

**GREATER MOHALI AREA DEVELOPMENT
AUTHORITY (GMADA)**

**Report of Social Impact Assessment &
Social Impact Management Plan**

*For Acquisition of Critical Gap in Land Parcels
for DLF Home Developers' Mega Housing Project
at New Chandigarh (S.A.S. Nagar)*

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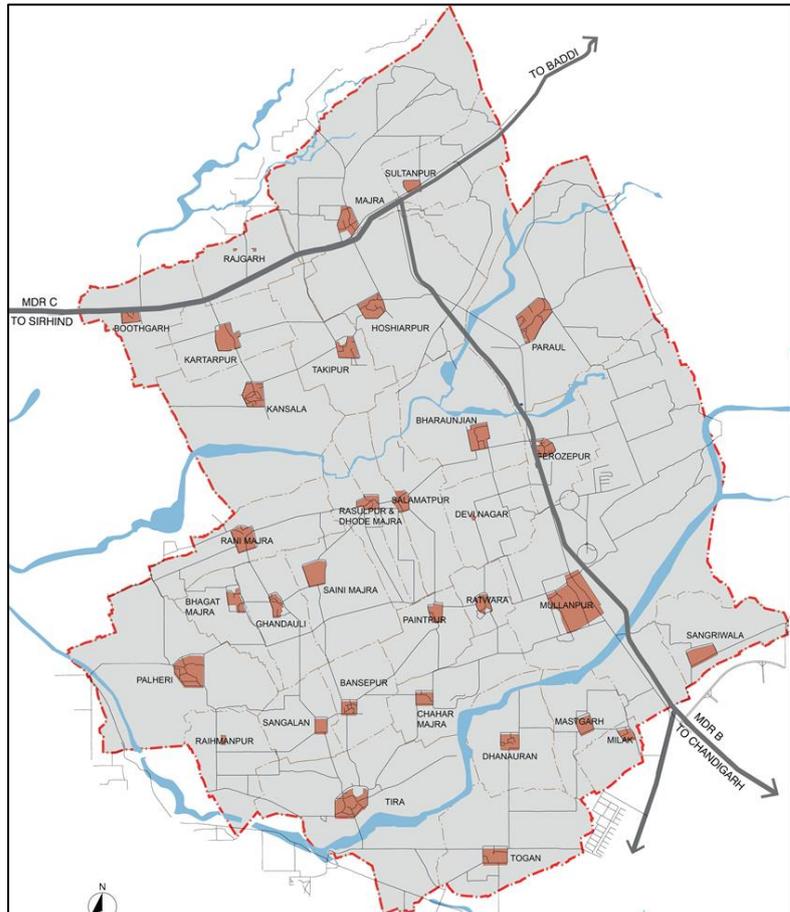
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1. EXECUTIVE SUMMARY

1.1 Introduction

Government of Punjab had approved the Master Plan for New Chandigarh LPA (Local Planning Area of Mullanpur¹) for 2008 to 2031. New Chandigarh LPA is located in the north east of GMADA region abutting Chandigarh and Mohali, acting as the northern gateway to the Greater Mohali Region and is near the industrial town of Baddi in Himachal Pradesh. Spread over an area of approximately 15,000 acres (6000 ha), presently it has agricultural pastures and village *abadis* scattered throughout the area. The prime objective for development of New Chandigarh is to provide new self-sustaining low density residential areas to support the growth of Chandigarh and the Greater Mohali Region.²

Map 1.1 Existing Village Settlement in New Chandigarh LPA



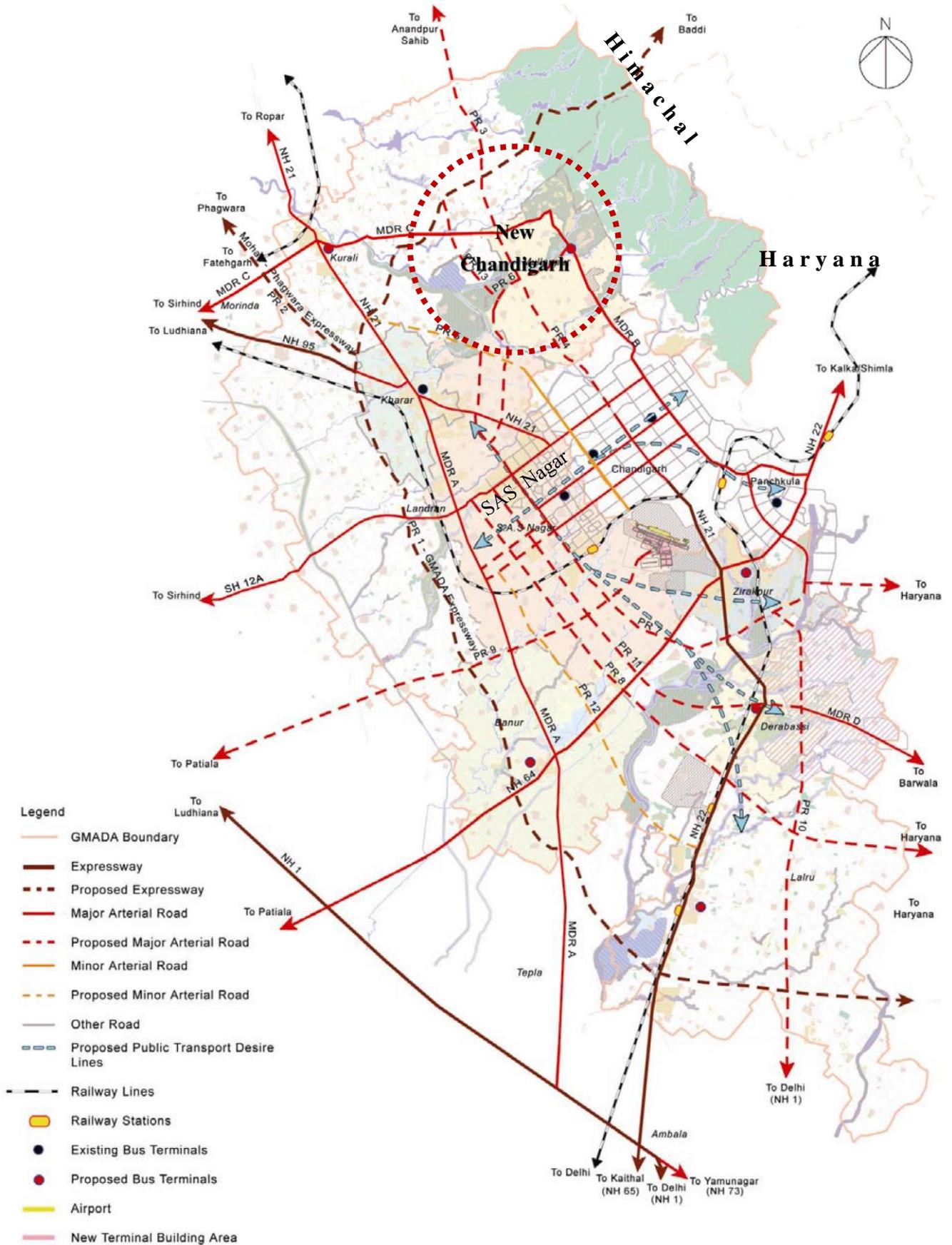
Source: The Detailing of Master Plan Report, New Chandigarh

The conceptual base for preparing New Chandigarh Master Plan is formulated in line with the vision and objective of Greater Mohali Regional Plan 2008-2058. The proposals have provided strategies to give a boom to existing development by stimulating economic base with a special focus on environment and world class infrastructural provisions. An attempt has been made in Regional Plan of S.A.S. Nagar to ensure that an adequate amount of land is being allocated to various land-uses in order to cater the spatial needs of projected population of 4.5 million for the year 2056 (Singh & Chahal, 2018). (Refer Map 1.2)

¹ Change of name of Mullanpur LPA to New Chandigarh LPA vide Notification no. 1186-97-CTP(Pb)/SC-115-vol-2 dated 21st February, 2014

² The Detailed Report of Master Plan, New Chandigarh (Mullanpur) LPA, 2008-2031, pg. 60

Map 1.2 Strategic Location of New Chandigarh with respect to Transportation Concept Plan



Source: Master Plan Report of Mullanpur LPA, 2058

1.2 Background of the Project

The strategic location of New Chandigarh and a long coinciding boundary with the State Capital as well as State of Himachal Pradesh and Haryana makes it more prone to development. The physical, social and economic perspectives are responsible for the smooth functioning of a city and the vision taken during preparation of such documents marks the foundation for building the future of that area and its peripheral surroundings (*Singh & Chahal, 2018*). (*Refer Map 1.2*)

Keeping the Master Plan of New Chandigarh LPA, 2031 and its vision in mind, Government of Punjab through concerned development authority i.e., Greater Mohali Area Development Authority (GMADA) has granted CLU to the M/s DLF Home Developers Ltd. to execute the investment under Industrial Policy 2003. It was signed by Department of Housing and Urban Development and the Chief Administrator, PUDA as Authorized by the Government. M/s DLF Home Developers Ltd. has to develop the mega project in the area of New Chandigarh as per the approved project area.

There are few parcels of land which are critical gap for their project as per the approved layout plan and without which the integral planning breaks. As Government of Punjab i.e., Housing and Urban Development Department as well as competent authority has signed the agreement with the developer and it is obligation in the agreement to provide land of critical gap in their colonies. The land proposed for acquisition is for completion of project of the developers in village Bharonjia, Ratwara, Salamatpur and Devi Nagar of Tehsil Majri, District Sahibzada Ajit Singh Nagar, which is approximately 8.48 acres. In this connection, GMADA has proposed the acquisition of land under the Master Plan of New Chandigarh LPA, 2031 for fulfilling the critical gap for DLF Home Developers at New Chandigarh as per notification no. 06/05/2022-6HGI/496, dated 03/03/2023.

1.3 Background of Social Impact Assessment

Social Impact Assessment (SIA) includes the processes of analyzing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions and any social change processes invoked by those interventions. The most important outcome of SIA is to develop mitigation plans to overcome the potential negative impacts on individuals and communities and the society at large.

SIA has now become an integral part of project preparation process. The Right to Fair Compensation and Transparency in Land Acquisition and Resettlement and Rehabilitation Act 2013, (RFCTLARR Act, 2013) of Government of India, that replaced the “Land Acquisition Act (LAA), 1894”, requires a mandatory SIA as a prelude to all projects’ requiring Land Acquisition. It also specifies an elaborate process for the conduct of the SIA study and its evaluation through the Expert Group”. The Expert Group will assess the impact of the project on various parameters such as land, transport, housing, lives of people, their occupations, their ownership, their economic conditions, physical infrastructures (drainage, roads, water availability, sanitation etc.) and many other things. The acquisition of land is the core issue of this process which may put multi-facet impact on the society.

1.4 SIA and SIMP Plan Preparation Process

Social Impact Assessment (SIA) and Social Impact Management Plan (SIMP) both are required when the project results in either physical or economic displacement of the people. The plan must ensure that the livelihoods of people affected by the project are restored to levels prevailing before inception of the project. Some of the essential components and steps to be kept in mind for preparing an effective SIA and SIMP, are identification of socio-economic impacts of the project, public/community consultation, legal framework for land acquisition and compensation, entitlement policy, relocation and resettlement, income restoration and details of R&R Budget.

1.5 Aim of Study

The aim of the study is to assess the magnitude of social impact of critical land parcels acquisition on affected parties and villages in accordance to 'Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013'.

1.6 Objectives of Study

Social Impact Assessment is carried out in accordance with the provision of section 4 of the RTFCTLARR Act, 2013. The SIA study assesses socio-economic impacts of the proposed acquisition based on information collected from primary and secondary sources. The SIA study is focused on the following objectives:

- ✓ Rationale for the project including how the project fits the public purpose criteria listed in the RTFCTLARR Act, 2013.
- ✓ A socio-economic and cultural profile of the affected area must be prepared based on available data and statistics, field visits and consultations with stakeholders. The identified resettlement sites shall be visited and a brief socio-economic profile of the land and its current resident population shall be indicated.
- ✓ To estimate the number of affected families and number of families among them likely to be displaced.
- ✓ To understand the extent of land acquired is bare minimum needed for the project.
- ✓ To study the social impacts, nature and cost of addressing them and to overview the impact of these costs on the overall cost of the project vis-a-vis the benefit of the project.
- ✓ To understand the extent of land (public and private), houses, settlement and other common properties likely to be affected by the proposed acquisition.
- ✓ To provide a conclusive assessment of the balance and distribution of the adverse social impacts and social costs and benefits of the proposed project and land acquisition, including the mitigation measures, and provide an assessment as to whether the benefits from the proposed project exceed the social costs and adverse social impacts that are likely to be experienced by the affected families or even after the proposed mitigation measures, the affected families remained at risk of being economically or socially worse, as a result of the said land acquisition and resettlement.

S.N	Attributes of SIA	Description of Methodology	Source
4	Understand the extent of land acquired is bare minimum needed for the project	In-depth study of proposed utilization of land to be acquired. (As consulted with GMADA and concerned stakeholders, it is clear that land being acquired is of bare minimum need.)	1. Secondary sources 2. Survey / Field Visit
5	Whether Acquisition at other place is found not feasible.	Alternative analysis of location of project.	
6	Study of social impacts, nature and cost of addressing them and impact of these social cost on overall cost of the project vis-à-vis benefit of the project.	Described in Chapters 3 & 4	

The social assessment of the project has been carried out as per requirement of RFCTLARR Act, 2013. The details of methodologies include:

- ❖ **Socio-Economic Field Survey:** In order to study the impacts of land acquisition, a socio-economic survey was carried out during the month of June 2023. The data was collected through structured schedule from respondents through personal interviews.
- ❖ **Stakeholder's Consultation and Public hearing:** Consultations with all stakeholders was carried out at individual and village level regarding likely impacts of land acquisition on the livelihood of the people and society.

1.8 Social Impacts

The social impact for the acquisition of land for the project will be classified as –

- A. Impact during Pre-construction stage
- B. Impact during Construction Stage
- C. Impact during Operation stage

The main aim of the Social Impact Management Plan is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. The social impact management measures shall be implemented during the various stages of the project viz. Pre-construction stage, Construction Stage and Operational Stage. Nature of impacts on different parameters will be identified by calculating the majority of responses given by respondents after consultation with stakeholders, field visits and desk review. A description of the various impacts is identified during different stages of construction which is presented in *Chapter-4*.

Figure 1.2 List of Impacts for Assessment



1.9 Consideration for Alternatives

While conducting Social Impact Assessment study, alternatives have to be considered before finalizing the best suitable alternative for the respective project. According to the details provided by the requiring body the most suitable alternative options will be selected in consultation with the stakeholders.

1.10 Determination of Compensation

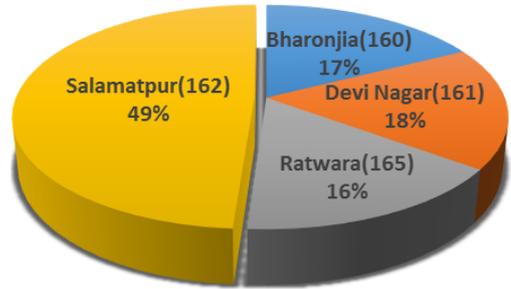
The collector shall adopt the prescribed criteria to assess and determine the amount of compensation as per section 26, 27 and first schedule of RFCTLARR Act, 2013. The study has limitation for the determination of compensation.

2. PROJECT DETAILS & TEAM COMPOSITION

2.1 Location of Project

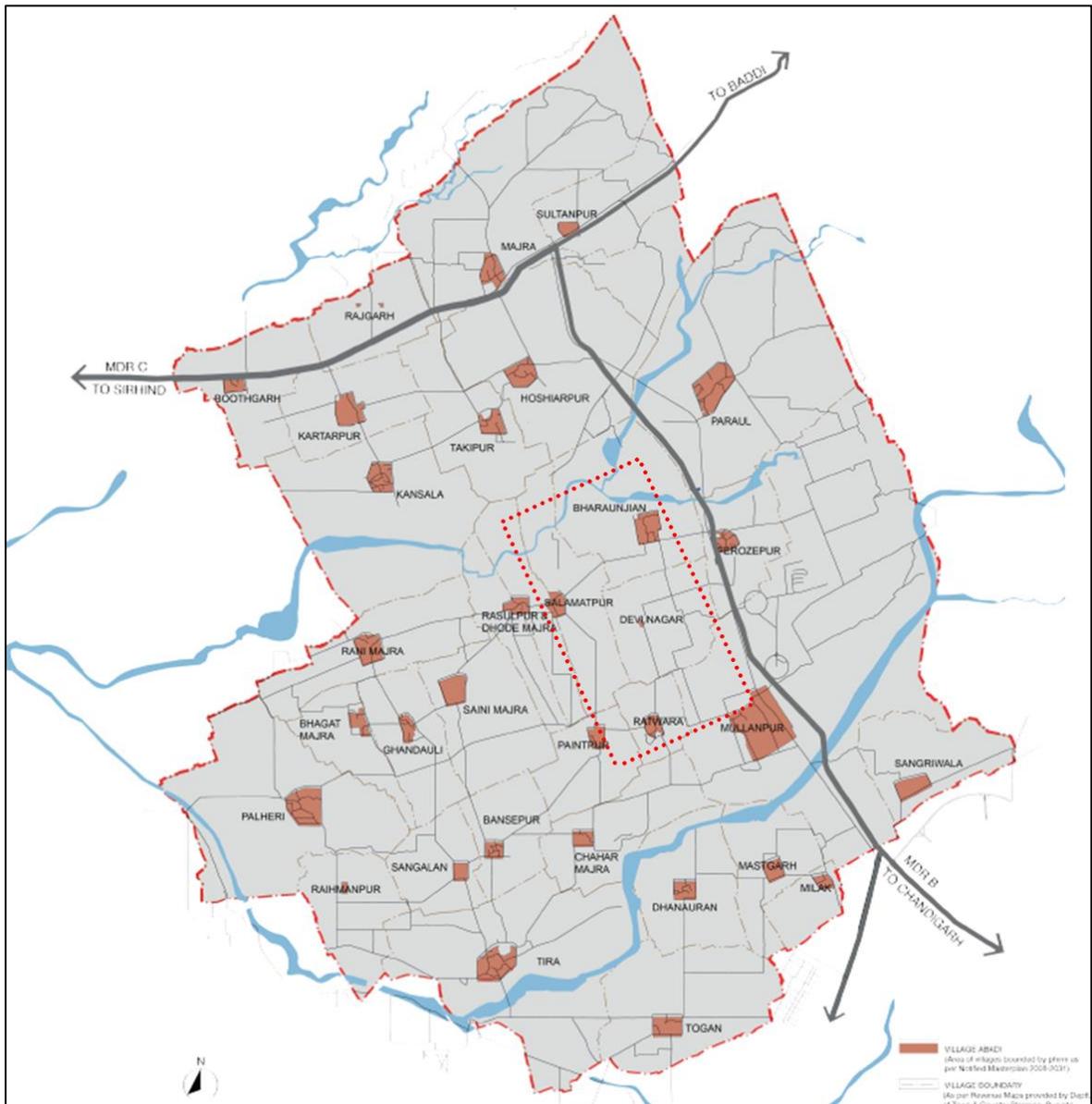
Few parcels of land which are for the proposed acquisition of Critical gap for DLF Home Developers mega project area of Master Plan of New Chandigarh LPA, 2031 is located near to the Major District Road (MDR-B) connecting Kurali-Baddi Link Road with Chandigarh and SAS Nagar. Thus, the location of the project is centrally located in the New Chandigarh LPA and makes the proposed project important for planned development of area.

Figure 2.1 Distribution of Identified Land Parcels among Gram Panchayats



Source: Office of LAC (GMADA)

Map 2.1 Location of Proposed Acquisition in New Chandigarh Planning Area



Source: Compiled from "Detailing of Master Plan Report, New Chandigarh"

These land parcels come under the jurisdiction of Gram Panchayat Bharonjia (Hadbast No. 160), Devi Nagar (Hadbast No. 161), Salamatpur (Hadbast No. 162), Ratwara (Hadbast No. 165) is located at 30°47'55"N latitude 76°43'53"E longitude of Tehsil Majri in S.A.S. Nagar. The selected land measures 8.48 acre or say 34,317.342 square meter. The proposed land parcels are shown by color coding in the approved layout plan.

Table 2.1 Specification of Critical Area

District	Tehsil	Village	Hadbast No.	Area to be acquired	
				B-B	Acers
Sahibzada Ajit Singh Nagar	Majri	Bharonjia	160	7-2	1.48
		Devi Nagar	161	7-4	1.50
				K-M	Acres
		Ratwara	165	10-16	1.35
		Salamatpur	162	33-3.5	4.15
		Grand Total			

Source: Office of Controller of Land Acquisition, GMADA

2.2 Justification of Public Purpose

One of the key objectives of the Social Impact Assessment is to examine the nature of proposed project, whether the proposed project serves as a public purpose project. The proposed land acquisition for 8.48 acre Critical Gap of M/s DLF Home Developers as per approved Master Plan of New Chandigarh LPA, 2031 is required for the following public purposes:

One of the vision for New Chandigarh is to create a “Premier Township” in the Greater Mohali Region of Punjab and as the benchmark for other towns in India to emulate. The premier township will be a showcase environment for its citizens to live, work, play, learn and strike business deals. Additionally, the objectives of the Industrial Policy, 2003 were to create conducive investment climate through infrastructure creation and to make the small scale industry competitive. Further, government is intended to play the role of facilitator and provide an investor-friendly environment in Punjab.

The strategies to achieve this vision are as follows:

- ✓ To provide world class infrastructure and utilities including a comprehensive traffic transportation infrastructure facility that will satisfy needs of locals & foreign investors.
- ✓ To provide good accessibility with efficient road system to the New Chandigarh and adjoining towns and cities like Chandigarh, SAS Nagar, Baddi etc.
- ✓ To develop the area in line with approved plans as given in the Master Plan of New Chandigarh LPA.

The identified statements give a clarity that the proposed project serves the public purpose. Thus, it is hereby notified that the acquisition of land under the proposed project falls under the provision of section 2(I)-(e) of LARR Act, 2013 i.e., a project for planned development.

2.3 Team Composition

Faculty of Physical Planning and Architecture, Guru Nanak Dev University, Amritsar has been appointed for carrying out Social Impact Assessment (SIA) and preparation of Social

Impact Management Plan (SIMP) vide memo no. M.A/L.A.C/2023/71927, dated 12/04/2023 in the area of Gram Panchayat Bharonjia (160), Devi Nagar (161), Salamatpur (162), Ratwara (165), Tehsil Majri, District S.A.S Nagar. The proposed acquisition of aforesaid Critical Gap of DLF Home Developers City would entail about 8.48 acre of land. In this connection GMADA has proposed the acquiring of land under the Master Plan of New Chandigarh. A team of experts has been constituted by Guru Ramdas School of Planning and Department of Architecture jointly under Faculty of Physical Planning & Architecture, GNDU to carry out SIA and prepare SIMP for above said land acquisition. (Refer Table 2.2)

Table 2.2 Team Composition for the Project

Designation in Project	Name	Designation in University	Specialization
Project Coordinator	Dr. Sarbjot Singh Behal	HOD, Department of Architecture	Design & Management
Research Supervisor	Dr. Karmjit Singh Chahal	Professor, Department of Architecture	Socio-Economic Expert
	Dr. Gopal Kumar Johari	Associate Professor, Department of Planning	Sociology and Geography
	Dr. Rawal Singh Aulakh	Assistant Professor, Department of Architecture	Architecture, AutoCAD expert, Research & Training
Research Investigators	Dr. Ravi Inder Singh	Assistant Professor, Department of Planning	Physical Planning, AutoCAD expert, Research & Training
	Sh. Rohan Soni	Research Associate, Faculty of Physical Planning & Architecture	ArcGIS Expert, Data Analysis, Report Writing
	Sh. Yogesh Soni	Research Associate, Faculty of Physical Planning & Architecture	Community Participation, Data Interpretation.
	Sh. Karan Dawra	Research Consultant, Faculty of Physical Planning & Architecture	Stakeholders' Consultation, Data Compilation
	Sh. Bhupender Pannu	Junior Research Fellow	Data Collection and Surveying

2.4 Schedule of Consultations

Consultative procedure has been a critical but important phase in the entire Social Impact Assessment process. The consultation process continued till the preparation of Social Impact Management Plan (SIMP). Social impact assessment ensured involvement of local communities through participatory planning and structured consultations. Public hearing was conducted at village level to endorse important planning approaches and policies. It is hoped that linkages developed during this phase will ensure the involvement of stakeholders in the implementation of the project.

2.5.1 Objectives of Stakeholders' Consultations

The objective of stakeholders' consultations in Social Impact Assessment is to involve various stakeholders in the process of impact assessment and management planning. In this, the consultation will be helpful to know about local issues, sentiments, culture beliefs and opinions of local people. Through back-to-back consultation, strategies and recommendations to strengthen partnership between government and project affected families shall be identified. Overall, these consultations will help to develop specific proposal for resource mobilization in the affected area.

2.5.2 Type of Consultation

Following section highlights type of consultations –

- I. **Information Dissemination:** The dissemination process and the type of information shared with the stakeholders during consultation are described below: -
 - ❖ Information dissemination focused on the proposed project characteristics and land requirement for the development of DLF Home Developers City.
 - ❖ During these consultations, maps given by GMADA were used to superimpose it on Satellite Image, Approved Layout Plan, Master Plan of New Chandigarh to explain about location of proposed land acquisition. This activity helped people to understand the impact on their assets and properties.
 - ❖ Banners carrying information and power point presentation about project were prepared and shared with the stakeholders and local public explaining proposed project. Apart from this, notification of the project issued by Government of Punjab will be displayed at Gurudwara Sahib (a public place) for wider public awareness.
- II. **Consultation during Sample Survey Stage:** SIA at this stage included consultations at individual level, groups of local people and focused group discussions at strategic locations such as Gurudwaras, Schools, etc. to understand acceptability of the project impacts related to land acquisition. The overall objective of these consultations was to ensure that people participate willingly. They are allowed to express their concerns and opinions and agreements are reached on their suggestion/preferences which are shared in the SIA report.
- III. **Public Hearing:** Public hearing was conducted in the project affected area as per provision of the section-5 of the RFCTLARR Act, 2013 on 04/08/2023 at 11:30am at Gurudwara of village Salamatpur, where the representatives of Revenue Department, GMADA, Social Impact Assessment (SIA) Team - GNDU, Amritsar participated in the consultation.

3. EXISTING SCENARIO

3.1 Land Assessment

3.1.1 Information from Land Inventories and Primary Sources

The total land requirement as proposed for the acquisition measures 34,317.34 square meters or say 8.48 acre. The property lies in the central area of New Chandigarh LPA, which is very close to the State Capital, Chandigarh. Thus, there is major demand for expansion of development of Chandigarh to New Chandigarh through the unutilized land in the premier residential sectors which fulfil the aim of Master Plan of New Chandigarh LPA, 2031. Table below gives detailed description of the type of land of each of the *Khasra* No. according to the latest land records available.

Table 3.1 GP-wise Details of Identified Khasra Numbers for Land Acquisition

Villages	Sr. No.	Title of Ownership	Owner-ship Type	Khasra No.	Critical Area				Area as per Fard	Acquisition More than 50%
					B	B	K	M		
Bharonjia (160)	1	GMADA	Gov.	443/1 Min	0	14	-	-	3-0 BB	38.9%
	2			443/2 Min	0	7.5	-	-	3-0 BB	12.5%
	3	DLF, Naresh Kumar S/o Joshi Ram, Neelam Walia w/o Tezveer Singh, Gurdit singh s/o Tezveer Singh	Pvt	452 Min	0	16	-	-	3-16 BB	21.1%
	4	Mariposa builders & Construction Pvt. Ltd.	Pvt	444 Min	1	0	-	-	3-10 BB	28.6%
	5			445 Min	1	19.5	-	-	6-1 BB	16.1%
	6	Avtaar Singh S/o Mahima Singh	Pvt	462/2 Min	1	9	-	-	1-9 BB	100%
	7			463/1 Min	0	10	-	-	0-10 BB	100%
	8	GMADA	Gov.	451 Min	0	6	-	-	0-14 BB	42.9%
	Sub-total					7 Bigha 2 Biswa				32.27%
Devi Nagar (161)	1	Fateh Alturas Ltd. No. 1055 Sector 27-C	Pvt	225/1	0	10	-	-	0-10 BB	100%
	2	Mohan Lal, Rajinder Prasad S/o Kishan Chand, Hakam Singh S/o Chajja Ram, Santosh Kumari d/o Devraj and Fateh Alturas Ltd.	Pvt	21/2	0	11	-	-	0-11 BB	100%
	3	Rajinder, Jaswinder Singh S/o Suchha Singh S/o Puran Singh	Pvt	68/1	2	14	-	-	2-14 BB	100%
	4		Pvt	398/78	1	4	-	-	1-4 BB	100%
	5		Pvt	399/78/1	0	18	-	-	0-18 BB	100%
	6		Pvt	409/80	0	17	-	-	0-17 BB	100%
	7	Suresh kumar S/o Davinder Nath	Pvt	94/1	0	2	-	-	0-2 BB	100%
	8	Suresh kumar S/o Davinder Nath, Sajjan, Gajjan, Surmukh s/o Bara Singh, Shingara, Jagtar, Sohan s/o Ram Singh, Amandeep singh s/o Gurmukh Singh	Pvt	95/2	0	8	-	-	0-8 BB	100%
	Sub-total					7 Bigha 4 Biswa				100%
Ratwara (165)	1	Jaswant s/o Bachan singh, DLF Ltd., Sudama Singh s/o Sarda singh, Harjeet,	Pvt	2//22/2 Min	-	-	2	19.75	3-16 KM	78.6%

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	2	Paramjeet, Sukhdarshan s/o Gurmel Singh, Angrej Singh s/o Dharam Singh, Harpal, Bhupinder s/o Jaimal Singh	Pvt	2//23/1 Min	-	-	2	19.75	3-16 KM	78.6%
	3	Surmukh s/o Bara Singh, Shingara, Jagtar, Sohan s/o Ram Singh,	Pvt	3//13/1 Min	-	-	4	9	7-8 KM	60.1%
	4	Amandeep singh s/o Gurmukh Singh	Pvt	3//14/1 Min	-	-	0	7.5	1-5 KM	30.0%
	Sub-total				10 Kanal 16 Marla				66.46%	
Salamatpur (162)	1	Laghvir s/o Jagat singh	Pvt	16-17//4/2/2	-	-	0	6	0-6 KM	100%
	2	s/o Amar singh	Pvt	20//9/2	-	-	3	11	3-11 KM	100%
	3	Gurpal Kaur w/o Jagir Singh, Gurmukh, Surmukh, Jeet, Dyal, Gurpal S/o Jagir Singh, Kulwinder s/o Dyal Singh, Omaxe Ltd.	Pvt	16-17//4/2/1/1	-	-	3	10	3-10 KM	100%
	4	Amrik, Gurinder, Jasminder S/o Ujagar Singh	Pvt	16-17//4/2/3	-	-	2	0	2-0 KM	100%
	5	Jaswant, Gurmeet s/o Avtaar singh, Hardeep s/o Jasminder singh, DLF Ltd.	Pvt	16-17//5/3/1 Min	-	-	0	6.25	1-5 KM	25%
	6		Pvt	16-17//5/5/1	-	-	0	2.25	0-9 KM	25%
	7	Avtaar, Jasminder S/o Nagina Singh, Jasveer s/o Avtaar singh, Hardeep s/o Jasminder singh, DLF Ltd. ,	Pvt	16-17//5/2	-	-	1	16	1-16 KM	100%
	8	Simranjeet singh s/o Gurmeet singh	Pvt	16-17//6/1	-	-	7	4	7-4 KM	100%
	9	The Grater Punjab Officers Co-Op House Building Society and Avtar, Jasminder s/o Nagina Singh, Jasveer, Gurmeet s/o Avtar Singh, Hardeep singh s/o Jasminder Singh	Pvt	16-17//6/2	-	-	0	16	0-16 KM	100%
	10		Pvt	16-17//7/1	-	-	6	8	6-8 KM	100%
	11	Gram Sabha Deh	Govt.	28 Min	-	-	3	17	3-17 KM	100%
	12		Govt.	34 Min	-	-	0	13	0-13 KM	100%
	13	PWD	Govt.	42 Min	-	-	2	14	8-12 KM	31.4%
Sub-total				33 Kanal 3.5 Marla				84.31%		

Source: Field Visit, June 2023.

Note:

- In above list, all these *Khasra* numbers are located outside Lal Dora Boundaries.
- These parcels are missing patches (or critical gaps) and are non-contiguous in nature.
- Most of the parcels have complete acquisition of parcels as mentioned in 'fard', primarily in Devi Nagar and Salamatpur Panchayats.

The identified land belongs to more than 30 families including a few joint families. In addition to this, six private companies including DLF Home Developers Limited have a share in the identified land parcels. Apart from this, 'The Grater Punjab Officers Co-Op House

Building Society' have a share in the land parcel number 16-17//6/2 and 16-17//7/1 in the Salamatpur (162) village. Additionally, in the identified land parcels include 1-Bigha 7.5-Biswa land belongs to GMADA (via Khasra no. 443/1 Min, 443/2 Min and 451 Min) in Bharonjia (160) village. Whereas, as per fard records, 4-Kanal 10-Marla land belongs to Gram Panchayat Salamatpur (162) (via 28 Min and 34 Min) and 2-Kanal 14-Marla land belongs to Public Works Department (via 42 Min) in Salamatpur (162) village.

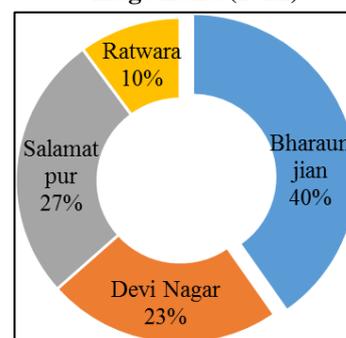
3.1.2 Cropping Pattern

General land use pattern of the affected village indicated that the project area has mixed land use largely dominated by agriculture. The project area is predominantly based on subsistence agriculture with wheat as major *Rabi* crop and other crops in the *Kharif* season. Main production from the agriculture land in all the GPs is wheat (1st), rice (2nd) and maize (3rd).

3.1.3 Classification of Land

The classification of total available land of the Gram Panchayat Bharonjia (160), Devi Nagar (161), Salamatpur (162), Ratwara (165), from which land is to be acquired, is given in Figure 3.1. As per Census of India, 2011, the total geographical area of affected villages is 506 hectares or 1250 acres. This includes critical gap area of 8.48 acres and contributes to only 0.67 per cent of cumulative land area. Panchayat-wise census classification of land has been shown in the following Table 3.2. Out of these, only Ratwara has non-agricultural land which is one hectare approximately. Apart from this, remaining 505 hectares is under the category of 'Net Sown Area' only. There is not a little area available under the attribute of culturable waste land. There is absence of land cover attributes like pasture/ grazing land, barren land, land under miscellaneous tree crops etc. and forest land (DCHB, Census of India, 2011).

Figure 3.1 Distribution of Village Land (2011)



Source: Census of India, 2011

Table 3.2 GP-wise Classification of Land (in Hectares) of villages falling in Study Area

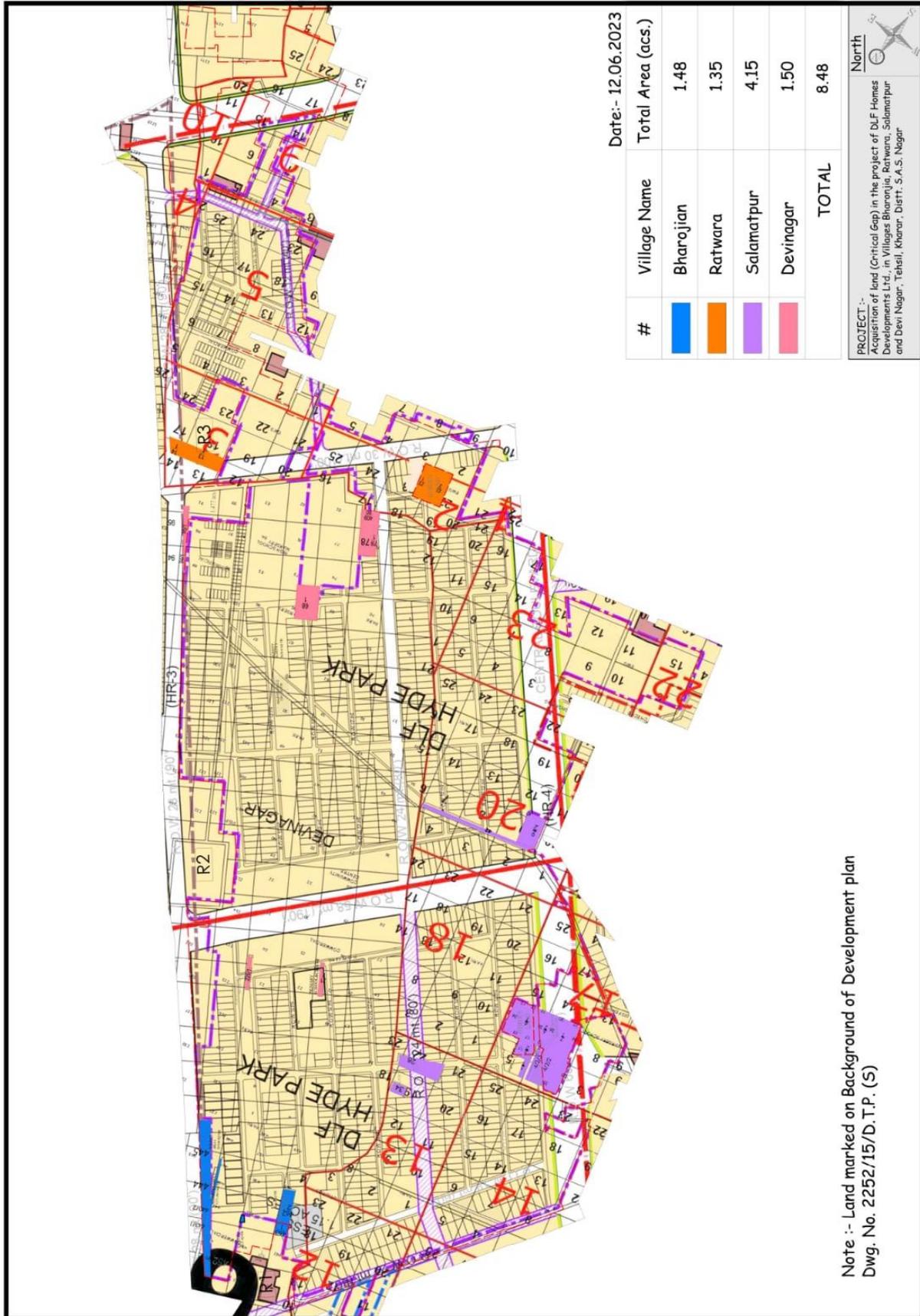
Villages	Total Geographical Area	Area under Non-Agricultural Uses	Culturable Waste Land Area	Net Area Sown
Bharonjia (160)	204	0	0	204
Devi Nagar (161)	117	0	0	117
Salamatpur (162)	134	0	0	134
Ratwara (165)	51	1	0	50
Sub-Total	506	1	0	505

Source: District Census Handbook, S.A.S. Nagar District, Census of India, 2011.

3.1.4 Distribution of Trees/Plants on Acquired Land

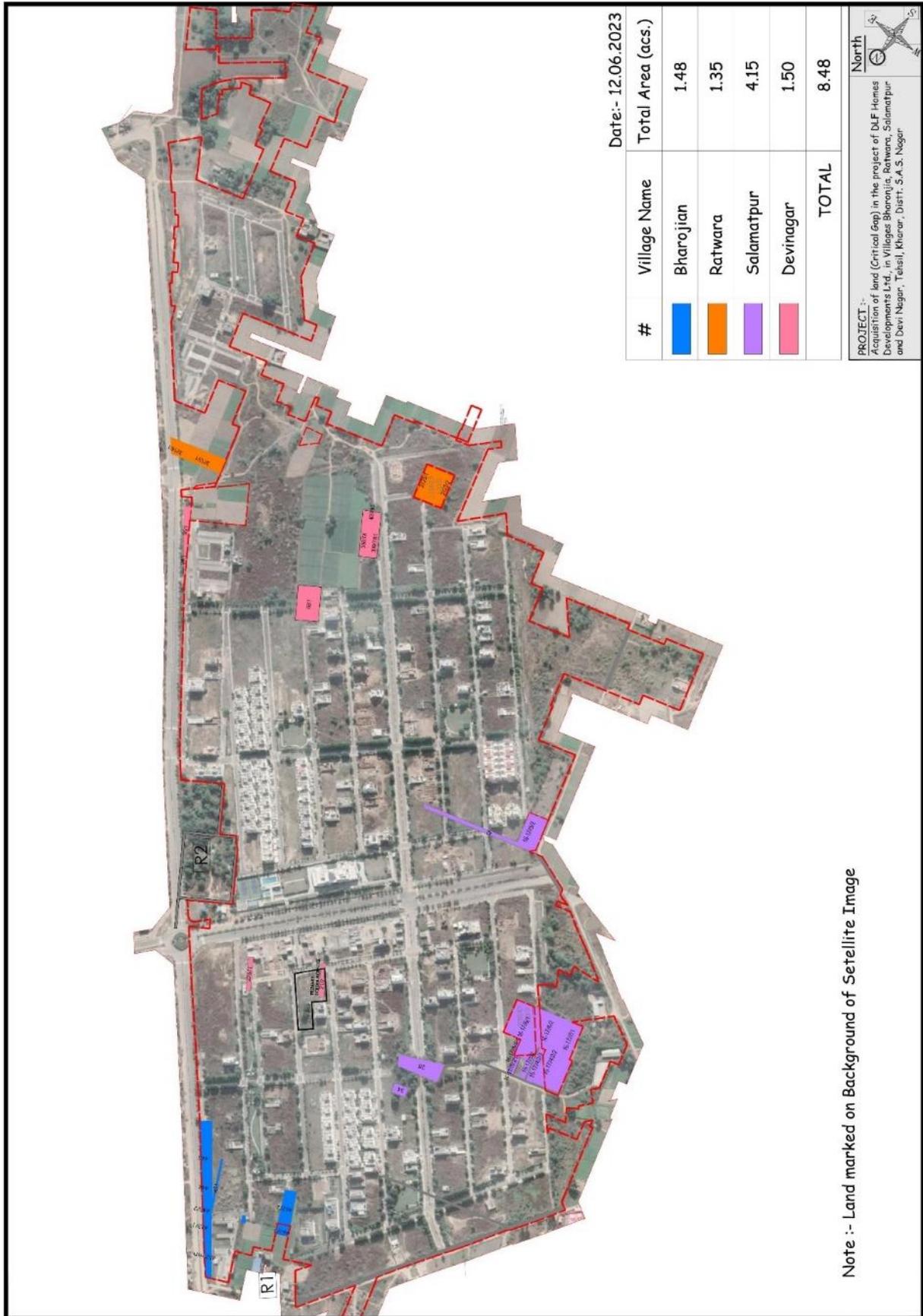
As per fard records, majority of the critical land parcels are Chahi, followed by Germumkin. Survey team made efforts to collect information about the number of trees on the identified land parcels, during the survey. There are around 30 trees of affected families including four fruit trees. Additionally, 40 units of trees are present in Salamatpur village cremation ground.

Map 3.1 Digitized Cadastral Map of the Critical Gaps on Approved Layout



Source: Office of Land Acquisition Collector, GMADA.

Map 3.2 Superimposed Critical Gaps on the Satellite Image



Source: Office of Land Acquisition Collector, GMADA.

3.1.5 Estimation and Enumeration of Affected Families

- A. **Details of Affected Families:** There are around 30 families in the affected Gram Panchayats who may get impacted after acquisition of notified land. Majority of them are cultivators, who do farming or their land parcels. Though, some of the actual owners/families could not be contacted despite the repeated visits to the area due to their non-availability / migration to the other villages / town.
- B. **Indirectly Impacted:** From the secondary stakeholder survey, it is evident that no family/ person will be negatively impacted by this acquisition as none of them either reside nor wholly depend for their livelihood on the property. There are a few laborers who work on the farm fields of other people and earn their livelihood. But they also have other livelihood sources and opportunities in addition to notified land parcels.

Map 3.3 Detailed Map and Present Scenario of Identified Critical Gap



Source: Field Survey, June 2023.



From above *Map 3.3*, it is clear that the identified critical land parcels may possess acquisition of will affect the assets like Agricultural Crop Land, Operational Tubewell / Borewell (as claimed by owner) and around 70 trees (majority of non-fruit trees) including tree canopy. Though, from transect walk it is evident that, some of the green cover area is just weed and crop-land. (Refer figure 3.1)

Figure 3.2 Photographs of Site Visit and Individual Stakeholders Consultations



Source: Transect Walk to Notified Land Parcels in Study Area Village, June 2023

3.1.6 Land use and Livelihood

Presently, most of the land under identified *khasra* numbers has remained as unused property from quite some years. *Khasra*-wise details of type of land has been explained in *Table 3.1*. About 30 families are found whose livelihood was directly/ indirectly dependent on these land parcels for livelihood purpose only.

3.2 Demographic Profile of Area

S.A.S Nagar district ranks 20th in area and 12th in population with contribution 3.6% of the total State population. The decadal population growth rate in the district is 33.2 per cent which is higher than the state (13.9%). S.A.S Nagar district is relatively more urbanized than the State with 54.8 per cent of its population resides in urban areas as compared to 37.5 per cent of the State. The sex ratio in the district (879) is lower than the state (895). It is ranked 16th among the districts of the state on this parameter. The child sex ratio in the district (841) is also lower than the state (846). It ranks 13th among the districts in the state. The decadal population growth rate in the district is 33.2 per cent which is higher than the state (13.9%). S.A.S. Nagar district is relatively more urbanized than the State with 54.8 per cent of its population resides in urban areas as compared to 37.5 per cent of the State. The district has 31.8 and 4.0 per cent main workers and marginal workers respectively of total population.

Dera Bassi is the most populous and S.A.S Nagar is the least populous tehsil of the district. Average population size of a village in district (1,117) is lower than that of the state (1,425).

Bar Majra (7,031) is the largest village in the district followed by Jagatpur (6,673) in the district. Whereas, Bharonjia, Ratwara, Salamatpur and Devi Nagar have a total 394 families. The total population of these villages is 2,224 out of which 1,181 are males and 1,043 are females. (Census of India, 2011)

Table 3.3 Demographic Profile of Villages falling in Study Area

Indicators		Punjab State	S.A.S. Nagar	Devi Nagar	Ratwara	Bharonjia	Salamatpur	Total of GPs
Population	1991	20,281,969	548,276	13	422	1284	451	2170
	2001	24,358,999	111,598	40	456	1444	519	2459
	2011	27,743,338	994,628	23	491	1252	458	2224
	Average Growth Rate	17.00%	34.70%	85.60%	7.87%	0.00%	1.66%	0.02%
Area (Ha)	2011	---	---	117	51	204	134	506
Density (PPH)		---	---	0.2	9.62	0.61	3.42	4.40
Households		5,486,851	203,886	4	78	229	83	394
Avg HH Size		5.1	4.9	5.8	6.3	5.5	5.5	5.64
Sex Ratio		895	879	533	980	874	832	805
Child Sex Ratio		846	841	1000	1179	773	1040	915
Males (%)		14,639,465	529,253	65.22%	50.51%	53.35%	54.59%	53.10%
Females (%)		13,103,873	465,375	34.78%	49.49%	46.65%	45.41%	46.90%
Literacy		75.84%	83.80%	80.95%	90.40%	89.01%	88.45%	89.12%
Workforce		Participation Rate (%)	9,897,362	355,995	7	205	606	170
		35.67%	35.79%	30.43%	41.75%	48.40%	37.12%	44.42%
	Main Workers (%)	8,450,936	316,236	5	154	522	138	819
		85.39%	88.83%	71.43%	75.12%	86.14%	81.18%	82.89%
	Marginal Workers (%)	1,446,426	39,759	2	51	84	32	169
		14.61%	11.17%	28.57%	24.88%	13.86%	18.82%	17.11%
	Cultivators (%)	1,934,511	40,867	3	106	98	122	329
		19.55%	11.48%	60.00%	68.83%	18.77%	88.41%	40.17%
	Agricultural Labourer %	1,588,455	21,791	0	3	91	0	94
		16.05%	6.12%	0.00%	1.95%	17.43%	0.00%	11.48%
Household Industry (%)	385,960	13,501	0	0	130	0	130	
	3.90%	3.79%	0.00%	0.00%	24.90%	0.00%	15.87%	
Other Workers (%)	5,988,436	279,836	2	45	203	16	266	
	60.51%	78.61%	40.00%	29.22%	38.89%	11.59%	32.48%	

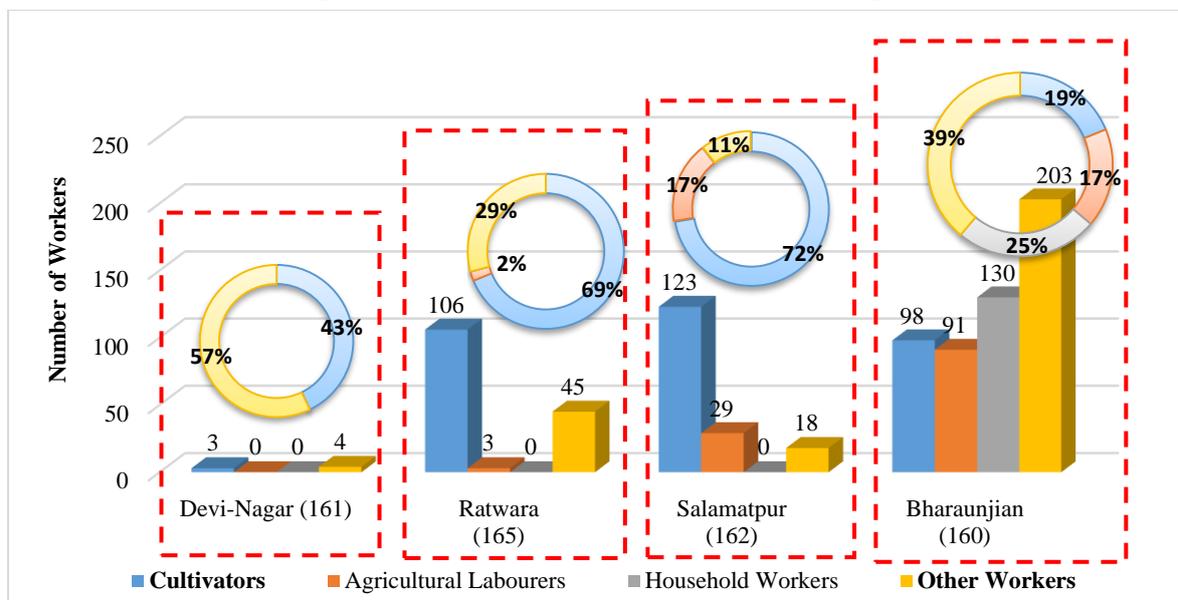
Source: Census of India, 1991, 2001 & 2011.

The population of Children of age 0-6 years in these village is 247 which is 11% of the total population. There are 129 male children and 118 female children between the age 0-6 years. Thus as per the Census 2011 the Child Sex Ratio of these villages is 915 which is more than Average Sex Ratio (884) of these villages. The literacy rate of these villages is 89.12%. Thus these village has higher literacy rate compared to 74.1% of Sahibzada Ajit Singh Nagar district. The male literacy rate is 93.53% and the female literacy rate is 84.10% in these village. (Census of India, 2011)

3.3 Socio-economic Profile of Area

This highlights the socio-economic of the project area and the persons affected by the land acquisition. The data has been collected through surveys of project affected persons and families and same has been analyzed to establish the socio-economic and cultural profile of the project area. Most of the people in the project area are dependent on self-employment/private businesses and jobs in industries and i.e., in the secondary and tertiary sectors.

Figure 3.3 Workforce Profile of Affected Villages



Source: Census of India, 2011.

In these villages out of total population, 988 were engaged in work activities. Around 83% of workers describe their work as main workers (Employment or Earning more than 6 Months) while around 17% were involved in marginal activity providing livelihood for less than 6 months. Of 988 workers engaged in main work, 328 were cultivators (owner or co-owner) while 94 were agricultural laborers.

Table 3.4 Scheduled Caste Population in Study Area

Gram Panchayat	Schedules Caste		Male SC		Female SC	
	Total	Share in Total Population	Total	Share in SC Population	Total	Share in SC Population
Devi Nagar	0	0.00%	0	0.00%	0	0.00%
Ratwara	0	0.00%	0	0.00%	0	0.00%
Bharonjia	652	52.07%	347	55.52	305	44.48
Salamatpur	126	27.51%	72	57.14%	54	42.86%
Total	778	34.98%	419	53.85%	359	46.14%

Source: Census of India, 2011

As per the Census of India 2011, Schedule Caste (SC) constitutes 34.98% of total population in these villages. Beside this, there is absence of Scheduled Tribe population in the villages. At present, urbanization is taking place in these villages very rapidly. Except the *Abadi* area, the revenue area of village is growing as planned sectors. Luxurious housing plots, buildings and apartments are being constructed speedily. Thus, the character of villages falling in New Chandigarh Master Plan is in transition from rural to urban.

3.4 Religious & Cultural Profile of Area

No negative impact could be found regarding the religious dynamics and historical change processes. Further the identified critical land parcels have no direct or indirect impact based upon culture, religion or believes or any community.

3.5 Conclusion

Based upon study, the team has come up with the following conclusion –

- Some of the affected area is not in use, it is vacant are with unwanted weed. Whereas, majority of the area is currently agricultural and is cultivated by the local farmers. Though, none of the identified affected families has cultivation as the only source of livelihood. These families may face some impact in terms of income generation. Though, adequate compensation for alternative livelihood generation or readjustment of cultivable land to other nearby location could give relief to the livelihood affected parties.
- Adequate compensation shall be awarded to the affected parties who have claim over operational tubewell, trees and other assets on the notified land.
- There is one unused cremation ground in Salamatpur village which comes in the notified land. Thus, there is no negative impact of acquisition of cremation ground. It is demanded and advisable the acquisition authority should award similar size of land parcel near to Salamatpur village against the proposed acquisition of cremation ground.
- As per Jamabandi Records, there is one Panchayati Pond (via 34 Min) in Salamatpur village. Whereas, the Panchayati Pond does not exist on the ground.
- The notified area does not contain any living structure, hence any 'Rehabilitation & Resettlement Plan' is not required in this case.
- As the acquisition is for missing patches, thus there will be minimum leftover small patches in the notified farm land.
- Overall project has unlimited benefits over bare minimum social impacts, after careful examination of various parameters of cost and benefit (both positive & negative impacts).
- The stakeholder/ land owners have some objections over award of fair compensation against the land parcels. These have been documented in the public hearing section in annexures.
- The purpose of the land acquisition (i.e., Critical Gap of DLF Home Developers' Project) is under the category of 'Planned Development' (i.e., implementation of Master Plan of New Chandigarh LPA, 2031) which has already been approved. Thus, the location of the project cannot be changed. Hence, no alternative is possible for the said project.

4. SOCIAL IMPACTS

4.1 Framework and Approach to Identifying Impact

SIA seeks to assess, in advance, the social repercussions that are likely to follow from projects undertaken to promote development, such as dams, mines, industries, highways, ports, airports, urban development and power projects. It is a tool that can help decision makers to foresee the likely negative impacts of their actions so that steps necessary to prevent or at least to contain them could be taken in time. As an aid to the decision making process, SIA provides information on social and cultural factors that need to be taken into account in any decision that directly or indirectly affects the lives of project area people.

According to Inter-Organizational Committee on Principles and Guidelines for Social Impact Assessment (IOCPGSIA 2003), a conventional way of conceptualizing social impacts is as changes to one or more of the following:

- ❖ “People’s way of life – that is, how they live, work, play and interact with one another on day to day basis;
- ❖ Their culture – that is, their shared beliefs, customs, values and language or dialect;
- ❖ Their community – its cohesion, stability, character, services and facilities;
- ❖ Their political system – the extent to which people are able to participate in decisions that affect their lives, the level of democratization that is taking place, and the resources provided for this purpose;
- ❖ Their environment – the quality of the air and water people use; the availability and quality of food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources;
- ❖ Their health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of diseases or infirmities;
- ❖ Their personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties;
- ❖ Their fears and aspirations – their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and future of their children;
- ❖ Area of impact under the proposed project, including both land to be acquired and areas that will be affected by environmental, social or other impacts of the project have been identified by the SIA team with help of several visits to the proposed area;
- ❖ Their quantity and location – the land proposed to be acquired for the project was identified with the help of field visits to project area and analysis of the revenue records provided by the acquiring body;
- ❖ Bare minimum – The fact as claimed by the acquiring body that the land proposed for acquisition is the bare minimum required was verified with the help of structural plan provided by acquiring body;

- ❖ The possible alternative – the site for the project and its feasibility was analyzed by visiting the site at project area. The claim by acquiring body that the proposed land is the best suitable option was verified by SIA team;
- ❖ Land – land measuring 8.48 acres has been proposed to be acquired. This land will be acquired according to provisions of Land Acquisition Rehabilitation & Resettlement Act 2013 for the development of DLF Home Developers Mega Project in New Chandigarh. The SIA team visited the site and conducted the transect walk at the above mentioned location.
- ❖ Possibility of use of any public, unutilized land for the project – to see whether land belonging to the Gram Panchayat or Government land can be used in project.

The process of conducting Social Impact Assessment was designed in a manner which involved all stakeholders in systematic approach to assess the impact of proposed acquisition. The framework & approach to identifying the impacts is shown in following steps –

Step 1: Formation of SIA team

Step 2: Literature Review

Step 3: Meeting with various Stakeholders

Step 4: Data Collection (Tools: Questionnaires, FGD, Schedule)

Step 5: Data Processing

Step 6: Reporting

The main impacted parties from the acquisition would be the primary stakeholders. Since there is agricultural activity on some parcels of proposed land therefore some loss to the food security is anticipated.

4.2 Description of Impacts at Various Stages of Project Cycle

The social impact for the acquisition of land at identified Gram Panchayats for Critical Gap of DLF Home Developers' mega project development in New Chandigarh has been classified as –

- I. Impact during Pre-construction stage
- II. Impact during Construction Stage
- III. Impact During Operation stage

Table 4.1 Assessment of Social Impacts at Different Phases of Project

Pre-construction	Construction	Operation
Acquisition of Agricultural Land	Noise, Dust & Air Pollution	Investments under the objectives of Punjab Industrial Policy 2003.
Acquisition of unused Cremation Ground	No Impact on Cremation Ground	Increase in land value, individual's income and market opportunities.
Acquisition of about 70 Trees (both Fruit-tree and Non-fruit-tree)	Temporary Employment during Construction	Vulnerability Reduction & Opportunity Enhancement for Vulnerable Section of Society
Acquisition of tubewell and depth well		
Acquisition of Panchayati Pond Land (as per Jamabadni record)	No impact on Panchayati Pond	Planned Development would result in enhancement of Quality of Life & Employment
Acquisition of PWD Land (Open)	No impact on PWD land	Replantation as per Approved Plan

Source: Assessment based upon field visit and stakeholder consultation, June 2023.

Due to the non-availability of a detailed project proposal/feasibility study for the project a detailed assessment could not be made. The main aim of Social Impact Management Plan is to ensure that various adverse impacts are mitigated and positive impacts are enhanced. Social impact management measures shall be implemented during various stages of the project viz. Pre-construction stage, Construction Stage and Operational Stage. A description of various impacts is identified during different stages of construction which is presented in *Table 4.1*. Presently, there is no person residing on the identified land parcels although some of the owners were found using having additional source of livelihood from the land under critical gaps. Moreover, some of the property is Panchayati in nature. Major portion of land is under private agricultural land. Majority of the stakeholder raised the issue of adequate compensation. Whereas some of them raised sustainability related issues of remaining leftover small land patches which they would not be able to use adequately for cultivation.

Table 4.2 Anticipated Impacts in Study Area

Impact	Positive	Negative	No Impact
Level of Income		√	
Level of Livelihood		√	
Disruption in local economic activities	√		
Obstruction in Family collaboration			√
Impoverishment Risks			√
Women's Standard of living			√
Natural Resources (Soil, air, water, forests)			√
Common Property			√
Health			√
Education			√
Transformation of local political structures			√
Demographic changes			√
Stress of dislocation			√
Violence against Women			√
Existing Livestock			√
Vulnerable Section of Society	√		

Source: Assessment based upon field visit, June 2023.

Above table is derived through compilation of individual stakeholder's consultations with land owners, panchayat representatives and random sampling of native people during survey stage. As indicated, majority of the samples feel that their level of income and livelihood will have both positive and negative impacts and village demography and stress of dislocation will not have any impact after the acquisition of land. There will be no impacts on local economic activities, family collaboration, impoverishment, common property, education, local political structures and violence against women after the completion and operation of the project. After consultation with stakeholders, field visits and desk review, nature of impacts on different parameters have been identified. (Refer table 4.3)

Table 4.3 Indicative list of Social Impacts

S.N	Impact	Nature of Impact	Reasons
1	Land	-ve	Loss of Agricultural Land
2	Land Price	+ve	Land Price will increase after developing missing patches.
3	Livelihood & Income	+ve	Rise in Employment Opportunities & Market Activities.
4	Physical Resources	---	No loss to physical resources
5	Private Assets	-ve	Loss to Tubewell / Borewell
6	Public Services & Utilities	+ve	Opportunity for private infrastructure.
7	Health & Education	+ve	Opportunity for private infrastructure.
8	Cultural & Social Cohesion	---	---
9	Gender based Impacts	+ve	Inclusive Opportunities

Source: Assessment based upon field visit, June 2023.

4.3 Findings of Social Impacts and Mitigation Measures

Due to the unavailability of a clear Project proposal/ feasibility study, project costs and phases, core design features, proposed infrastructural facilities, workforce requirements (temporary and permanent), outputs, risks, production targets etc. a detailed social cost and benefits analysis could not be performed. Though, it is very difficult to quantify actual cost of social impact based on severity of land acquisition. However, social costs are calculated by consulting local people, comparing project benefits and negative impacts from development of DLF Home Developers Mega Project, New Chandigarh. The project will entail a multitude of benefits to the local people of the surrounding areas. The project will have following benefits for the people:

- ❖ Maximum Livability Potential.
- ❖ All services under a single roof.
- ❖ Sustainable Living.
- ❖ Enhanced Security.
- ❖ Better Return of Investment.
- ❖ Enhanced asset life.

Important issues were discussed during consultation with the stakeholders individually and also at the village level. These issues were related to social impacts like loss of livelihood, compensation for acquired land and properties. After consultation with stakeholders, field visits and desk review, nature of impacts on different parameters have been identified.

Table 4.4 Analysis of Various Possible Social Impacts

Positive Impact	Negative Impacts	Remarks
Rise in land value	Loss of Agricultural land	After studying various parameters of cost and benefit (positive and negative impacts), it is found that because of planned development, proposed land acquisition and construction would benefit local community at large.
Maximum Livability Potential due to improvement in Quality of Life and other Employment Opportunities	Very less impact on food security due to acquisition of Agricultural land	
Connectivity Enhancement		
Sustainable Living	Change in livelihood opportunities	
Enhanced Security	Loss of Trees (Fruit and Non-fruit)	
Better Return of Investment		
Reduction in Vulnerability		
Contiguously Planned Development		

Source: Assessment based upon field visit and stakeholder consultation, June 2023.

These calculations are drawn by calculating the majority of responses given by respondents during survey stage. As mentioned in Table 4.4, majority of the respondents feel that their level of income and livelihood will have positive impacts and village demography and stress of dislocation will have negative impact after the acquisition of land. There will be no impacts on family collaboration, impoverishment, common property, education, local political structures and violence against women after land acquisition. Based upon these impacts, proposed mitigation measures are described in following Table 4.5.

Table 4.5 Proposed Mitigation Measures

N.	Type of Impact	Status	Proposed Mitigation Measure
1	Loss of Land	Yes (Productive Private & Panchayati land)	Compensation as per the RFTLARR Act, 2013.
2	Loss of Built-up Property / Structures	No	Reconstruction/ provision is proposed by the developer i.e., GMADA.
3	Loss of Productive Assets	Tubewell / Borewell	Compensation as per LARR Act, 2013
4	Loss of Trees	Yes (About 70)	Replantation of Trees
5	Loss of Livelihood	Yes (Change of Opportunities)	Compensation as per LARR Act, 2013
6	Loss of Utility Lines	No	---
7	Loss of Common Property Resources	Panchayati Land	Compensation as per LARR Act, 2013
8	Loss of Access to civic Service / common property Resources	No	---
9	Loss of Cultural Properties	No	---
10	Displacement of Vulnerable Groups	No	---

Source: Assessment based upon field visit and stakeholder consultation, June 2023.

4.4 Alternatives Considered

According to the details provided by the requiring body, in continuity of development, the most suitable option was selected. Though, the aim of the project is acquisition of missing patches which are Critical Gap of DLF Home Developers Mega Project. Thus, these parcels are essential to acquire for smooth implementation of New Chandigarh Master Plan and objectives of Industrial Policy 2003. The inputs for the selection have been provided by the requiring body and they have been verified by the SIA team during field visits during study.

4.5 Recommendations on Acquisition

Above all, the project is aimed at acquisition of identified missing patches, which are not yet acquired by M/s DLF Home Developers for mega township project under Industrial Policy 2003. Thus acquiring the land is inevitable for this project. It may result in the integral development of the New Chandigarh through its master plan implementation. As mentioned above, there are some negative social impacts of this project due to the proposed land acquisition but the proposed project of proposed mega project, New Chandigarh will have more positive impacts than negative impacts. The land acquisition may cause many people to lose

their vacant lands, farms, trees and utilities, but on the other hand a premier infrastructure is brought into and that is for a public purpose.

The SIA study has been done to understand the depth and details of the effect caused by the land acquiring for the project and devise mitigation plans for the same by fulfilling the rights of the individual for fair compensation, transparency, rehabilitation and re-establishment as per the citizens' Rights Act of 2013. So, it is concluded that the potential benefits of the project outweigh overall cost of the project and this land acquisition for the proposed project of development of planned sectors as per approved Master Plan of New Chandigarh LPA should go through. It is certainly advised to allocate the fairest reward for impacted parties to reduce impact caused by acquiring and go forward with acquiring land.

5. SOCIAL IMPACT MANAGEMENT PLAN

5.1 Introduction

The Social Impact Management Plan (SIMP) is necessary to address the negative impacts of land acquisition. Social Impact Management Plan (SIMP) consists of a set of institutional measures to be taken during the design, construction and operational phase of the project to eliminate adverse social impacts, to offset them, to acceptable levels. The main aim of the SIMP is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced.

5.2 Approach to Mitigation

This Social Impact Management Plan (SIMP) has been prepared to mitigate negative social impacts of land acquisition for development of Premier Township through DLF Home Developers Mega Project for the overall development of sectors as per approved Master Plan of New Chandigarh LPA, 2031 at identified villages according to RFCTLARR Act, 2013. The Social Impact Management Plan (SIMP) consists a set of mitigation, monitoring and institutional measures to be taken during the design, construction and operational phases of the project to eliminate adverse social impacts or to reduce them to acceptable levels. The main aim of the SIMP is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. The SIMP shall be implemented during the various stages of the project viz. pre-construction stage, construction stage and operational (post construction) stage. A description of the various management measures suggested during different stages of the project is provided in following section.

5.3 Measures to Avoid, Mitigate and Compensate Impact

- ✓ If there is any dispute among the stakeholders, then this dispute should first be resolved and made sure that the compensation is given to the legal owners.
- ✓ Care to be taken to reduce the pollution levels to the minimal during the construction phase of the project.
- ✓ The project will not displace any permanent residential structures.
- ✓ **Rehabilitation & Resettlement Mitigation Measures:** Since, no one has been residing on the notified land in the Panchayats and none were found to derive any direct or indirect dependency of livelihood from the said property therefore no rehabilitation & resettlement measures need to be taken.
- ✓ **Environmental and Cultural Measures:** The land proposed to be acquired possess about 70 trees in the missing patches and agricultural land. As some of these trees are well developed, thus it is suggested that these trees should be replanted around the proposed sector roads or in the defined/ planned landscape areas. However, it is suggested that the proposed landscape at green areas should be in harmony with the surrounding environment and the green environment of New Chandigarh as well as Chandigarh.

Various measures to avoid, mitigate and compensate impacts are discussed on next page –

5.3.1 Social Measures

- If there is any dispute between the stakeholders, then this dispute should be resolved first and made sure that the compensation is given to the legal and rightful owner.
- During the operational and other stages of this project the preference should be given to the local labour of villages.
- Gram Panchayat should be helped to make programs for the meaningful and productive participation of the elderly into the village life, so that they don't feel left out and unwanted during the whole process.
- The youth of village should be provided technical education and required training for enhancing their employability and competence.
- Efforts should be made for the upliftment of women and marginal sections by ensuring their participation in decision making and enhancing their traditional skills and by developing new skills.

5.3.2 Economic Measures

- Compensation should be given in fixed time frame to Project Affected People.
- Project Affected People should be given technical and financial counselling for the productive usage and safe investment of compensation money.
- The compensation for the damage of the crops during the project should be properly paid. (if applicable)
- The acquiring body should make arrangements to remove, the raw material which will spill over into the surrounding fields during the construction phase.

5.3.3 Environmental Measures

- The policy related to the compensation of trees should be explained clearly and maximum compensation should be paid.
- More and more trees should be planted, to reduce the pollution caused by the traffic.
- Local trees should be preferred for plantation instead of alien decorative trees.
- The replantation of the affected trees should be done in green area around the village.

5.4 Institutional Structures and Key Persons

Since the major mitigation measures from the acquisition can be handled by providing the appropriate compensation under RTFCTLARR Act, 2013 therefore the key person responsible to decide and provide the compensation would be the Collector. The act defines the Collector as collector of a revenue district, and includes a Deputy Commissioner and any other officer specially designated by the appropriate Government to perform the functions of a Collector.

The Department of Revenue and Land Records will also play a crucial role, and will be most competent for determining land ownerships, land measurements and assisting the Collector in determining the market rates etc.

Since there is no R&R involved, therefore no such authority shall be required. This Social Impact Management Plan (SIMP) is prepared to mitigate negative social impacts of the acquisition of identified land of these villages. The SIMP has followed the 'Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013' (RFCTLARR Act, 2013). It appears from the analyses and overview of the act that provisions of compensation for Land Acquisition under RFCTLARR Act, 2013 will be sufficient to manage social and economic issues. Moreover, to provide clarity in the provisions of the Act following broad principles will be adopted under the project:

- ✓ Continued consultations with representatives of GMADA and DLF Home Developers will be the main feature in implementation of the project.
- ✓ Administrator and Commissioner for Resettlement and Rehabilitation will be appointed as per provisions of LARR, 2013 by the appropriate Government.
- ✓ The Administrator of the project will ensure preparation of R&R plan and disclosure as per provision of LARR, 2013.
- ✓ The SIA report shall be disclosed as per Section 7 (5) of the LARR, 2013.
- ✓ R&R benefits will be as per provisions of 2nd schedule of LARR, 2013.

References

- Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013.
- Master Plan of New Chandigarh for 2008-2031 (from GMADA Website)
- Master Plan of Mullanpur LPA for 2058 (from GMADA Website)
- Change of name of Mullanpur LPA to New Chandigarh LPA vide Notification no. 1186-97-CTP(Pb)/SC-115-vol-2 dated 21st February, 2014
- The Detailed Report of Master Plan, New Chandigarh (Mullanpur) LPA, 2008-2031, pg. 60
- Office of Land Acquisition Collector, Greater Mohali Area Development Authority (GMADA).
- <https://content.iospress.com/articles/journal-of-resources-energy-and-development/red151206>
- District Census Handbook, Census of India, 2011.
- Primary Census Abstract, Census of India, 2011.
- Census of India, 1991, 2001, 2011.

Annexure-1: Notice of Public Hearing

ਦਫਤਰ ਭੌਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ,
(ਪੁਡਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ)

ਸੇਵਾ ਵਿਖੇ

ਨੰਬਰਦਾਰ,
ਪਿੰਡ ਭੜੌਜੀਆ, ਰਤਵਾੜਾ, ਸਲਾਮਤਪੁਰ ਅਤੇ ਦੇਵੀ ਨਗਰ
ਸਬ.ਤਹਿ. ਮਾਜਰੀ, ਤਹਿ. ਖਰੜ, ਐਸ.ਏ.ਐਸ. ਨਗਰ।

ਨੰ: ਐਲ.ਏ.ਸੀ.2023/ 78947-50
ਮਿਤੀ: 25/7/23

ਵਿਸਾ:- ਡੀ.ਐਲ.ਐਫ.ਹੋਮਜ਼ ਡਿਵੈਲਪਰਜ਼ ਲਿ. ਕੰਪਨੀ ਦੇ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਮੈਗਾ ਹਾਉਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਪੈਂਦੇ ਪਿੰਡ ਦੇਵੀ ਨਗਰ, ਸਲਾਮਤਪੁਰ, ਰਤਵਾੜਾ ਅਤੇ ਭੜੌਜੀਆ ਦੇ ਕਰੀਟੀਕਲ ਗੈਪ ਵਜੋਂ ਭੌਂ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ-ਧਾਰਾ 5 ਅਧੀਨ ਕਾਰਵਾਈ।

ਦੱਸਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਵਿਸ਼ੇ ਸਬੰਧੀ ਸਕੀਮ ਦੀ ਭੌਂ ਪ੍ਰਾਪਤ ਕਰਨ ਲਈ ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਵੱਲੋਂ ਨੰ. 06/05/2022-6ਐਚ.ਜੀ.1/496 ਮਿਤੀ 03-03-2023 ਨੂੰ ਭੌਂ ਪ੍ਰਾਪਤੀ ਐਕਟ ਦੀ ਧਾਰਾ 4 ਅਧੀਨ ਨੋਟੀਫੀਕੇਸ਼ਨ ਜਾਰੀ ਕੀਤੀ ਗਈ। ਐਸ.ਆਈ.ਏ ਦਾ ਕੰਮ ਗੁਰੂ ਨਾਨਕ ਦੇਵ ਯੂਨੀਵਰਸਿਟੀ, ਅੰਮ੍ਰਿਤਸਰ ਨੂੰ ਅਲਾਟ ਕੀਤਾ ਗਿਆ ਹੈ। ਐਸ.ਆਈ.ਏ. ਸਿਲਸਿੱਲੇ ਵਿੱਚ ਪ੍ਰਭਾਵਿਤ ਪਰਿਵਾਰਾਂ ਦੀ ਨਿਜੀ ਸੁਣਵਾਈ ਮਿਤੀ 04-08-2023 ਨੂੰ 11.30 ਵਜੇ ਪਿੰਡ ਸਲਾਮਤਪੁਰ ਦੇ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਵਿਖੇ ਰੱਖੀ ਗਈ ਹੈ। ਆਪ ਜੀ ਨੂੰ ਕਿਹਾ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਪੱਤਰ ਨੂੰ ਅਤਿ ਜ਼ਰੂਰੀ ਸਮਝਦੇ ਹੋਏ ਪ੍ਰਭਾਵਿਤ ਪਰਿਵਾਰਾਂ ਨੂੰ ਨਿਜੀ ਸੁਣਵਾਈ ਲਈ ਸਮੇਂ ਸਿਰ ਹਾਜ਼ਰ ਹੋਣਾ ਯਕੀਨੀ ਬਣਾਇਆ ਜਾਵੇ।

ਭੌਂ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ

Annexure-2: Feedback from the Public Hearing

As per the provisions of the LARR Act, 2013, “Whenever a Social Impact Assessment is required to be prepared under section-4, the appropriate Government shall ensure that a public hearing is held at the affected area, after giving adequate publicity about the date, time and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the Social Impact Assessment Report”. Keeping in view this provision under section-5 of the LARR Act, 2013, public hearing was held on 4th August, 2023 at the Gurudwara, a public venue situated in the village of Salamatpur, (District S.A.S Nagar). This hearing aimed to collect and document the views of families that would be impacted by the proposed acquisition of 8.48 acres of land by GMADA in the Gram Panchayats of Bharonjia, Ratwara, Salamatpur, and Devi Nagar. *(Refer Annexure-1)*

The attendees of the Public Hearing included members of affected families, representatives from GMADA (the acquiring body), officials from the Revenue department, and the Social Impact Assessment team that conducted the SIA study. The SIA team played a facilitative role, guiding the process and explaining the purpose and significance of the public hearing to all participants, with special emphasis on the members of the Gram Panchayats. *(list of participants is attached in Annexure-4)*

During the course of the Public Hearing, various aspects related to the proposed land acquisition were extensively deliberated upon. The Panchayat members were encouraged to articulate their viewpoints to be incorporated into the final Social Impact Assessment Report. Adhering to the provisions of the LARR Act, 2013, the entire proceedings of the public hearing were captured through video recording, and the details has been included in this report.

Here are the highlights of the representations made by the Panchayat members during the public hearing:

- ❖ The residents identified religious cottages adjacent to the targeted land parcels (462/2, 463/1), expressing concerns that the acquisition might lead to rainwater accumulation impacting the vicinity of the cottage. They urged for the integration of the drainage system connection to the DLF Home Developers' sewerage system to mitigate this.
- ❖ Sh. Suresh Kumar s/o Davinder Nath, urged the inclusion of a crucial point in the Social Impact Assessment Report. He highlighted the ongoing court case pertaining to the revenue pathway dividing Ratwara and Devi Nagar hadbast which is pending before the court of Additional District Judge, District S.A.S. Nagar. As per his statement, this area is in the pathway area that the SIA team is assessing. This underscores the presence of multiple stakeholders in the area earmarked for acquisition.
- ❖ The villagers of Salamatpur advocated for the construction of a new cremation ground within close proximity to the village, as opposed to the proposed acquisition of the existing cremation ground. This was proposed to alleviate the need for long-distance travel for cremation purposes.
- ❖ Addressing drainage issues, the villagers drew attention to the overflow of a 9 kanal pond during the rainy season. Given the lack of an adequate drainage system in

Salamatpur village, they proposed the demand for the integration of the village's drainage network with the sewerage system of DLF Home Developers Ltd.

- ❖ Owner of Khasra no. 16-17//4/2/1/1, Sh. Surmukh Singh, expressed his preference for land pooling and signaled his acceptance of the acquisition by DLF, subject to this arrangement only. GMADA representatives asked Sh. Surmukh Singh to submit the demand to their office in writing.
- ❖ The owner of Khasra numbers 16-17//5/3/1, 16-17//5/5/1, 16-17//5/2, and 16-17//6/2 informed that they had already received plots through land pooling from DLF, thus raising no objection to the proposed acquisition.

In summary, with the exception of the points mentioned above, the representatives of all four villages conveyed their agreement with the proposed land acquisition.

Annexure-3: Photographs of Public Hearing



Annexure-4: List of Participants in Public Hearing

ਸੀ.ਐਲ.ਐਫ.ਹੋਮਜ਼ ਡਿਵੈਲਪਰਜ਼ ਲਿ. ਕੰਪਨੀ ਦੇ ਨਿਊ ਚੰਡੀਗੜ੍ਹ ਵਿਖੇ ਮੈਗਾ ਹਾਉਸਿੰਗ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਪੈਂਦੇ ਪਿੰਡ ਦੇਵੀ ਨਗਰ, ਸਲਾਮਤਪੁਰ, ਰਤਵਾੜਾ ਅਤੇ ਭੜੌਂਜੀਆਂ ਦੇ ਕਮਿਊਨਿਟੀ ਕਲ ਗੈਪ ਵਜੋਂ ਭੌਂ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ-ਧਾਰਾ 5 ਅਧੀਨ ਕਾਰਵਾਈ ਮਿਤੀ 04-08-2023 ਨੂੰ ਪਬਲਿਕ ਸੁਣਵਾਈ ਸਬੰਧੀ ਹਾਜ਼ਰੀ ਰਿਪੋਰਟ।

ਲੜੀ ਨੰ.	ਹਾਜ਼ਰ ਵਿਅਕਤੀ ਦਾ ਨਾਮ	ਪਿਤਾ ਦਾ ਨਾਮ	ਪਤਾ ਅਤੇ ਮੋਬਾਈਲ ਨੰ.	ਹਸਤਾਖਰ
1	ਮਨਦੀਪ ਸਿੰਘ	9914626262	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
2	ਮਨਦੀਪ ਸਿੰਘ	9855643883	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
3	ਮਨਦੀਪ ਸਿੰਘ	9699052405	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
4	ਮਨਦੀਪ ਸਿੰਘ	9814499404	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
5	ਮਨਦੀਪ ਸਿੰਘ	9815196288	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
6	Guest Smt	7614023934	Salamapur	
7	ਮਨਦੀਪ ਸਿੰਘ	9876313805	ਮਨਦੀਪ ਸਿੰਘ	
8	ਗੁਰਦੇਵ ਸਿੰਘ	9878356771	Salamapur	ਗੁਰਦੇਵ ਸਿੰਘ
9	Head of line Def	9817153266	DEF	ਗੁਰਦੇਵ ਸਿੰਘ
10	Gopal K. Johari	9356002638	G.N.D. Univ	Gopal
11	Rohan Soni	7988882028	G.N.D.U	Rohan
12	Ravinder Kumar	9855977495	Devi Nagar	Ravinder
	Bhushan K. Malhotra	8146616825	Devi Nagar	Bhushan
	Lajwinder	9417820306	ਮਨਦੀਪ ਸਿੰਘ	Lajwinder
	T. Suresh	9478552731	ਮਨਦੀਪ ਸਿੰਘ	T. Suresh
	ਮਨਦੀਪ ਸਿੰਘ	9464642981	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
	ਮਨਦੀਪ ਸਿੰਘ	9463653345	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
	ਮਨਦੀਪ ਸਿੰਘ	9788280007	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
	ਮਨਦੀਪ ਸਿੰਘ	9815019647	ਮਨਦੀਪ ਸਿੰਘ	ਮਨਦੀਪ ਸਿੰਘ
