder Consultation Date	Topics of Discussion	Presence of Authorized persons
1	23.12.2017	Discussion regarding the existing features and facilities of the Kalasagiri Hill and requested the officers, stakeholders and others present in the meeting to offer their suggestions, views, requirements and proposals on developmental activities to be taken up on Kailasagiri Hill.	20 stakeholders including VUDA, GVMC, APSRTC and VSKP and representatives of vendors from Kailasagiri

2	05.01.2019	Briefing regarding the total station survey carried out for entire Kailasagiri Hill as part of this project. Snapshot of the master plan and its components for the suggestions regarding components of the master plan.	39 Stakeholders including Political representatives, VMRDA, GVMC, ASRTC and representatives of vendors from Kailasagiri
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3.6 Opinion Survey

Opinion survey is part of the community participation tool which is fundamental in developing an appropriate and effective design solution for a recreational zone in an urban setup like Kailasagiri Hill. The visitors, users and community around the Kailasagiri hill are the ultimate beneficiaries of this overall project of redevelopment of Kailasagiri hill and it's one of the key priorities for the funding agency as well. Hence it is important to have a sound understanding of local knowledge, values and needs through interaction with users of Kailasagiri hill and other major recreational facilities in Visakhapatnam city.

QUESTIONNAIRE FOR PUBLIC OPINION - REDEVELOPMENT OF KAILASAGIRI HILL PARK, VISHAKHAPATNAM

1. Residential Locality	Vishakhapatnam
2. Name of the Park nearest you	Central park
3. How often you and your family visit Kailasagiri Hills	once in three months
4. Mode of Transport	<input checked="" type="checkbox"/> Private <input type="checkbox"/> Public
5. Which month of the year you visit Kailasagiri?	
6. What do you do in Kailasagiri?	<input type="checkbox"/> Simple Relaxation <input type="checkbox"/> Event Celebration <input type="checkbox"/> Exercise/Fitness <input checked="" type="checkbox"/> Spend Time with Family/Friends <input checked="" type="checkbox"/> Enjoy Nature <input type="checkbox"/> Recreation <input type="checkbox"/> Others
7. What recreational facilities you like the most in Kailasagiri?	Cable car, Toy train
8. What are the problems faced?	Lack of facilities
9. What facilities/activities would you add to the Kailasagiri Hill park?	
10. What kind of recreation is lacking in Vizag?	Water theme park
11. Which other recreational places do u visit often? Why?	Hill stations
12. What utilities / infrastructure facilities are lacking in Kailasagiri Hill park?	Public amenities
13. Which of the following activities you have visited in last one year?	<input type="checkbox"/> Biking Trail <input checked="" type="checkbox"/> Go - Karting <input type="checkbox"/> Water Theme Park <input type="checkbox"/> Outdoor Play Area <input type="checkbox"/> Laser Show <input type="checkbox"/> Adventure Park <input checked="" type="checkbox"/> Bird Park / Zoo <input type="checkbox"/> Picnic Site
14. Do you feel there is sufficient parks and green spaces within Vishakhapatnam City?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
15. What kind of improvement work needs to be taken up for making Kailasagiri a better place for tourists?	Sanitation, public amenities, Development of view points, food courts, roads and parking

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Figure 4. Sample Opinion Survey From

the perspective of local community / users of hill with a quality design outcome.

3.7 POTENTIAL POSITIVE IMPACTS

Currently the vendors are operating with minimum facilities and space constraints. Also, the amenities available across the park area are minimal. These issues faced by the stakeholders will be addressed through this master plan efforts. Kailasagiri Hill Park will have latest amenities and public facilities available in recreational parks across the country.

Table 2 Positive Impacts

Sr No.	Components	Socio – Economic impact
1	Recreational Activities g) Adventure Park h) Amphitheatre i) Amusement and Gaming Arena j) Children’s Play zone k) Zorbing Park l) Zip Line	<ul style="list-style-type: none"> • Viewpoints are major crowd pullers of the park. • Results in social cohesion • Provide a public place for social gatherings in Urban area • Increase in tourist inflow can boost up the local economy of city
2	Amenities a) Food Court Areas b) Washrooms c) Administration and control center d) Drinking water fountains e) Kiosks	<ul style="list-style-type: none"> • Availability of public amenities increases the time span of tourists at public space • Promoting local brands and local food vendors in food court areas results in economic growth of local people
3	Traffic & Transportation e) Parking improvements f) Proposed parking sites g) Proposals for Eco-Friendly Vehicles h) Ghat Road Development	<ul style="list-style-type: none"> • Proper parking facilities minimizes the haphazard parking and traffic congestion in the area • Helps in improving the crowd management
4	Environmental Improvement and Landscaping m) Creation of small waterbodies n) Solar lightings / Street lightings o) Preservation zones, Tree Park and creation of green avenues p) Herbal Garden and Butterfly Park q) Check dam r) Solar Park s) Terrace Garden t) Garden Restaurants u) Street furniture and Hard landscape v) Preservation of Existing Plantation w) New Pathway x) Sitting areas	<ul style="list-style-type: none"> • Environmental improvement and landscaping are one of the most important factors for attracting the tourists • Small waterbodies, green cover, terrace gardens, street furniture and landscapes create positive psychological effects on tourists. • Solar park and solar streetlights / solar lightings are most economic approach for maintenance and sustainability.
5	Improvement works l) Main entrance m) Viewpoints n) Pathways o) Signages p) Shiv – Parvati q) Train Station – Boom gate & Signaling system r) Safety Railing and Barriers s) Traffic calming measures t) Solar fencing u) Water supply, Drainage and Solid Waste Management v) Irrigation	<ul style="list-style-type: none"> • Improvement and maintenance of infrastructure facilities creates positive impacts on tourists • Improvement in infrastructure facilities gives a pleasant experience. • Proper infrastructure facilities and arrangements creates sense of belongingness.

3.8 POTENTIAL NEGATIVE IMPACTS

3.8.1 IMPACTS DURING CONSTRUCTION PHASE

- Impact on Human Health due to impact on air quality and increased noise level due to construction activities.
- Traffic Congestion up to some extent; can be controlled by the proper sequencing plan.
- Impact on access to the Existing Vendors; mitigation measures are explained during stakeholder’s consultation.
- Impact on existing utility services

3.8.2 IMPACTS DURING OPERATIONAL PHASE

- Impact on public amenities
- Impact on Air & Noise

3.9 Social Management Plan

VMRDA has proposed to continue the lease agreements even after evacuation of existing shops and construction of new structures. The same vendors will be relocated and the existing vendors at Kailasagiri will be benefitted via priority for continuing in newly constructed structures. If there is any additional lease amount are rental values they will be paid by the vendors as per rules applicable. Because of the COVID19 situation, the shops are closed at present and if the vendor who wishes to continue business after lockdown, will be permitted to temporarily shift to another safe location.

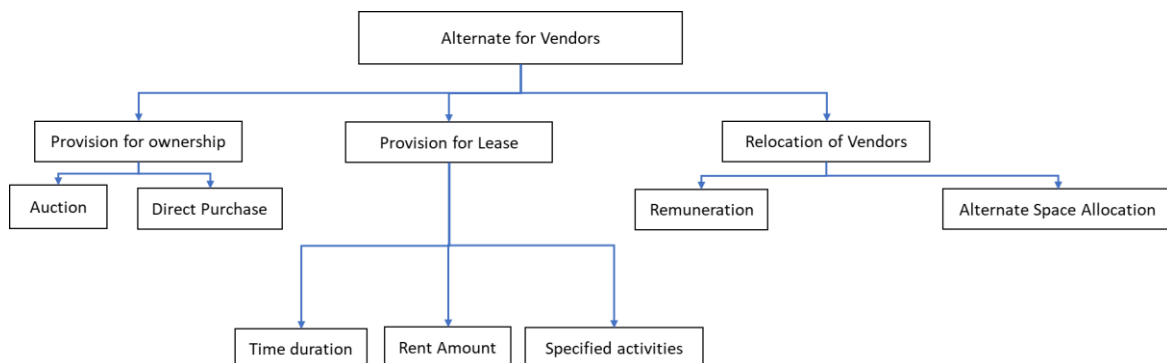


Figure 5. Various Alternatives for Vendors

VMARDA will be the decisive authority for the land allotment and contract agreement with the vendors at Kailasagiri hill

Table 3 Social Management Plan

SOCIAL ASSESSMENT	YES	NO	IF YES, SPECIFY DETAILS	SOCIAL MANAGEME NT MEASURE	COST
1. Is there loss of dwelling land and structure?		√	No dwelling land or structure loss	NA	Nil
2.Is there loss of agricultural land and structure?		√	Proposed project sites selected are government non-agriculture land	NA	Nil

SOCIAL ASSESSMENT	YES	NO	IF YES, SPECIFY DETAILS	SOCIAL MANAGEMENT MEASURE	COST
3. Is there loss of commercial/ industrial/Institutional land and structure?		√	Government Non-Agricultural Land	NA	Nil
4. Is there loss of access to common resources and or facilities?		√	No loss to access	NA	Nil
5. Are there losses to host communities?		√	No loss to host communities	NA	Nil
6. Is there any impact on indigenous people?		√	Not Applicable	NA	Nil
7. Is there any induced development?		√	Except construction of infrastructure & public amenities no other developments	NA	Nil
8. Was the land acquired		√	Government Non-Agricultural Land	NA	Nil

4. INSTITUTIONAL AND IMPLEMENTATION ARRANGEMENTS

The responsibility for implementation as per master plan and management for the site is under authority of Visakhapatnam Metropolitan Region Development Authority (VMRDA). The park is being maintained by the VMRDA for visitors from common public and for tourists Rs. 5/- per head is being collected as the entry fee. All the shopping establishments are leased out and rent will be collected from the vendors. From this revenue the expenditure for maintenance of the park. The management and maintenance structure at Kailasgiri by VMRDA is as follow.

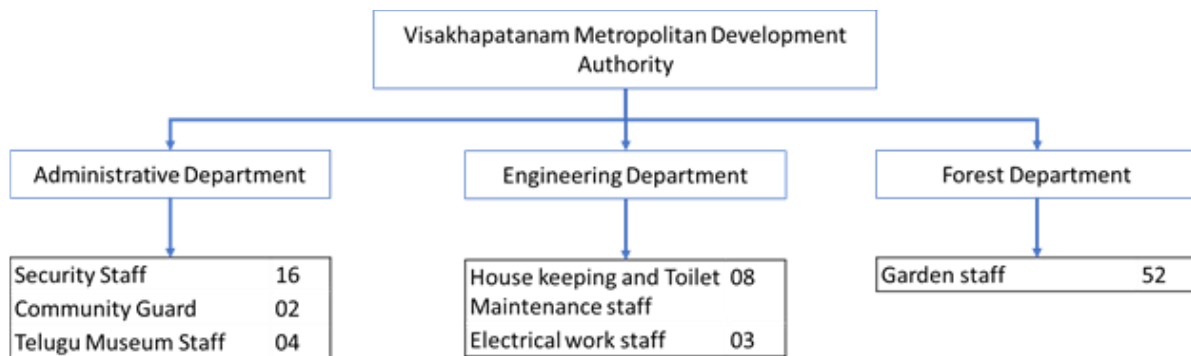


Figure 6. Existing Institutional mechanism for management of Park

4.1 GRIEVANCE REDRESSAL MANAGEMENT (GRM)

Grievance Redress Mechanism is part and parcel of the machinery of any administration. No administration can claim to be accountable, responsive and user-friendly unless it has established an efficient and effective grievance redress mechanism. In fact, the grievance redress mechanism of an

organization is the gauge to measure its efficiency and effectiveness as it provides important feedback on the working of the administration.

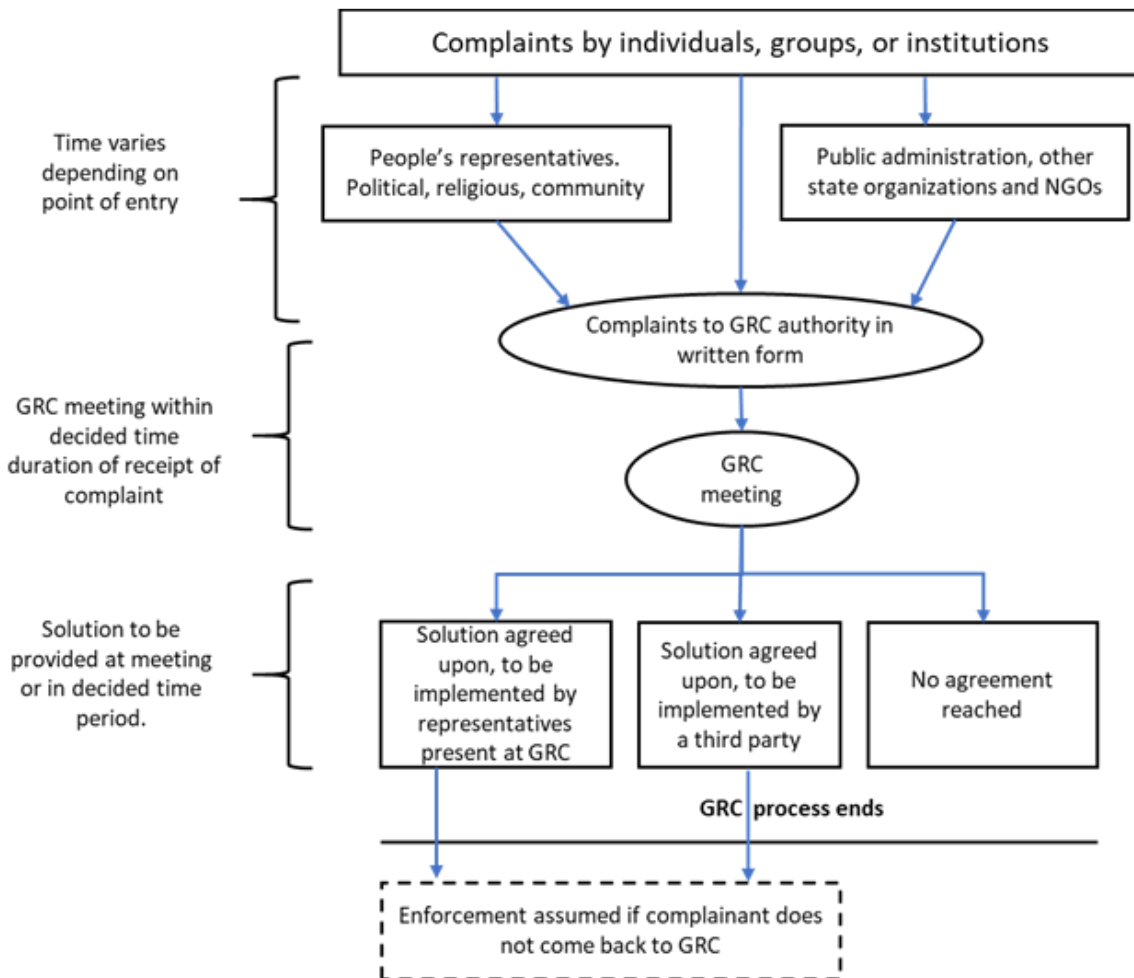


Figure 7. Procedure for Grievance Redressal Management

5. CONCLUSION

There is no necessity for rehabilitation, resettlement and loss of livelihood involved as the site is under ownership of Government and no habitation is present. Although no such permanent negative or adverse social impacts were identified, there were certain temporary impacts, for which appropriate mitigation plans have also been suggested.

All the social issues were appropriately studied and have been substantiated using appropriate evidences, to ascertain the magnitude of their impacts. Even the issues of public grievances and public notice have been taken care in the report to confirm transparency during the project implementation. Report also ensures that well defined institutional mechanism is in place to monitor and evaluate the progress of the project during construction, implementation and operation phases.

Hence, from the outcomes of the Social Impact Assessment report it is concluded that the project falls in 'low impact' category and have overall positive benefits on the Socio - environment of the people. There has been no report of land acquisition or livelihood losses to be caused under this project.

The Positive Social Impacts are an improved recreational opportunity for local population, generation of employment, improvement of local economy due to higher tourist footfall.