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World Bank-financed
Chuzhou-Nanjing Intercity Railway
Project

World Bank-financed Chuzhou-Nanjing Intercity Railway Project Resettlement Due Diligence Report

Chuzhou Project Management Office (PMO)
October 2019

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ABBREVIATIONS

AH	-	Affected Household
AP	-	Affected Person
FGD	-	Focus Group Discussion
HD	-	House Demolition
LA	-	Land Acquisition
M&E	-	Monitoring and Evaluation
NRCR	-	National Research Center for Resettlement1
RAP	-	Resettlement Action Plan

Units

Currency unit	=	Yuan (CNY)
1.00 yuan	=	$0.15
1 hectare	=	15 mu

1 Background

1.1 Background

The Chuzhou-Nanjing Intercity Railway Project (hereinafter, the “Project”) is located in Nanjing and Chuzhou Cities, and on the verge of the Yangtze River Delta. This efficient and green intercity rapid passenger traffic system will meet local transport demand, and promote local urbanization, economic development, and the integration of Nanjing and Chuzhou.

In September 2015, the National Development and Reform Commission approved the Construction Plan for Intercity Railways in the Wanjiang Region (2015-2020), proposed to construct the Chuzhou-Nanjing segment of the Bozhou-Bengbu-Chuzhou-Nanjing Intercity Railway by 2020. The Feasibility Study Report of the Project was completed in October 2017, and approved by the Anhui Provincial Development and Reform Commission in May 2018. The Project broke ground in December 2018, and will be completed in 2022, with a construction period of 42 months.

1.2 Scope of Construction

The Project is located in eastern Anhui Province and western Jiangsu Province, running from the urban area of Chuzhou City, Suzhou-Chuzhou Modern Industrial Park (SCMIP), Lai’an County in Chuzhou City, and Pukou District in Nanjing City to planned Nanjing North Station, with a full length of 54.403km, with two main substations and a control center. It is divided by the Chuhe River into the Chuzhou (DK0+000~DK46+255) and Nanjing (DK46+255~DK54+403) segments.

The Chuzhou segment consists of Chuzhou High-speed Rail Station, Chuyang Road South Station, Technical College Station, Longpan Avenue Station, Municipal Government Station, Fengyang North Road Station, Youyi Road Station, SCMIP Station, Demonstration Park Station, Lai’an South Station (reserved), Xiangguan North Station, Xiangguan Town Station (reserved), Chahe New Town Station and Chahe Town Station. Extension to Bengbu is reserved at Demonstration Park Station, and transfer with planned rail traffic line 3 of Chuzhou City is realized. A main substation will be set up near Xiangguan Town, and a control center southeast of the junction of Huizhou and Yangzi Roads. See Figure 1-1.

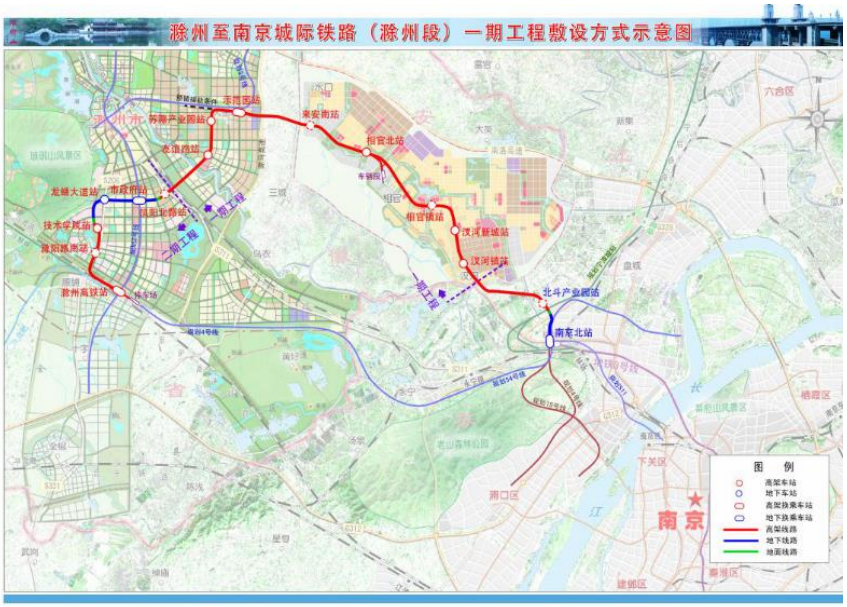


Figure 1-1 Location Map of the Project

1.3 Started Resettlement Activities

According to the implementation schedule specified in the RAP of the Project submitted in May 2019, LA and HD for the first segment of Phase 1 of the Project in Lai’an County began in June 2019; for the first segment, compensation has been completed, and resettlement is in progress.

A due diligence survey should be conducted on completed resettlement activities, mainly including LA and HD conducted from Lai’an South Station to Chahe Town Station:

1) LA: 519.67 mu of land has been acquired in total, including 493.47 mu of farmland and 26.2 mu of construction land. 289.86 mu of land in Xintang Village has been acquired, including 270.57 mu of farmland and 19.29 mu of construction land; 5.88 mu of land in Xiangguan Village has

been acquired, all being farmland; 223.93 mu of land in Xinhe Village has been acquired, including 217.02 mu of farmland and 6.91 mu of construction land.

2) HD: 116 rural houses will be demolished, with a total HD area of 9,560.59 m^2, including 6,562.02 m^2 in masonry timber structure and 2,998.57 m^2 in masonry concrete structure.

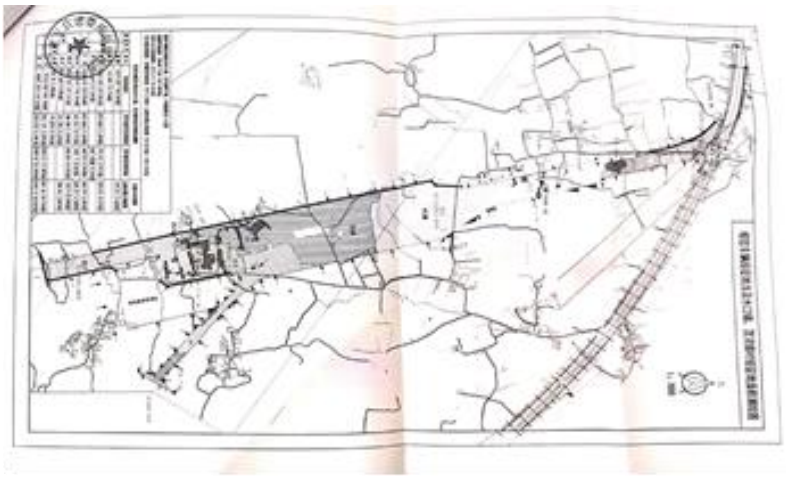


Figure 1-2 LA Survey Plan for the Xiangguan Vehicle Depot

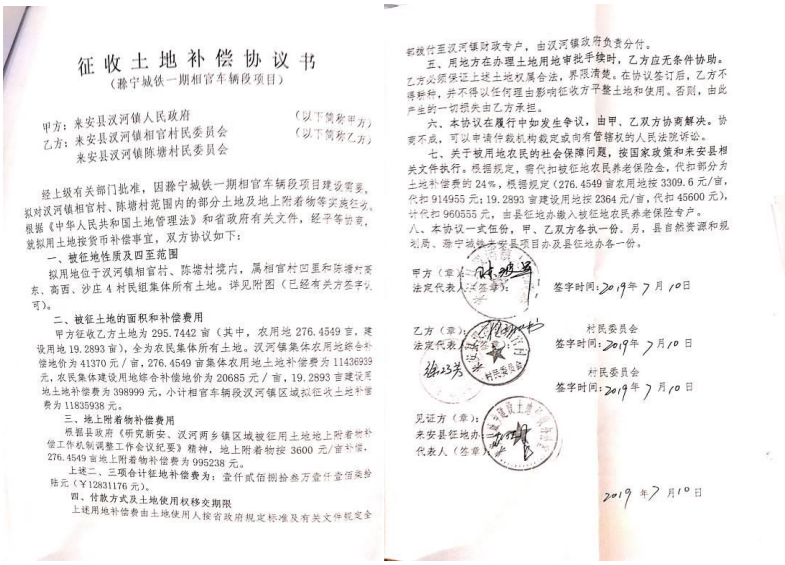
This report has been prepared on the basis of the due diligence survey conducted by NRCR, and submitted to WB for review.

1.4 LA and HD Impacts, and Resettlement Overview

In the first segment, 222 households with 576 persons are affected by LA and/or HD, in which 92 households with 221 persons are affected by both LA and HD.

1) LA implementation: In the first segment, 519.67 mu of land has been acquired in total, including 493.47 mu of farmland and 26.2 mu of construction land, affecting 198 households with 507 persons. 289.86 mu of land in Xintang Village has been acquired, including 270.57 mu of farmland and 19.29 mu of construction land, affecting 111 households with 278 persons; 5.88 mu of land in Xiangguan Village has been acquired, all being farmland, affecting 3 households with 10 persons; 223.93 mu of land in Xinhe Village has been acquired, including 217.02 mu of farmland and 6.91 mu of construction land, affecting 84 households with 219 persons.

LA compensation was completed in August 2019.



征收土地补偿协议书

（滁宁城铁一期相官车辆段项目）

甲方：来安县汉河镇人民政府　（以下简称甲方）

乙方：来安县汉河镇相官村民委员会　（以下简称乙方）

来安县汉河镇陈塘村民委员会

经上级有关部门批准，因滁宁城铁一期相官车辆段项目建设需要，拟对汉河镇相官村、陈塘村范围内的部分土地及地上附着物等实施征收。根据《中华人民共和国土地管理法》和省政府有关文件，经平等协商，就拟用土地按货币补偿事宜，双方协议如下：

一、被征地性质及四至范围

拟用地位于汉河镇相官村、陈塘村境内，属相官村四里和陈塘村茶东、高西、沙庄4村民组集体所有土地。详见附图（已经有关方签字认可）。

二、被征土地的面积和补偿费用

甲方征收乙方土地为295.7442亩（其中，农用地276.4549亩，建设用地19.2893亩），全为农民集体所有土地。汉河镇集体农用地综合补偿地价为41370元/亩，276.4549亩集体农用地土地补偿费为11436939元，农民集体建设用地综合补偿地价为20685元/亩，19.2893亩建设用地土地补偿费为398999元，小计相官车辆段汉河镇区域拟征收土地补偿费为11835938元。

三、地上附着物补偿费用

根据县政府《研究新安、汉河两乡镇区域被征用土地地上附着物补偿工作机制调整工作会议纪要》精神，地上附着物按3600元/亩补偿，276.4549亩地上附着物补偿费为995238元。

上述二、三项合计征地补偿费为：壹仟贰佰捌拾叁万壹仟壹佰捌拾陆元（￥12831176元）。

四、付款方式及土地使用权移交期限

上述用地补偿费由土地使用人按省政府规定标准及有关文件规定全

部拨付至汉河镇财政专户，由汉河镇政府负责分付。

五、用地方在办理土地用地审批手续时，乙方应无条件协助。乙方必须保证上述土地权属合法，界限清楚。在协议签订后，乙方不得转租，并不得以任何理由影响征收方平整土地和使用。否则，由此产生的一切损失由乙方承担。

六、本协议在履行中如发生争议，由甲、乙双方协商解决。协商不成，可以申请仲裁机构裁定或向有管辖权的人民法院诉讼。

七、关于被用地农民的社会保障问题，按国家政策和来安县相关文件执行。根据规定，需代扣被征地农民养老保险金，代扣部分为土地补偿费的24%，根据规定（276.4549亩农用地按3309.6元/亩，代扣914955元；19.2893亩建设用地按2364元/亩，代扣45600元），计代扣960555元，由县征地办缴入被征地农民养老保险专户。

八、本协议一式伍份，甲、乙双方各执一份，另，县自然资源和规划局、滁宁城铁来安县项目办及县征地办各一份。

甲方（章）：　签字时间：2019年7月10日

法定代表人（签字）：

乙方（章）：村民委员会　签字时间：2019年7月10日

法定代表人（签字）：

村民委员会　签字时间：2019年7月10日

见证方（章）：

来安县征地办

代表人（签章）：

2019年7月10日

Figure 1-3 LA Compensation Agreement

2) HD implementation: Rural houses of 9,560.59 m^2 have been demolished, including 6,562.02 m^2 in masonry timber structure and 2,998.57 m^2 in masonry concrete structure, affecting 116 households with 290 persons, including 105 households with 251 persons in Chentang Village,

10 households with 34 persons in Xinhe Village and one household with 5 persons in Dukou Village.

HD compensation was completed in October 2019.

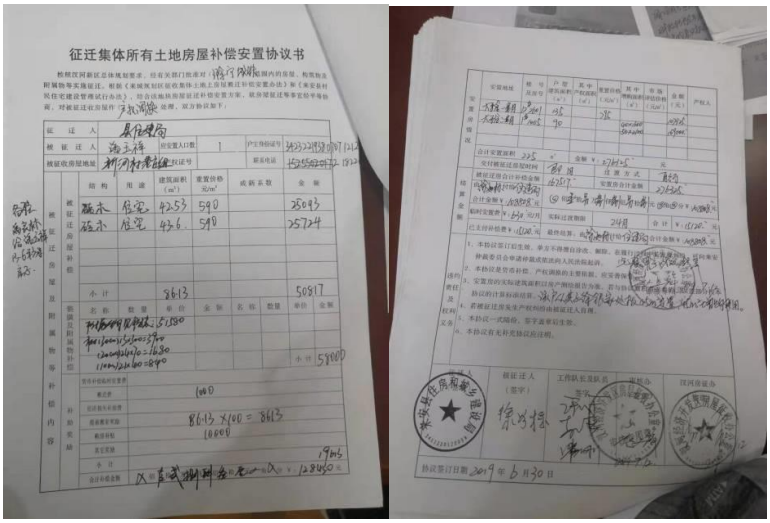


Figure 1-4 HD Compensation Agreement

1.5 Purpose, Scope and Methods of Due Diligence

In order to inspect the resettlement implementation process and impacts, and protect the APs' lawful rights and interests, NRCR was appointed by the PMO to conduct a resettlement due diligence survey on the first segment.

The purpose is to review the resettlement work comprehensively to see if the applicable regulations and policies are complied with, inspect the implementation process, progress, fund management, resettlement effectiveness and satisfaction, identify outstanding issues, and propose feasible solutions accordingly.

This due diligence survey mainly covers LA and HD policies and compensation rates, fund disbursement, resettlement progress and satisfaction, information, grievance redress, evaluation of outstanding issues, and a supplementary action plan.

The following methods were used:

1) Deskwork: Project and resettlement documents were collected, referred to and verified.

2) Fieldwork: including sampling survey, FGD, key informant interview, participatory observation, etc.

3) Sampling survey: A sampling plan was designed, and 50 households affected by LA and/or HD (22.52% of the 222 AHs) were sampled for a questionnaire survey.

4) FGD: FGDs was held with the PMO and affected village committees to learn LA, HD and resettlement implementation.

5) Key information interview: Key information interviews were conducted with heads of agencies concerned, household heads, women, old people, etc.

Figure 1-5 HD in Xinhe (Left) and Chentang (Right) Villages

2 HD Compensation and Resettlement Progress

2.1 IAs

The Chuzhou PMO is responsible for project coordination, the Lai'an County Natural Resources and Planning Bureau, and Housing and Urban-Rural Development Bureau participate in LA, HD, compensation and resettlement, and the Lai'an PMO and township government are responsible for LA and HD implementation. All agencies are well staffed and operate normatively, providing strong support for successful LA and HD implementation.

2.2 Compensation Rates

2.2.1 LA Compensation Rates

The LA compensation rates are based mainly on the Notice of the Anhui Provincial Government on Adjusting Compensation Rates for Land Acquisition (APG [2015] No.24). See Table 2-1.

Table 2-1 LA Compensation Rates

District / county	Township	Uniform AAOV (yuan/mu)	Farmland			Construction and unused land		
			Land compensation multiple	Resettlement subsidy multiple	LA compensation rate (yuan/mu)	Land compensation multiple	Resettlement subsidy multiple	LA compensation rate (yuan/mu)
Lai'an County	Chahe Town	1970	7	14	41370	5	5.5	20685
	Shuikou Town	1890	6	14	37800	5	5	18900

Except land compensation, LA compensation also includes compensation for young crops and ground attachments. See Tables 2-2 and 2-3.

Table 2-2 Compensation Rates for Young Crops and Aquaculture on Collective Land in Lai'an County

Item	Type	Compensation rate (yuan/mu)	Remarks
Compensation rates for young crops	1. Blank land	150-300	Compensated for if seeded and fertilized
	2. Young crops		
	1) Food, oil and other commercial crops	700—1200	Based on growth phase
	2) Aquatic crops	1500—2000	Wild rice stem, lotus root, water chestnut, etc.
	3) Exposed vegetables	2000	
	4) Greenhouse vegetables (incl. special commercial crops)	2000-3000	Based on growth phase
	3. Vegetable land attachments		
	1) Steel frame greenhouse with film	3500—5000	Based on steel frame size
	(Steel frame greenhouse without film)	2000—3500	Based on steel frame size
	2) Abandoned greenhouse	400-800	Steel frame 800, bamboo bow 400
	3) Bamboo bow greenhouse with film	1000—2000	Based on shed frame size
	(Bamboo bow greenhouse without film)	500-1000	Based on shed frame size
	4) Sprinkling and drip irrigation facilities		Otherwise appraised
	4. Trees inter-planted on vegetable land	2000	
Compensation rates for aquaculture	1. Conventional aquaculture (fish)		
	1) Intensive	3000	With aerator and bait feeder, depth over 1.5m, incl. pond expansion and excavation
	2) Semi-intensive	2000	Manual operation and special management, standard pond, incl. pond expansion and excavation
	3) Extensive	1500	Manual operation and management, incl. pond expansion and excavation
	2. Special aquaculture		
	1) Soft-shelled turtle		

	Type 1	5000	Period over 1 year, average size 0.25kg, about 600 individuals per mu, incl. pond expansion and excavation, and escape prevention
	Type 2	4000	Over 200 individuals per mu, incl. pond expansion and excavation, and escape prevention
	Type 3	3000	Period over 2 years, average size 0.5-0.75kg, incl. pond expansion and excavation, and escape prevention
	2) Eel, loach, shrimp, crab, mandarin fish, etc.	3000	Period less than 1 year, incl. pond expansion and excavation, and escape prevention

Table 2-3 Compensation Rates for Ground Attachments and Infrastructure in Lai'an County

Item		Unit	Compensation rate (yuan/unit)
Telegraph pole		/	320
Adult tree	Φ<5cm	/	0
	5cm≤Φ<10cm	/	30
	10cm≤Φ<20cm	/	40
	20cm≤Φ<30cm	/	70
	Φ>30cm	/	100
Fruit tree	Φ<5cm		10
	5cm≤Φ<10cm	/	40
	10cm≤Φ<20cm	/	60
	20cm≤Φ<30cm	/	200
	Φ>30cm	/	300
Tomb	Earth	Single	1000
		Double	1350
	Cement	Single	1200
		Double	1550
	Brick (ceramic tile)	Single	1400
		Double	1950

2.2.2 HD Compensation Rates

The HD compensation rates of the Project are based mainly on the Notice of the General Office of the Chuzhou Municipal Government on Adjusting Compensation Rates for Houses, Attachments and Young Crops on Acquired Collective Land (CMGO [2015] No.37), Some Policies on House Acquisition Certification of Lai'an County (LGTZF [2015] No.4), and the Compensation and Resettlement Program for House Demolition on Collective Land in Chahe New District (LGTZF [2017] No.50). See Table 2-4.

Table 2-4 Compensation Rates for Rural Residential Houses and Attachments in Lai'an County

Type	Grade	Structure, decoration and facilities	Replacement cost (yuan/m^2)
Frame	1	Pile or reinforced concrete foundation, load bearing by frame made of reinforced concrete primary and secondary beams, and columns, cast-in-situ roof, self-support walls, multi-story or high-rise building, independent sanitary facility, with water supply, sewer and power supply	940
	2	Reinforced concrete foundation, reinforced concrete frame, cast-in-situ or precast roof, 3 floors or less, with sanitary facility, with water supply, sewer and power supply	900
Masonry concrete	1	Reinforced concrete or brick foundation, brick walls, partly reinforced concrete beams and columns, cast-in-situ or precast roof, reinforced concrete ring beams, lintels, structural columns, multi-story building, independent sanitary facility, with water supply, sewer and power supply	800

	2	Brick foundation, brick walls or reinforced concrete ring beams, lintels, structural columns, precast slab or steel floor, wood frame and clay tile roof, 3 floors or less, with sanitary facility, with water supply, sewer and power supply	740
	3	Ashlar or masonry foundation, load bearing brick walls, reinforced concrete ring beams, lintels, structural columns, precast slab or steel floor, wood frame and clay tile roof, 3 floors or less, with water supply, sewer and power supply	680
	4	24 brick walls for load bearing, precast floor slabs, cast-in-situ roof, steel bar ring beams, lintels, cement ground, nonstandard windows and doors, moderate plastering of inner and outer walls	620
Masonry timber	1	Brick or reinforced concrete foundation, 24load bearing brick walls, cast-in-situ or precast door and window lintels, cast-in-situ roof or clay tile roof supported by cement or wood stringers	630
	2	Brick foundation, 24load bearing brick walls, cement or wood stringers, steel and wood roof truss, tile roof, cement mortar ground, aluminum alloy, wood outer windows and doors	600
	3	18 or 24 brick hollow walls for load bearing, cement or wood stringers, simple steel and wood roof truss, tile roof, cement mortar ground, wood outer windows and doors	540
Simple	1	24 brick, half-brick or hollow walls for load bearing, simple roof, stringers, simple roof, cement motor, brick or earth ground, water and power supply, eaves height 2.20m or above	300
	2	Half-brick or hollow walls for load bearing, simple roof truss, stringers, simple roof, cement motor, brick or earth ground, power supply, eaves height not less than 2.00m	260
Heat insulating layer	Roof	180 yuan/m^2 for eaves height of less than 50cm, increased by 1.5 yuan/m^2 per 1cm above 50cm	
	Simple precast slab	120 yuan/m^2	

According to the Compensation and Resettlement Program for House Demolition on Collective Land in Chahe New District (LGTZF [2017] No.50):

- In case of cash compensation, a transition subsidy for 4 months and the moving subsidy will be granted; in case of property swap, a transition subsidy for the actual period of transition and double the moving subsidy will be granted. The rates of the transition subsidy, moving subsidy, tree transplanting subsidy, house decoration and attachment compensation, and public facility compensation will be based on Some Policies on House Acquisition Certification of Lai'an County (LGTZF [2015] No.4).
- When there is any difference between the actual and contractual resettlement sizes, the price difference will be settled at the price specified in agreement.
- An early moving reward will be granted at 100 yuan/m^2 (up to 18,000 yuan per household) if the AH signs an HD compensation agreement on or before the first day of the period specified in the HD announcement (10 days) and moves within the specified period, which will decrease by 10 yuan/m^2 per day. If the AH does not sign an agreement within the period specified in the HD announcement, or fails to move on schedule, no early moving reward will be granted.

There are two resettlement modes – property swap and cash compensation.

1) In case of cash compensation, compensation will be appraised at replacement cost; a house purchase subsidy of 1,000 yuan/m^2 will be granted if the size of the demolished house is 45m^2 per capita or less, 500 yuan/m^2 of the excess size if the size of the demolished house is 45-65m^2 per capita, and none for the part in excess of 65m^2 per capita.

2) In case of property swap, the government will purchase commercial housing for resettlement.

The part of the demolished house in excess of 45m^2 per capita will be compensated for at replacement cost, and a house purchase subsidy of 500 yuan/m^2 of the excess size will be granted if the size of the demolished house is 45-65m^2 per capita; if the size of the demolished house is less

than 45m^2 per capita, the resettlement size will be made up to 45m^2 per capita. The made-up size will be purchased by the AH at replacement cost; for the waived part of the resettlement size, cash compensation will be paid at replacement cost.

2.3 Resettlement Measures

2.3.1 LA Compensation

In the first segment, 519.67 mu of land has been acquired in total, including 493.47 mu of farmland and 26.2 mu of construction land, affecting 198 households with 507 persons. 289.86 mu of land in Xintang Village has been acquired, including 270.57 mu of farmland and 19.29 mu of construction land, affecting 111 households with 278 persons; 5.88 mu of land in Xiangguan Village has been acquired, all being farmland, affecting 3 households with 10 persons; 223.93 mu of land in Xinhe Village has been acquired, including 217.02 mu of farmland and 6.91 mu of construction land, affecting 84 households with 219 persons.

The compensation of Shuikou Town is 8.8865 million yuan (including ground attachments), and that of Chahe Town 12.8312 million yuan (including ground attachments), totaling 21.7177 million yuan. See Table 2-5.

Table 2-5 Summary of LA Impacts

Type of impact	Town	Village	LA area			Affected	
			Farmland	Construction land	Subtotal	HHs	Population
LA	Chahe	Chentang	270.57	19,.29	289.86	111	278
		Xiangguan	5.88	0	5.88	3	10
	Shuikou	Xinhe	217.02	6.91	223.93	84	219
Total			493.47	26.2	519.67	198	507

According to Document APG [2015] No.24, in Shuikou Town, the compensation rate for farmland is 37,800 yuan/mu and that for construction land 18,900 yuan/mu; in Chahe Town, the compensation rate for farmland is 41,370 yuan/mu and that for construction land 20,685 yuan/mu. The acquired land in the first segment has been fully compensated for at the above rates. The LA compensation was fully paid to the AHs without being withheld by the village collective in August 2019.

The compensation rate for attachments on acquired land is 2,500 yuan/mu in Shuikou Town, and 3,600 yuan/mu in Chahe Town. The attachment compensation was fully paid to the AHs without being withheld by the village collective in August 2019.

2.3.2 HD Compensation and Resettlement

In the first segment, 116 rural houses will be demolished, affecting 116 households with 290 persons, including 105 households with 251 persons in Chentang Village, 10 households with 34 persons in Xinhe Village and one household with 5 persons in Dukou Village, with a total HD area of 9,560.59 m^2, including 6,562.02 m^2 in masonry timber structure and 2,998.57 m^2 in masonry concrete structure.

As of October 2019, all the 116 AHs had signed HD compensation agreements and received compensation, totaling 4.6644 million yuan (including transition subsidies).

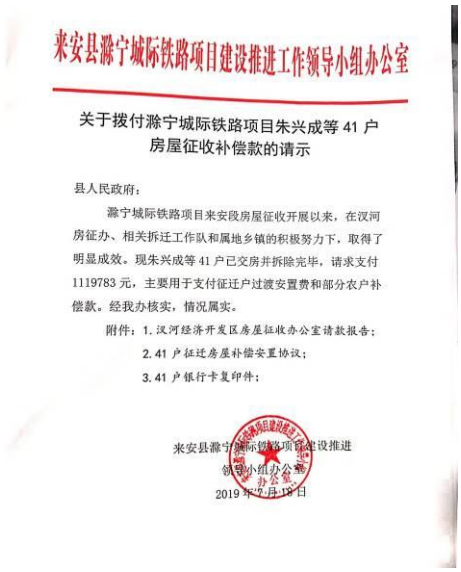
The AHs may choose either cash compensation or property swap. Among the 116 AHs, two AHs in Chentang Village (non-local) have chosen cash compensation, while the other 114 have chosen property swap. Among these 114 AHs, the 103 AHs in Chentang Village will be resettled in Daya Community, and the 11 AHs in Shuikou Town in Xiwang Community. Both resettlement communities are under construction, where Daya Community will be completed at the end of 2020, and Xiwang Community is at the infrastructure construction stage, and is expected to be completed in the first half of 2020.

Moving and transition subsidies have been paid to the AHs, of all which are resettled temporarily.

Table 2-6 Summary of HD Impacts

County	Town	Village	HD area					Affected	
			Masonry timber	Masonry concrete	Earth timber	Color steel	Subtotal	HHs	Population

Lai'an	Chahe	Chentang	5454.79	2315.87	0	0	7770.66	105	251
	Shuikou	Xinhe	1008.66	621.36	0	0	1630.02	10	34
		Dukou	98.57	61.34			159.91	1	5
Total			6562.02	2998.57	0	0	9560.59	116	290



来安县滁宁城际铁路项目建设推进工作领导小组办公室

关于拨付滁宁城际铁路项目朱兴成等 41 户房屋征收补偿款的请示

县人民政府：

滁宁城际铁路项目来安段房屋征收开展以来，在汊河房征办、相关拆迁工作队和属地乡镇的积极努力下，取得了明显成效。现朱兴成等 41 户已交房并拆除完毕，请求支付 1119783 元，主要用于支付征迁户过渡安置费和部分农户补偿款。经我办核实，情况属实。

附件：1. 汊河经济开发区房屋征收办公室请款报告；
2. 41 户征迁房屋补偿安置协议；
3. 41 户银行卡复印件；

来安县滁宁城际铁路项目建设推进领导小组办公室
2019 年 12 月 15 日

Figure 2-1 HD Compensation Approval Document

Figure 2-2 Daya Community (Left) and Plan for Shuikou Town Resettlement Site (Right)

2.4 Evaluation

The specified LA notification, confirmation and hearing procedure has been performed for the Project, and the affected village collectives and persons have no objection to the LA location, land ownership, types and areas, compensation rates, resettlement modes, etc., and have not filed an application for hearing. The LA and ground attachment compensation has been clearly calculated, and fully paid without any objection.

Based on appraisal, the HD compensation rates are sufficient for the resettlement and livelihood development of the AHs, and comply with the full replacement principle. As of October 2019, the 116 AHs had received the compensation in full, and been resettled temporarily.

3 Household Conditions and Satisfaction Survey

3.1 Sampling Survey

The task force sampled 50 households affected by LA and/or HD (22.52% of the 222 AHs), including 30 households affected by LA (15.15%) and 20 households affected by HD (17.24%) for a questionnaire survey, and also conducted FGDs and key informant interviews, covering satisfaction with resettlement, population, age structure, education, housing, etc.

Household conditions

①Age structure and gender analysis: Among the 148 samples, 16 are under 16 years, accounting for 10.81%, including 7 males (9.21% of all males) and 9 females (12.5% of all females); 99 aged 16-59 years, accounting for 66.89%, including 52 males (68.42% of all males) and 47 females (65.28% of all females); 33 aged 60 years or more, accounting for 22.3%, including 17 males (22.37% of all males) and 17 females (22.22% of all females).

②Education: Among the 132 adult samples (aged 16 years or above), 32 persons have received primary school or below education, accounting for 24.24%; 57 have received junior high school education, accounting for 43.19%; 32 have received senior high school education, accounting for 24.24%; and 11 have received junior college or above education, accounting for 8.33%.

Table 3-1 Demographics of APs

Item	Total		Male		Female	
	N	Percent (%)	N	Percent (%)	N	Percent (%)
Age						
<16 years	16	10.81	7	9.21	9	12.5
16-59 years	99	66.89	52	68.42	47	65.28
≥60 years	33	22.3	17	22.37	16	22.22
Subtotal	148	100	76	100	72	100
Educational level						
Primary school or below	32	24.24	19	27.54	13	20.63
Junior high school	57	43.19	28	40.58	29	46.03
Senior high school	32	24.24	17	24.64	15	23.82
Junior college or above	11	8.33	5	7.24	6	9.52
Subtotal	132	100	69	100	63	100

3.2 Satisfaction Survey and Analysis

The task force conducted a satisfaction survey on 50 sample households. See Table 3-2.

Table 3-2 Satisfaction of AHs

Option	Percent (%)			
	Information disclosure and policy transparency	DMS results	Resettlement policies	Resettlement policy implementation
Very dissatisfied	0	0	0	0
Dissatisfied	0	5.0	5.0	0
Neither, nor	35.0	45.0	50.0	50.0
Satisfied	65.0	45.0	40.0	50.0
Very satisfied	0	5.0	5.0	0
Total	100	100	100	100

Only 5% of the sample households are dissatisfied with information disclosure and policy transparency, resettlement mode, and DMS results, respectively, mainly because some AHs work outside, but all of them accept the DMS results and support the Project through explanation by the PMO; 95% or more are neither satisfied nor dissatisfied, satisfied or very satisfied in all aspects.

3.3 Evaluation

It can be seen that all sample households are satisfied with information disclosure and policy transparency, resettlement mode, DMS results, resettlement policies and their implementation.

4 Information Disclosure and Grievance Redress

4.1 Information Disclosure and Consultation

Since the beginning of project preparation in 2018, the Chuzhou PMO has performed a series of information disclosure and risk assessment tasks together with the functional departments concerned. In addition, the FS, SA and EIA agencies conducted project information disclosure, and public participation and consultation. At the beginning of the Project, the scope of construction and relevant information were disclosed by official websites and mass media.

The PMO has conducted extensive communication and coordination with the AHs by means of information release, announcement, FGD, door-to-door interview, DMS, etc.

Figure 4-1 Project Information Disclosure

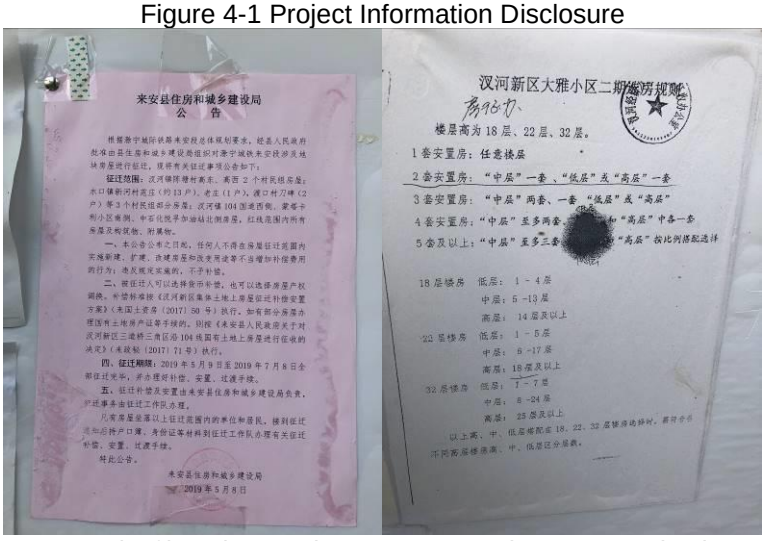


Figure 4-2 HD Announcement (Left) and Resettlement Community House Selection Announcement (Right)

4.2 Grievance Redress

A sound grievance redress mechanism has been established during resettlement implementation:

Stage 1: If any right of any AP is infringed on in any aspect of LA and resettlement, he/she may report this to the village committee or township government, which shall record such appeal and solve it together with the AP within two weeks.

Stage 2: If the AP is dissatisfied with the disposition of Stage 1, he/she may file an appeal to the Lai'an PMO within one month after receiving such disposition, which shall make a disposition within two weeks.

Stage 3: If the AP is still dissatisfied with the disposition of Stage 2, he/she may file an appeal to the Chuzhou PMO within one month after receiving such disposition, which shall make a disposition within two weeks.

Stage 4: If the AP is still dissatisfied with the disposition of Stage 3, he/she may bring a suit in a civil court directly in accordance with the Administrative Procedure Law of the PRC.

The APs may file an appeal about any aspect of resettlement, including compensation rates, etc. The above appeal channel will be notified to the APs at a meeting or otherwise, so that the APs are fully aware of their right of appeal. Mass media will be utilized for publicity, and opinions and advice about resettlement will be compiled into messages for study and disposition by the resettlement agencies.

In practice, the compensation rates of this project comply with the applicable regulations and policies, and compensation has been paid fully and timely to the satisfaction of the APs, so no appeal or grievance has arisen. Some minor issues, such as omissions or errors in the DMS, were corrected on spot, and resulted in no grievance. The AHs expect to be resettled as early as possible.

4.3 Evaluation

No appeal or grievance has occurred to date, indicating that the public participation and grievance redress mechanism has played a good role during resettlement.

5 Conclusions and Suggestions

5.1 Conclusions

According to the implementation schedule specified in the RAP of the Project submitted in May 2019, LA and HD for the first segment of Phase 1 of the Project in Lai'an County began in June 2019; for the first segment, compensation has been completed, and resettlement is in progress, so a due diligence survey should be conducted on completed resettlement activities, mainly including:

1) LA and compensation: 519.67 mu of land has been acquired in total, including 493.47 mu of farmland and 26.2 mu of construction land, affecting 198 households with 507 persons. 289.86 mu of land in Xintang Village has been acquired, including 270.57 mu of farmland and 19.29 mu of construction land, affecting 111 households with 278 persons; 5.88 mu of land in Xiangguan Village has been acquired, all being farmland, affecting 3 households with 10 persons; 223.93 mu of land in Xinhe Village has been acquired, including 217.02 mu of farmland and 6.91 mu of construction land, affecting 84 households with 219 persons. The compensation of Shuikou Town is 8.8865 million yuan (including ground attachments), and that of Chahe Town 12.8312 million yuan (including ground attachments), totaling 21.7177 million yuan.

2) HD and compensation: 116 rural houses will be demolished, affecting 116 households with 290 persons, including 105 households with 251 persons in Chentang Village, 10 households with 34 persons in Xinhe Village and one household with 5 persons in Dukou Village, with a total HD area of 9,560.59 m^2, including 6,562.02 m^2 in masonry timber structure and 2,998.57 m^2 in masonry concrete structure. As of October 2019, all the 116 AHs had signed HD compensation agreements and received compensation, totaling 4.6644 million yuan (including transition subsidies).

The specified LA notification, confirmation and hearing procedure has been performed for the Project, and the LA and ground attachment compensation has been fully paid without any objection. Based on appraisal, the HD compensation rates are sufficient for the resettlement and livelihood development of the AHs, and comply with the full replacement principle.

Only 5% of the sample households are dissatisfied with information disclosure and policy transparency, resettlement mode, and DMS results, respectively, mainly because some AHs work outside, but all of them accept the DMS results and support the Project through explanation by the PMO; 95% or more are neither satisfied nor dissatisfied, satisfied or very satisfied in all aspects.

No appeal or grievance arising from compensation or resettlement has occurred to date.

5.2 Suggestions

1) Resettlement should be further accelerated: Among the 114 AHs choosing property swap, the 103 AHs in Chentang Village will be resettled in Daya Community, and the 11 AHs in Shuikou Town in Xiwang Community. Both resettlement communities are under construction, where Daya Community will be completed at the end of 2020, and Xiwang Community is at the infrastructure construction stage, and is expected to be completed in the first half of 2020. The Lai'an PMO, HD management office, and resettlement community contractors should accelerate resettlement community construction, and deliver the resettlement houses to the AHs timely.

2) LA will affect the APs' agricultural income to some extent. The local government agencies concerned should offer training and employment guidance to the APs to increase their income. During project construction, some unskilled jobs should be offered to the APs to increase their income and improve their living standard.

Appendix 1: Notice of the Anhui Provincial Government on Adjusting Compensation Rates for Land Acquisition (APG [2015] No.24)

安徽省人民政府文件

皖政〔2015〕24号

安徽省人民政府
关于调整安徽省征地补偿标准的通知

各市、县人民政府，省政府各部门、各直属机构：

为进一步做好征地补偿工作，切实维护被征地农民和农村集体经济组织的合法权益，根据国家规定和各地经济发展状况，现将调整后的《安徽省征地区片综合地价标准》和《安徽省征地统一年产值及补偿标准》（简称新征地补偿标准）予以公布，并就有关事项通知如下：

一、自2015年3月1日起，本省行政区域内征收集体土地

— 1 —

的土地补偿费和安置补助费，均按新征地补偿标准执行。建设用地位于同一年产值或区片综合地价区域的，征地补偿水平要保持一致，做到征地补偿同地同价。大中型水利水电工程建设征地补偿标准，按国务院有关规定执行。各市、县人民政府可根据本地实际情况，对特殊地类提高征地补偿标准。

二、使用国有农（林、牧、渔）场土地，参照农（林、牧、渔）场所在乡（镇、街道）的区域（区片）征地补偿标准执行，农（林、牧、渔）场周边有多个区域（区片）的，按周边区域（区片）的最高标准执行。

三、各市、县人民政府要切实做好新旧征地补偿标准的衔接工作，加强政策宣传解读，妥善解决实施过程中的有关问题，确保新征地补偿标准顺利实施。新征地补偿标准施行前已依法获得征地批准，且市、县人民政府已制定并公告征地补偿、安置方案的，补偿标准按照公告确定的标准执行；未制定或公告征地补偿、安置方案且未实施征地的，按新征地补偿标准执行。

四、各市、县征地补偿标准，由省人民政府统一制订，并根据国家规定和各地经济发展状况适时调整。各市人民政府应根据本地经济发展水平和实际情况，调整被征收土地上的房屋、其他附着物及青苗补偿标准，报省国土资源厅备案后执行，调整周期与征地补偿标准调整周期相同。

— 2 —

地区	区域		统一年产值标准（元/亩）	农用地			建设用地和未利用地		
	编号	行政区域范围		土地补偿倍数	安置补助倍数	征地补偿标准（元/亩）	土地补偿倍数	安置补助倍数	征地补偿标准（元/亩）
明光市	Ⅰ	明光办、明东办。	1810	7	14	38010	3.5	7	19005
	Ⅱ	明西办、明南办、张八岭镇、管店镇、苏巷镇、桥头镇、涧溪镇、石坝镇、三界镇、女山湖镇。	1790	7	14	37590	3.5	7	18795
	Ⅲ	古沛镇、自来桥、泊岗乡、潘村镇、柳巷镇。	1770	7	14	37170	3.5	7	18585
来安县	Ⅰ	新安镇、汊河镇。	1970	7	14	41370	5	5.5	20685
	Ⅱ	半塔镇、杨郢乡、舜山镇、张山乡、施官镇、独山乡、水口镇、雷官镇、大英镇、三城乡。	1890	6	14	37800	5	5	18900
全椒县	Ⅰ	襄河镇、十字镇、武岗镇。	1870	7	14	39270	5	5.5	19635
	Ⅱ	古河镇、大墅镇、二郎口镇。	1820	7	14	38220	5	5.5	19110
	Ⅲ	石沛镇、马厂镇、六镇镇、西王镇。	1750	7	14	36750	5	5.5	18375
定远县	Ⅰ	定城镇。	1980	6	14	39600	5	5	19800
	Ⅱ	包括炉桥镇、永康镇、张桥镇、藕塘镇、池河镇等五个乡镇。	1900	6	14	38000	5	5	19000
	Ⅲ	其他地区。	1770	6	14	35400	5	5	17700
凤阳县	Ⅰ	府城镇(含工业园区)、临淮关镇、大庙镇。	1850	7	14	38850	5	5.5	19425
	Ⅱ	板桥镇、红心镇、总铺镇、殷涧镇、大溪河镇、小溪河镇、枣巷镇、黄湾乡、刘府镇、武店镇、西泉镇、官塘镇。	1800	6.5	14	36900	5	5.5	18900

地区	区域		统一年产值标准（元/亩）	农用地			建设用地和未利用地		
	编号	行政区域范围		土地补偿倍数	安置补助倍数	征地补偿标准（元/亩）	土地补偿倍数	安置补助倍数	征地补偿标准（元/亩）
潘集区	Ⅰ	田集街道。	1950	11	18	56550	5.5	9	28275
	Ⅱ	其他区域。	1900	10	18	53200	5	9	26600
凤台县	Ⅰ	城关镇、凤凰镇、刘集乡、桂集镇。	2000	11	16	54000	5.5	8	27000
	Ⅱ	新集镇、岳张集镇、顾桥镇、朱马店镇、杨村镇、关店乡、丁集乡、尚塘乡、大兴集乡、钱庙乡、古店乡。	1875	8	16	45000	4	8	22500
毛集实验区	Ⅰ	毛集镇、夏集镇、焦岗湖镇。	2150	6	14	43000	3	7	21500
滁州市	Ⅰ	琅琊区扬子街道、清流街道、西涧街道、琅琊街道、东门街道、南门街道、西门街道、北门街道以及南谯区腰铺镇、大王街道、乌衣镇柯朝村、沈华村、红山村、袁庄村、新华村、白庙村、乌衣社区、棉纺新社区、祖丰社区。	1870	8	15	43010	4	7.5	21505
	Ⅱ	南谯区沙河镇、施集镇丰山村、河东村、花山村、龙蟠村、荣誉村、乌衣镇其他地区。	1790	8	15	41170	4	7.5	20585
	Ⅲ	黄泥岗镇、章广镇、大柳镇、珠龙镇、施集镇其他地区。	1780	7	15	39160	3.5	7.5	19580
天长市	Ⅰ	天长街道、永丰镇、石梁镇、冶山镇、郑集镇	1870	7	15	41140	5	6	20570
	Ⅱ	秦栏镇、金集镇、仁和集镇、万寿镇	1850	7	14	38850	5	5.5	19425
	Ⅲ	铜城镇、大通镇、杨村镇、汊涧镇、张铺镇、新街镇	1800	7	14	37800	5	5.5	18900

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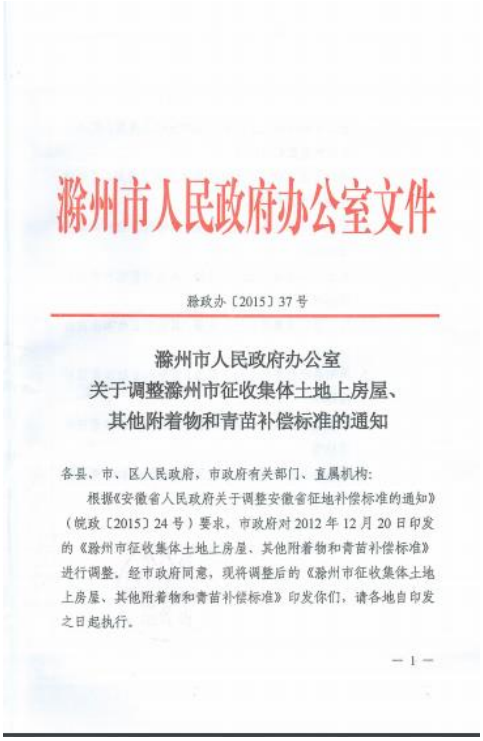
Appendix 2: Notice of the General Office of the Chuzhou Municipal Government on Adjusting Compensation Rates for Houses, Attachments and Young Crops on Acquired Collective Land (CMGO [2015] No.37)



滁州市人民政府办公室文件

滁政办〔2015〕37号

滁州市人民政府办公室
关于调整滁州市征收集体土地上房屋、
其他附着物和青苗补偿标准的通知

各县、市、区人民政府，市政府有关部门、直属机构：

根据《安徽省人民政府关于调整安徽省征地补偿标准的通知》（皖政〔2015〕24号）要求，市政府对2012年12月20日印发的《滁州市征收集体土地上房屋、其他附着物和青苗补偿标准》进行调整。经市政府同意，现将调整后的《滁州市征收集体土地上房屋、其他附着物和青苗补偿标准》印发你们，请各地自印发之日起执行。

— 1 —

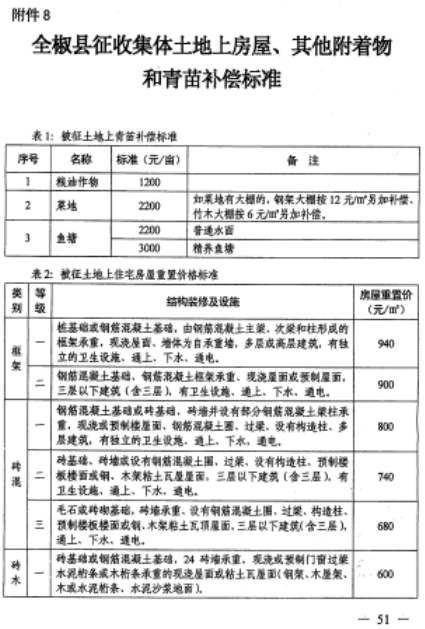
附件1

滁州市城市规划区内征收集体土地上房屋、
其他附着物和青苗补偿标准

表1：滁州市城市规划区内集体土地上住宅房屋征迁补偿重置价格标准

结构	等级	结构划分标准	房屋重置价（元/平方米）
框架	一	钢筋混凝土基础，钢筋混凝土框架承重，现浇或预制屋面，三层（含三层）以下建筑。有卫生设施，通上、下水，通电。	1128
砖混	一	钢筋混凝土基础或砖基础，砖墙并设有部分钢筋混凝土梁柱承重，现浇或预制楼屋面，钢筋混凝土圈、过梁，设有构造柱，多层建筑，独立卫生设施，通上、下水，通电。	1042
	二	砖基础，砖墙承重或设有钢筋混凝土圈、过梁，设有构造柱，预制楼面板或钢、木架粘土瓦顶屋面，三层（含三层）以下建筑。有卫生设施，通上、下水，通电。	980
	三	毛石或砖砌基础，砖墙承重，设有钢筋混凝土圈，过梁，设有构造柱，预制楼面板或钢，木架粘土瓦顶屋面，三层（含三层）以下建筑。有卫生设施，通上、下水，通电。	760
砖木	一	钢筋混凝土基础，24砖墙承重，现浇或预制门窗过梁，钢、木屋架，水泥桁条或木桁条承重的现浇屋面或粘土瓦顶屋面，通上、下水，通电。	882
	二	砖砌基础，24砖墙承重，水泥桁条或木桁条，钢、木屋架，粘土瓦顶屋面，水泥砂浆地面，木门窗，通上水，通电。	833
简易	一	24砖墙、半砖墙或空斗墙承重，竹、木、角钢等简易屋架、桁条，石棉瓦、油毛毡等简易屋面，水泥砂浆或砖、灰土地面，通上水，通电，檐口高度2.20米（含2.20米）以上。	307
	二	半砖墙或空斗墙承重，竹、杂料等简易屋架、桁条，石棉瓦、油毛毡等简易屋面，简易水泥砂浆或砖、灰土地面，通电，檐口高度不低于2.00米。	254

— 3 —



附件8

全椒县征收集体土地上房屋、其他附着物
和青苗补偿标准

表1：被征土地上青苗补偿标准

序号	名称	标准（元/亩）	备　注
1	粮油作物	1200	
2	菜地	2200	如菜地有大棚的，钢架大棚按12元/㎡另加补偿，竹木大棚按6元/㎡另加补偿。
3	鱼塘	2200	普通水面
		3000	精养鱼塘

表2：被征土地上住宅房屋重置价格标准

类别	等级	结构装修及设施	房屋重置价（元/㎡）
框架	一	桩基础或钢筋混凝土基础，由钢筋混凝土主梁、次梁和柱形成的框架承重，现浇屋面、墙体为自承重墙，多层底高层建筑，有独立的卫生设施、通上、下水、通电。	940
	二	钢筋混凝土基础，钢筋混凝土框架承重、现浇屋面或预制屋面，三层以下建筑（含三层），有卫生设施，通上、下水、通电。	900
砖混	一	钢筋混凝土基础或砖基础，砖墙并设有部分钢筋混凝土梁柱承重，现浇或预制楼屋面、钢筋混凝土圈、过梁、设有构造柱，多层建筑，有独立的卫生设施，通上、下水，通电。	800
	二	砖基础、砖墙或设有钢筋混凝土圈，过梁、设有构造柱、预制楼板楼面或钢、木架粘土瓦屋面，三层以下建筑（含三层），有卫生设施、通上、下水、通电。	740
	三	毛石或砖砌基础，砖墙承重、设有钢筋混凝土圈、过梁、构造柱、预制楼板楼面或钢、木架粘土瓦顶屋面，三层以下建筑（含三层），通上、下水、通电。	680
砖木	一	砖基础或钢筋混凝土基础，24砖墙承重。现浇或预制门窗过梁木泥桁条或木桁条承重的现浇屋面或粘土瓦屋面（钢架、木屋架、木或水泥桁条、水泥沙浆地面）。	600

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附件7

来安县征收集体土地上房屋、其他附着物
和青苗补偿标准

表1：青苗（农作物）补偿标准

单位：元/亩

类　别	补偿标准	备　注
一、空白地	150-300	种子、肥料已下地块，给予适当补偿。
二、青苗		
1、粮油及其它经济类作物	700—1200	按生长期实际情况区分。
2、水生作物	1500—2000	指茭白、藕、菱角等。
3、露地蔬菜	2000	
4、大棚蔬菜（含特种经济作物）	2000-3000	按生长期实际情况区分。
三、某地附着物补偿标准		
1、有膜钢架大棚	3500—5000	按钢架规格区分。
（无膜钢架大棚）	2000—3500	按钢架规格区分。
2、废弃大棚	400-800	钢架800、竹号400。
3、有膜竹号大棚	1000—2000	按棚架规格区分。
（无膜竹号大棚）	500-1000	按棚架规格区分。
4、喷灌、滴灌设施		由专家组另行评估。
四、某地零种树木	2000	

表1-1：水面养殖（农业类）补偿标准

单位：元/亩

类别	补偿标准	备注
一、常规养殖（鱼）		
1、精养	3000	有增氧机、投饲机。水面深度达1.5米以上。含池塘扩、挖费等。
2、半精养	2000	人工投苗，人工投饵，专人管理，池塘相对标准。含池塘扩、挖费等
3、粗放粗养	1500	投放鱼苗，有人管理。含池塘扩、挖费等
二、特种养殖		

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Appendix 3: Compensation and Resettlement Program for House Demolition on Collective Land in Chahe New District

来安县国土资源和房产管理局文件

来国土资房〔2017〕50 号

关于印发《汉河新区集体土地上房屋征迁补偿安置方案》的通知

各镇（乡）人民政府、县直各单位：

《汉河新区集体土地上房屋征迁补偿安置方案》已经来安县十七届人民政府第 5 次县长办公会议讨论通过，现印发给你们，请遵照执行。

二〇一七年四月七日

汉河新区集体土地上房屋征迁补偿安置方案

为了改善城中村居民居住环境，根据有关法律、法规、规定、文件精神和汉河新区棚户区改造的要求，对汉河新区集体土地实施征收，对集体土地上的房屋、构筑物及附属物等实施征迁。为确保房屋征迁工作依法有序进行，根据《滁州市征收集体土地房屋拆迁补偿安置办法》（滁政〔2008〕35 号）、《来城规划区征收集体土地上房屋搬迁补偿安置办法》（来政办〔2010〕25 号）、《来安县南京湾重点建设项目规划区集体土地上房屋拆迁补偿安置方案》（来政办〔2011〕3 号）、《来安县村民住宅建设管理办法》（来办发〔2012〕55 号）和《来安县房屋征收认证若干政策》（来国土资房〔2015〕4 号）等文件规定，结合实际，特制定本补偿安置方案。

一、适用范围： 本方案适用于汉河新区魅力蓝心地块、新城大道地块、活力城心地块、三道桥精养鱼池地块、幸福大道地块及汉河新区区域内因征收集体土地而涉及到的房屋、构筑物及其附属设施征迁，并对被征迁人进行补偿安置。

二、房屋产权、性质认证标准： 征迁集体土地上房屋按照被征迁人合法登记的土地、房屋权属证书载明的或经批准的宅基地审批表等文件所载明的结构、用途及面积为依据。处理历史遗留问题，以国土房产、规划建设、行政执法、市场监管和监察等部门及房屋所在地的镇（乡）、村（居）、组认证为准。

三、房屋征迁补偿标准及安置方式

（一）征迁补偿标准： 被征迁房屋必须依据证载有效面积，按房屋重置价结合成新的评估价补偿。

此次征迁公告发布后突击抢建的房屋或装潢、抢栽的树木、

2

新增的附属设施一律不予补偿。

（二）安置方式： 被征迁人既可选择货币补偿，也可选择房屋产权调换。

1、选择货币补偿的，按房屋重置成新评估价补偿，另外对认证办认证的安置人口（享受优惠政策的安置人口不含在内）住房面积在 45 m²/人以内的（含 45 m²）给予 1000 元/m²购房补贴，住房面积在 45-65 m²/人的部分（含 65 m²）给予 500 元/m²购房补贴，超出 65 m²/人的部分不予补贴。

2、选择房屋产权调换的，政府回购商品房进行安置。选择房屋产权调换按以下规定进行补偿安置：

被征迁人安置房，按应安置人口 45 m²/人的标准计算安置面积，并按被征迁房屋重置成新评估价与安置房重置价相互结算差价。对认证房屋面积超出 45 m²/人部分，按被征迁房屋重置成新评估价补偿，不予安置，在 45-65 m²/人的部分（含 65 m²）另给予 500 元/m²购房补贴，超出 65 m²/人的部分不予补贴；对实际房屋面积不足 45 m²/人的，可按应安置人口 45 m²/人补足安置面积；补足面积部分由被征迁人按安置房重置价购买；如被征迁人放弃安置面积的部分，由征迁人按安置房重置价给予货币补偿。

（三）安置人口认证

1、集体土地房屋征迁中被征迁人的安置人口是指本村民组集体经济组织成员且户籍仍在本村民组的人员。认证的安置人口按人均 45 m²面积安置。属下列情形之一的人员，计入安置人口。

(1)原为当地户籍和本村民组集体经济组织成员的在校大中专学生、现役义务兵、士官（符合国家军人安置政策的除外）、服刑劳教人员等；

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(2)1998 年以后（含 1998 年）大、中专毕业生，入学前为本村民组集体经济组织成员，毕业后户口迁回本县，未被党政机关、事业单位录用的（享受政策性住房的除外）；

(3)一方为本村民组集体经济组织成员，配偶或未成年子女户口在异地，没有宅基地或未享受政府福利房政策的；

(4)原为本村民组集体经济组织成员，因招工等原因转变户口性质，仍在原籍居住且为唯一住宅，未享受政府福利房政策的；

(5)户口不在本村民组集体经济组织成员，在原籍未享受宅基地且符合《来安县村民住宅建设管理办法》，或 1999 年 1 月 1 日前建成（或购买）无合法证件的房屋，被征迁房屋是其在农村集体土地上唯一住宅的，并办理放弃原籍宅基地手续的；

(6)因婚嫁离开本村民组集体经济组织，户口未迁出，但婚嫁地无宅基地或未享受政府福利分房政策的（一律不予分户安置）；

(7)汉河房屋征收机构认证的其他情况。

2、城镇居民在集体土地上所建房屋，符合相关规定，持有合法权属证明或有效建房批准手续，是被征迁人唯一住宅的，按产权证性质及证载或批准建设面积予以补偿安置。

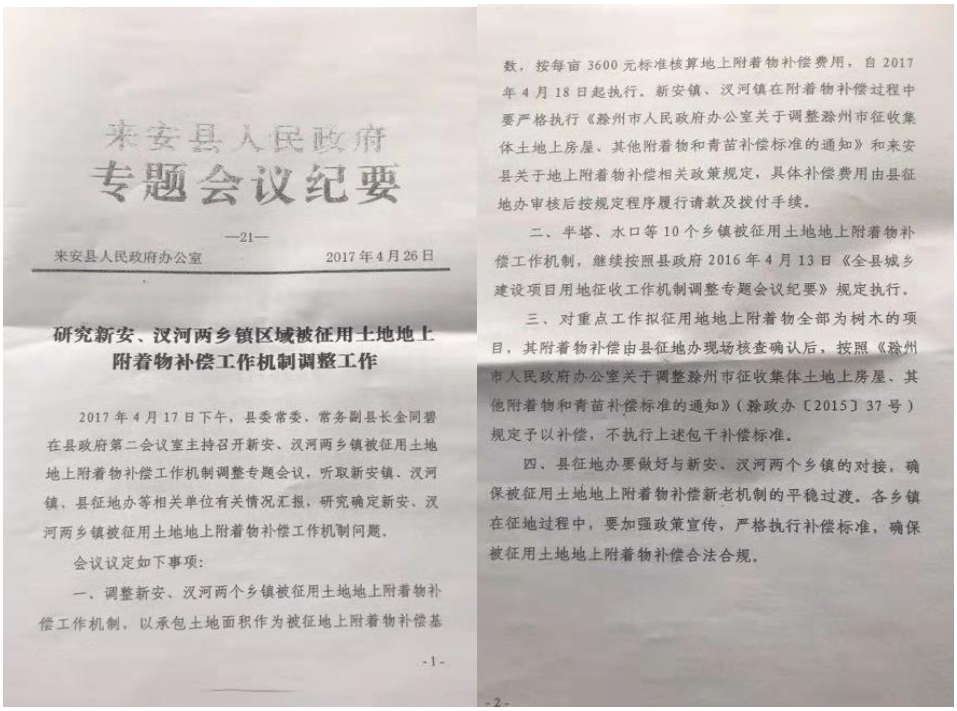
3、在征迁公告发布之日前，因结婚等原因符合分户条件的，按分户处理；符合分户人员名单应由所在村（居）主要负责人签字并予以公示。

4、领取独生子女证的独生子女（异地有宅基地或者享受政府房屋福利政策的除外），增加一个安置人口（相关优惠政策不重复享受）。

5、户籍在本村民组的集体组织成员的子女年满十八周岁且未婚（年龄计算截止安置回迁时间），可以按安置房综合成本价

4

Appendix 4: Adjustment to Compensation Mechanism for Ground Attachments on Acquired Land in Xin'an and Chahe Towns



来安县人民政府
专题会议纪要

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来安县人民政府办公室　　2017年4月26日

研究新安、汊河两乡镇区域被征用土地地上附着物补偿工作机制调整工作

2017年4月17日下午，县委常委、常务副县长金同碧在县政府第二会议室主持召开新安、汊河两乡镇被征用土地地上附着物补偿工作机制调整专题会议，听取新安镇、汊河镇，县征地办等相关单位有关情况汇报，研究确定新安、汊河两乡镇被征用土地地上附着物补偿工作机制问题。

会议议定如下事项：

一、调整新安、汊河两个乡镇被征用土地地上附着物补偿工作机制，以承包土地面积作为被征地上附着物补偿基

-1-

数，按每亩3600元标准核算地上附着物补偿费用，自2017年4月18日起执行。新安镇、汊河镇在附着物补偿过程中要严格执行《滁州市人民政府办公室关于调整滁州市征收集体土地上房屋、其他附着物和青苗补偿标准的通知》和来安县关于地上附着物补偿相关政策规定，具体补偿费用由县征地办审核后按规定程序履行请款及拨付手续。

二、半塔、水口等10个乡镇被征用土地地上附着物补偿工作机制，继续按照县政府2016年4月13日《全县城乡建设项目用地征收工作机制调整专题会议纪要》规定执行。

三、对重点工作拟征用地地上附着物全部为树木的项目，其附着物补偿由县征地办现场核查确认后，按照《滁州市人民政府办公室关于调整滁州市征收集体土地上房屋、其他附着物和青苗补偿标准的通知》（滁政办〔2015〕37号）规定予以补偿，不执行上述包干补偿标准。

四、县征地办要做好与新安、汊河两个乡镇的对接，确保被征用土地地上附着物补偿新老机制的平稳过渡。各乡镇在征地过程中，要加强政策宣传，严格执行补偿标准，确保被征用土地地上附着物补偿合法合规。

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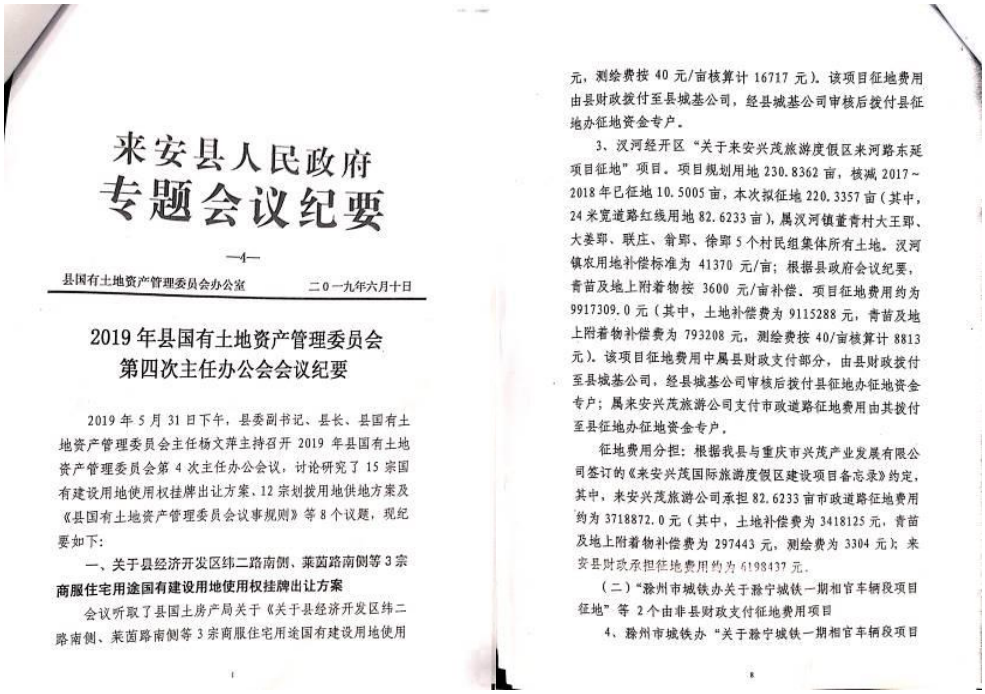
Appendix 5 Minutes of the Lai'an County Government on the Project



来安县人民政府
专题会议纪要

—4—

县国有土地资产管理委员会办公室　　二〇一九年六月十日

2019年县国有土地资产管理委员会
第四次主任办公会会议纪要

2019年5月31日下午，县委副书记、县长、县国有土地资产管理委员会主任杨文萍主持召开2019年县国有土地资产管理委员会第4次主任办公会议，讨论研究了15宗国有建设用地使用权挂牌出让方案、12宗划拨用地供地方案及《县国有土地资产管理委员会会议事规则》等8个议题，现纪要如下：

一、关于县经济开发区纬二路南侧、莱茵路南侧等3宗商服住宅用途国有建设用地使用权挂牌出让方案

会议听取了县国土房产局关于《关于县经济开发区纬二路南侧、莱茵路南侧等3宗商服住宅用途国有建设用地使用

元，测绘费按40元/亩核算计16717元）。该项目征地费用由县财政拨付至县城基公司，经县城基公司审核后拨付县征地办征地资金专户。

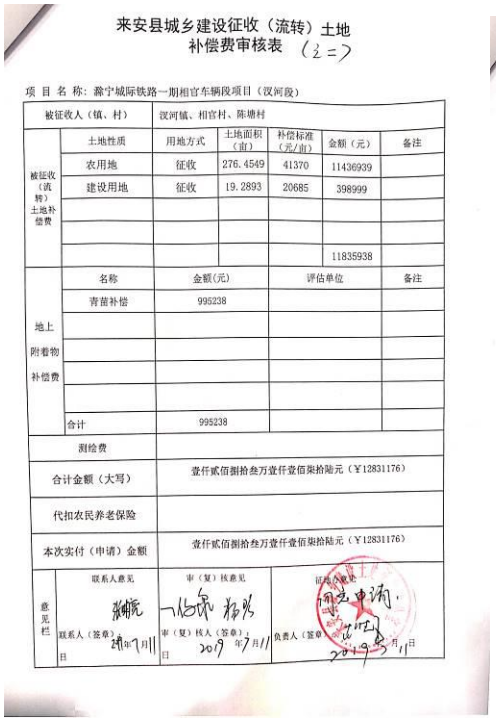
3、汊河经开区“关于来安兴茂旅游度假区来河路东延项目征地”项目。项目规划用地230.8362亩，核减2017～2018年已征地10.5005亩，本次拟征地220.3357亩（其中，24米宽道路红线用地82.6233亩），属汊河镇董青村大王郢、大姜郢、联庄、翁郢、徐郢5个村民组集体所有土地。汊河镇农用地补偿标准为41370元/亩；根据县政府会议纪要，青苗及地上附着物按3600元/亩补偿。项目征地费用约为9917309.0元（其中，土地补偿费为9115288元，青苗及地上附着物补偿费为793208元，测绘费按40/亩核算计8813元）。该项目征地费用中属县财政支付部分，由县财政拨付至县城基公司，经县城基公司审核后拨付县征地办征地资金专户；属来安兴茂旅游公司支付市政道路征地费用由其拨付至县征地办征地资金专户。

征地费用分担：根据我县与重庆市兴茂产业发展有限公司签订的《来安兴茂国际旅游度假区建设项目备忘录》约定，其中，来安兴茂旅游公司承担82.6233亩市政道路征地费用约为3718872.0元（其中，土地补偿费为3418125元，青苗及地上附着物补偿费为297443元，测绘费为3304元）；来安县财政承担征地费用约为6198437元。

（二）“滁州市城铁办关于滁宁城铁一期相官车辆段项目征地”等2个由非县财政支付征地费用项目

4、滁州市城铁办“关于滁宁城铁一期相官车辆段项目

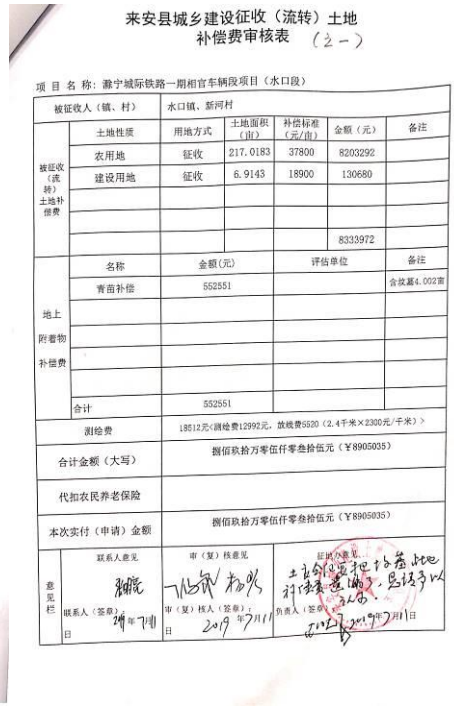
Appendix 6 LA Compensation Approval Form



来安县城乡建设征收（流转）土地
补偿费审核表 （之二）

项 目 名 称：滁宁城际铁路一期相官车辆段项目（汉河段）

被征收人（镇、村）		汉河镇、相官村、陈塘村				
被征收（流转）土地补偿费	土地性质	用地方式	土地面积（亩）	补偿标准（元/亩）	金额（元）	备注
	农用地	征收	276.4549	41370	11436939	
	建设用地	征收	19.2893	20685	398999	
					11835938	
地上附着物补偿费	名称	金额(元)		评估单位		备注
	青苗补偿	995238				
	合计	995238				
测绘费						
合计金额（大写）		壹仟贰佰捌拾叁万壹仟壹佰柒拾陆元（¥12831176）				
代扣农民养老保险						
本次实付（申请）金额		壹仟贰佰捌拾叁万壹仟壹佰柒拾陆元（¥12831176）				
意见栏	联系人意见	申（复）核意见		征地人意见		
	联系人（签章） 日	申（复）核人（签章）： 2019年7月11日		负责人（签章） 2019年7月11日		



来安县城乡建设征收（流转）土地
补偿费审核表 （之一）

项 目 名 称：滁宁城际铁路一期相官车辆段项目（水口段）

被征收人（镇、村）		水口镇、新河村				
被征收（流转）土地补偿费	土地性质	用地方式	土地面积（亩）	补偿标准（元/亩）	金额（元）	备注
	农用地	征收	217.0183	37800	8203292	
	建设用地	征收	6.9143	18900	130680	
					8333972	
地上附着物补偿费	名称	金额(元)		评估单位		备注
	青苗补偿	552551				含拔墓4.002亩
	合计	552551				
测绘费		18512元（测绘费12992元，放线费5520（2.4千米×2300元/千米））				
合计金额（大写）		捌佰玖拾万零伍仟零叁拾伍元（¥8905035）				
代扣农民养老保险						
本次实付（申请）金额		捌佰玖拾万零伍仟零叁拾伍元（¥8905035）				
意见栏	联系人意见	申（复）核意见		征地人意见		
	联系人（签章） 日	申（复）核人（签章）： 2019年7月11日		负责人（签章） 2019年7月11日		

Appendix 7 HD Compensation Disbursement Form

滁宁城际铁路一期项目来安段房屋征迁安置及经费支出详表二（农业农村局工作队）

滁宁城际铁路一期项目来安段房屋征迁安置及经费支出详表（城管局工作队）