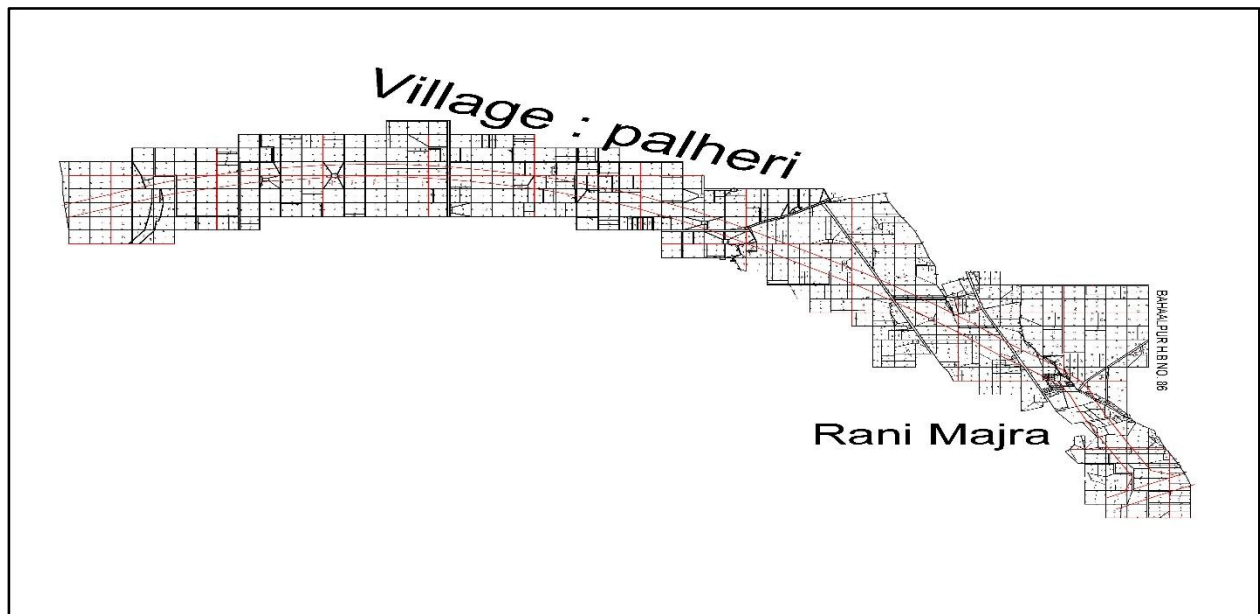


Draft Report

Social Impact Assessment of Master Plan PR 7 and Part of PR 6 in SAS Nagar

SOCIAL IMPACT ASSESSMENT REPORT



**Submitted to:
Department of Housing and Urban Development,
Government of Punjab,
Chandigarh**

**Submitted by:
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EXECUTIVE SUMMARY

1. PROJECT AND PUBLIC PURPOSE

The process of urbanization has been firmly established in the State of Punjab. It has been a steady process for a long time in Punjab, but during the last few decades it has gained extra momentum. The urban population of the state was 19.4 per cent in 1971, which increased to 31.2 per cent in 2011. Urbanization is a form of social transformation from traditional rural societies to modern urban communities. In recent time, urbanization is complementary of industrialization and socio- economic transformation; hence it becomes a socio- economic phenomenon. The Punjab state has been passing through the phase of fast urban transformation as out of the total 22 districts of the state, 5 districts have more urban population than rural areas. As per the 2011 Census the Greater Mohali region had a population of approximately 10 lakhs, comprising 54.76 per cent in urban areas, and remaining 45.24 per cent of people in rural areas.

In view of the growing urbanization and congestion of existing cities, Greater Mohali Area Development Authority (GMADA) conceived an idea of developing a new independent and self-sustaining city to cater the projected growth of SAS Nagar (SAS Nagar) in near future. Being in vicinity of Chandigarh and proposed with a world class infrastructure, this Local Planning Area (LPA) was re-named “New Chandigarh 2” in early 2014. GMADA has been engaged in planning and development of a new world class city with modern infrastructure in SAS Nagar. The planning area of SAS Nagar includes health institutes, educational infrastructure and commercial and residential developments. While land acquisition by GMADA for many projects namely Eco-City - I, Medicity-I, along with some of the Master Plan roads falling inside these urban estates is completed now. It is proposed to develop roads under Master Plan PR-7 and Part of PR-6 in SAS Nagar.

Land acquisition for the Master Plan PR-7 and Part of PR-6 is being carried out as per provision of The Right to Fair Compensation and Transparency in Land Acquisition and Resettlement and Rehabilitation Act 2013 (RFCTLARR Act, 2013). As per the RFCTLARR Act, 2013, a Social Impact Assessment is required to carry out before initiating land acquisition notification under section 11 of the act. One of the Objectives of the Social Impact Assessment is to examine the proposed project, is a public purpose project. The proposed land acquisition for construction of Master Plan PR-7 and Part of PR-6, SAS Nagar is required for many reasons.

Firstly, it will improve connectivity of the affected villages to Mohali-Kharar road, Eco-City, Edu-City, Baddi and Mullanpur. It will also improve the connectivity with the Airport as earlier the people had to cover the longer distance to reach the Airport which was through Mullanpur. Secondly, in view to save the travel time, GMADA conceived the idea to develop the PR 7 and PR 6 in the near future.

Extent of Land Acquisition

Total area of the proposed Master Plan PR-7 and Part of PR-6 is 96.35 acres. The village-wise land details as per the SIA survey is presented below.

1.1 Land to be acquired

Villages	Affected Area as per SIA (Acres)
Palheri	24.78
Rani Majra	22.04
Husainpura	4.09
Daun	17.02
Sinhpur	3.35
Jandpur	17.46
Desu Majra	7.60
Total	96.35

As mentioned above, the proposed land to be acquired comes to 24.8 acres from Palheri village, 22.04 acres from Rani Majra and 4.09 acres from Husainpura, 17.02 acres from Daun, 3.35 acres from Sinhpur, 17.46 acres from Jandpur and 7.60 acres from Desu Majra. The proposed acquisition of land is being mainly used for agricultural purposes.

1.1 Social Impact Management Plan (SIMP)

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.

Analysis of Social Impact of Master Plan PR-7 and Part of PR-6

Type of Impacts	Mitigation measures
<ul style="list-style-type: none"> ▪ Loss of fertile agricultural land, which is 65.34 per cent of the affected land ▪ Loss of livelihood of people 89.23 per cent of land owners confirmed that the proposed land is continuously under usage and majority of the land farming activities are being performed 	<ul style="list-style-type: none"> ▪ Compensation as per provision of RFCTLARR Act 2013 ▪ Rehabilitation Assistance ▪ The stamp duty and other fee payable for registration shall be borne by the GMADA
<ul style="list-style-type: none"> ▪ Loss of 390 fruit plants on affected land, such as jamun, mango, beri, imli, litchi and guava etc. ▪ Loss of 1009 timber plants like dek, neem, toot, eucalyptus, poplar, talhi, kikar, pipal etc. 	<ul style="list-style-type: none"> ▪ Compensation for land as per provision of RFCTLARR Act 2013 ▪ Compensation for timber trees as per norms of Department of Forest, GoP ▪ Compensation for fruit bearing trees as per norms of Department of Horticulture, GoP ▪ The stamp duty and other fee payable for registration shall be borne by the GMADA
<ul style="list-style-type: none"> ▪ Removal of 15 <i>pucca</i>, 19 <i>semi-pucca</i> and 2 <i>kutchha</i> dwelling structures in the affected area ▪ Acquisition of irrigation infrastructure like 28 owned tube wells with shared ownership and 2 households owned Hand pumps. 	<ul style="list-style-type: none"> ▪ Compensation for land as per provision of RFCTLARR Act 2013 ▪ Advance notice to be served to owners to readjust temporary house

1.2 Socio-economic impacts from the project

The Social costs by comparing project’s positive and negative impacts of Master Plan PR-7 and Part of PR-6 have been discussed below.

Positive Impact	Negative Impacts	Remarks
<ul style="list-style-type: none"> ▪ Improved connectivity to Chandigarh ▪ Quick Transport of agriculture/vegetables ▪ Rise in level of income ▪ Reduced travel time and vehicle operating costs ▪ Increased price of land for farmers ▪ Improvement in standard of living ▪ Improved medical and health facilities 	<ul style="list-style-type: none"> ▪ Dust and Pollution ▪ Poor connectivity to the village during peak construction period ▪ Increase in perpetual traffic problem, congestion and risk of accidents during construction period ▪ Connectivity to the village during peak construction period will get difficult ▪ Social security would decrease 	<p>After careful examination of various parameters of cost and benefit (positive and negative), it is found that the proposed construction of PR -7 and part of PR-6 would benefit local community at large</p>

On the whole, it is concluded that the process of land acquisition has both positive as well as adverse impacts. But the positive impacts (increased connectivity to Chandigarh, Quick transport of agricultural products and increased price of land) of this project outweigh the negative ones. Keeping overall scenario in view, it is found that the proposed Master Plan PR-7 and part of PR-6 would benefit local community and society at large.

Time Schedule of SIA Study and Land Acquisition of Master Plan of PR 7 and Part of PR 6

Activity	2016						
	Mar	Apr	May	Jun	July	Aug	Sept
Implementation Schedule							
Notification of Social Impact Assessment for the project	≡						
Establishment of SIA Unit(Punjab Agricultural University, Ludhiana)		≡					
Training to enumerators and capacity building		≡					
Notification of Social Impact Assessment in the locality and Panchayat, Tehsil							
Information campaign and community consultation		≡					
Detailed measurement and survey				≡	≡		
Sample socio-economic survey					≡	≡	
Final list of PAPs						≡	
Public hearing							
Publication of Notification under section 11 of RFCTLARR Act, 2013							
Hearing of objection (60 days)							
Publication of Notification under section 19 of RFCTLARR Act 2013							
Valuation of structures for compensation							
Finalization of Rate							
Declaration of Award							

Chapter 2

ESTIMATION AND ENUMERATION OF AFFECTED FAMILIES

The present study was undertaken to assess social impact of land acquisition, in Master Plan PR 7 and part of PR 6. The SIA survey was conducted, as per the guidelines of Government of Punjab, of the affected families in the selected villages.

2.1 Study Area

The social and economic indicators of the villages from which land is to be acquired are given in Table 2.1. The land to be acquired falls in 7 villages viz. Palheri, Rani Majra, Hussainpura, Daun, Sinhpur, Jandpur and Desu Majra. Out of these, the data for 2 villages (Jandpur and Desu Mjara) was not available. Amongst the affected villages, the Daun village inhabited the largest number of households (983), while the number was the least for Palheri village (46). The data shows that schedule caste population in Palheri, Rani Majra, Daun, Sinhpur was about 23, 40, 43 and 46 percent of the total population of these villages, respectively. Net area sown was 225 hectare in Palheri, 115 in Rani Majra, 51 in Hussainpura, 158 in Daun and 15 in Sinhpur with cropping intensity of 187 in Palheri, 181 in Rani Mjara, 190 in Hussainpura, 178 in Daun and 140 in Sinhpur.

Table 2.1 Social and Economic Indicators of the Project Area

Social and Economic Indicators	Villages				
	Palheri	Rani Majra	Hussainpura	Daun	Sinhpur
No. of Households	46	197	106	983	101
Total Population	274	1060	222	5153	171
Males (%)	54.01	53.21	52.25	52.78	51.46
Females (%)	45.99	46.79	47.75	47.22	52.05
Literates (%)	70.07	75.85	11.40	50.96	61.40
SC Population (%)	22.99	39.72	0.00	43.45	45.61
Total Geographical Area (Hectares)	319	147	54	265	33
Area under forest (Hectares)	-	-	-	-	-
Net sown area (Hectares)	225	115	51	158	15
Gross Cropped area (Hectares)	420	208	97	282	21
Cropping Intensity (%)	187	181	190	178	140

Source: 1. Reports of ESO Punjab Management Information System- Village Directories

1. Punjab at a Glance, District-Wise, Government of Punjab, India

Note- Data for 2 villages out of 7 for the project viz. Jandpur and Desu Majra is not available.

2.2 Socio-economic Characteristics

Table 2.2 reveals that seven villages viz. Palheri, Rani Majra, Husainpura, Daun, Sinhpur, Jandpur and Desu Majra were surveyed for the collection of the primary data. There were 427 resident land owners in the affected area, who were surveyed to carry out the social impact analysis. Some of the affected families could not be contacted despite repeated visits to the households due to their absentee landlordism, migration to the other villages and districts/states of the country or abroad. There were 64 land owners in Palheri, 149 in Rani Majra, 105 in Husainpura, 36 in Daun, 5 in Sinhpur, 25 in Jandpur and 43 in Desu Majra. (Figure 1).

Table 2.2 Distribution of respondents according to the villages

Villages	No. of respondents	Per cent
Palheri	64	14.99
Rani Majra	149	34.89
Husainpura	105	24.59
Daun	36	8.43
Sinhpur	5	1.17
Jandpur	25	5.85
Desu Majra	43	10.07
Total	427	100.00

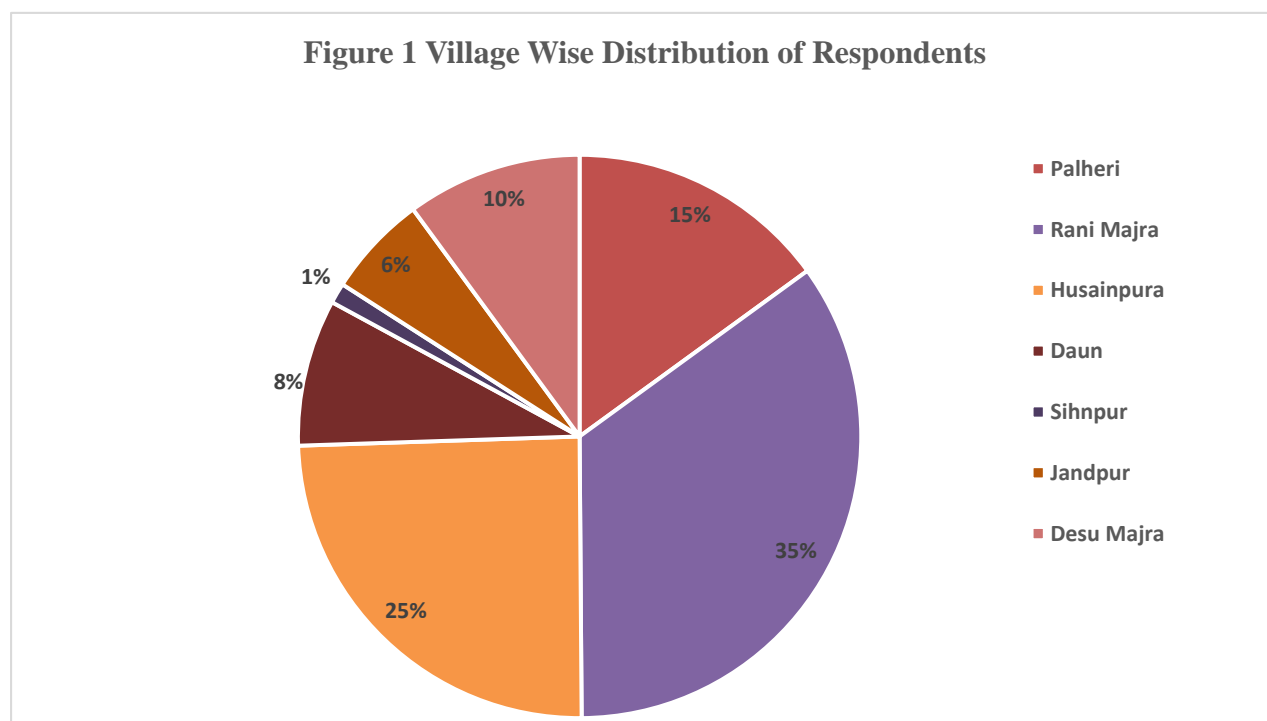


Table 2.3 Family Structure of respondent households

Particular	Average	Per cent
Family size	4.46	-
Adult male members	1.80	40.42
Adult female members	1.62	36.22
Children (Male/Female)	1.04	23.36

Table 2.3 shows that on an average, the family size of the affected households was 4.46. Amongst these, 40.42 per cent were adult males, 36.22 per cent adult females and 23.36 per cent were children (both male and female).

Table 2.4 shows that 59.45 per cent members of the adult family members were married and 36.17 per cent were unmarried, while the widows/widowers were 4.19 per cent and divorcee respondents were only 0.10 per cent.

Table 2.4 Marital status of respondent households

Marital Status	Per cent
Married	59.45
Unmarried	36.17
Widow/widower	4.29
Divorcee	0.09

During the survey, it was found that nearly 74.44 per cent of the respondent families were the natives of the affected area and were living there since birth. However, 102 families (25.56%) were migrants settled in the villages under study (Table 2.5).

Table 2.5 Distribution of respondent's families according to their duration of residence

Duration of Living	No.	Per cent
Since Birth	297	74.44
Migrated	102	25.56

Table 2.6 Distribution of respondents on the basis of their religion

Religion	Per cent
Sikhism	91.44
Hinduism	8.56

Table 2.6 reveals that most of the respondents (91.44 per cent) were Sikh and only 8.56 per cent were Hindu.

2.3 Assets and Liabilities

The expenditure pattern of the affected households is discussed in Table 2.7. The average annual expenditure of respondent families was to the tune of Rs. 1.76 lakhs, out of which nearly Rs. 58028 (33.03%) was annually spent on food items and approx. Rs. 28835 on durable and

non-durable goods. Agriculture costs and services like health and education were also the important things that lead to annual spending of Rs. 39076 and Rs. 9137 per household respectively. The expenditure on social and religious ceremonies was Rs. 32918 per household.

Table 2.7 Average annual expenditure pattern of affected households

Items	Expenditure (Rs.)	Per cent
Food items	58028	33.03
Durables	12403	7.06
Non-durables	16432	9.35
Agricultural costs	39076	22.24
Services (Health, Education, etc.)	9137	5.20
Social and religious ceremonies	32918	18.74
Misc. Expenses	7684	4.37
Total expenditure	175678	100.00

Table 2.8 shows the medical expenses incurred by affected households. Out of 427 respondent families, the members of 20 families were admitted to government hospitals during the last year whereas the members of 16 families were treated in private hospitals. The average medical expenditure of households amounted to Rs. 1.21 lakhs and Rs. 1.15 lakhs in the government and private hospitals respectively.

Table 2.8 Member of respondent families admitted to hospital for medical treatment during last year

Type of Hospital	No.	%age	Average annual expenditure (Rs. Lakhs)
Government Hospital	20	4.68	1.21
Private hospital	16	3.75	1.15
No admissions	391	91.57	-
Total Respondents	427	100.00	

Table 2.9 enumerates the asset holdings of the respondents in the affected area. It was found that almost all the households owned a LPG stove and a television. It was also found in the survey that the possession of assets like telephone connections/ bed/sofa set were more than one per household. In case of livestock, a household was found to have about 2 animals on an average.

Table 2.9 Possession of durables/resources and other assets with the respondent households

Assest/Resource	No.
LPG stove	0.95
Television	0.96
Refrigerator	0.89
Washing machine	0.64

Assest/Resource	No.
Air Conditioner	0.32
Computer	0.22
Bed/Sofa set	2.09
Almirah	0.96
Cycle	0.67
Telephone connection/mobile	1.80
Scooter/motor cycle	0.91
Four wheeler vehicles	0.44
Tractor	0.25
Livestock	1.92
Others	0.01

The information regarding indebtedness status of the affected households has been presented in Table 2.10. The average loan taken by affected households was about Rs 1.75 lakhs. It was observed that nearly 99 per cent of households had taken loans from institutional sources viz. co-operative and commercial banks. The share of non-institutional sources (arthiyas, landlords and others) was approximate one per cent. Out of the total loans availed, about 78 per cent were taken for business purposes, 10.61 per cent for education and 6 per cent for house construction (Table 2.11).

Table 2.10 Source wise loan taken by the respondent households (Rs./households)

Source	Average Amount of Debt	Per cent
Institutional sources		
Cooperative bank	139482	79.96
Commercial banks	32319	18.53
Non-Institutional sources		
Arhtiyas	539	0.31
Friends/Relatives	2108	1.21
Total Loan	174447	100.00

Table 2.11 Purpose wise loan taken by the respondents (Rs./household)

Purpose	Average Amount of Debt	Per cent
Business	135848	77.87
Agricultural Loan (Land, Machines, Inputs)	-	-
Purchase of Automobile	98	0.06
Education	18501	10.61
House construction	10539	6.04
Socio-religious ceremonies	6007	3.44
Medical treatment/Health care	3454	1.98
Personal loan	-	-
Total loan	174447	100.00

Table 2.12 Debt in relation to income

Particulars	Description
Average household under debt (%)	22
Average amount of debt (Rs/household)	174447
Average annual income (Rs/household)	352183
Debt to Income ratio	1:2.1

On the whole, about 22 per cent of the affected households were under the average debt of Rs. 1.75 lakh while the average annual income of the affected households was about Rs. 3.52 lakhs (Table 2.12).

Chapter 3

LAND ASSESSMENT

3.1 Background

As per provision of the Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act 2013, land acquisition of the proposed Master Plan PR 7 and Part of PR 6 in SAS Nagar is being carried out. Following sections discuss the extent of land acquisition, steps involved in land acquisition process, status of affected land, determination of compensation and land acquisition schedule.

3.2 Extent of Land Acquisition

Total area of the proposed Master Plan PR 7 and Part of PR 6 in SAS Nagar is 96.35 acres. The village-wise land details as per SIA survey is presented in Table 3.1.

Table 3.1 Land to be acquired

Villages	Affected Area as per SIA (Acres)
Palheri	24.78
Rani Majra	22.04
Husainpura	4.09
Daun	17.02
Sinhpur	3.35
Jandpur	17.46
Desu Majra	7.60
Total	96.35

As mentioned above, the proposed land to be acquired comes to 24.8 acres from Palheri village, 22.04 acres from Rani Majra and 4.09 acres from Husainpura, 17.02 acres from Daun, 3.35 acres from Sinhpur, 17.46 acres from Jandpur and 7.60 acres from Desu Majra. The proposed acquisition of land is being mainly used for agricultural purposes.

Table 3.2 reveals that out of the total land to be acquired under Gram panchayat, Indian co-operative society, Punjab govt. Irrigation and Power Department, The Agriculture cooperative-society (Rani majra), Nagar Council Kharar, etc. Total affected area under public properties was 13.52 acres. Remaining land to be acquired is private property mostly under the private land owners as well as under private institutes (Invative housing and infrastructure.pvt ltd, Motiaaz Estate Private LTD, Bajwa Developers Pvt limited, etc).

Table 3.2 Land to be acquired from public and private property

Source	Area in acres
Public Property	
Indian co-operative society	2.45
Gram panchayat	2.20
Shamlat Deh	0.54
Somadh Sahib	3.61
Mustarka Malkan	2.06
Punjab Government Irrigation and Power Department	0.04
Punjab Wakaf Board	0.12
The Agriculture cooperative-society (Rani majra)	0.05
Dera Sahib Jhanda	1.22
Central Government Public Works Dept.(PWD) (pipeline)	0.20
Public Works Dept.(PWD), Punjab	0.86
Nagar Council Kharar	0.17
Total public (A)	13.52
Private Property	
Altus space	1.52
Invative housing and infrastructure.pvt ltd	0.49
Omaxe Ltd	1.78
Motiaaz Estate Private LTD.	0.61
Balbir Singh M.D	6.63
Ganpati Sales Agency	0.10
Bajwa Developers Pvt limited	19.91
Private Land owners	51.79
Total private (B)	82.83
Total Property (A+B)	96.35

3.3 Status of Affected Land

Table 3.3 clearly shows that total land to be acquired falls in the rural areas as well as semi urban area comprising of seven villages of SAS Nagar.

Table 3.3 Type of place where land is to be acquired

Type of Place	Number of Respondents	Per cent
Rural	321	75.18
Semi-Urban	106	24.82
Urban	-	-
Total	427	100.00

Table 3.4 Distribution of respondents according to location of the land to be acquired

Location of Land	Number of Respondents	Per cent
Road side	162	37.94
Near residential area	87	20.37
Agricultural land	279	65.34

Table 3.4 presents the distribution of respondents according to the type of land to be acquired. It is highlighted that 65.34 per cent of the respondents used their land for crop production/agriculture whereas the land of 37.94 per cent respondents were found to be on road-side.

On enquiry of continuous usage of the land, 89.23 per cent of land owners confirmed that the proposed land is continuously under use and majority of the respondents performed farming activities on affected land. (Table 3.5)

Table 3.5 Distribution of respondents according to usage of land

Land Usable	No. of Respondents	%age
Land is continuously under use	381	89.23
Land is not under use	46	10.77
Total	427	100.00

Table 3.6 Distribution of trees/plants on acquired land

Trees/Plants	Age (years)	No.	Per cent
Fruit plants	1.94	390	27.88
Timber plants	1.24	1009	72.12
Total	-	1399	100.00
Overall average	1.59		

During the survey, efforts were made to collect information about the number of trees on the affected land under Master Plan PR 7 and Part of PR 6 in SAS Nagar. Table 3.6 reveals that,

out of the total 390 trees on the affected land, 27.88 per cent were fruit trees such as jamun, mango, guava, beri, imli, litchi, guava etc. Remaining about 72 percent were timber trees like dek, neem, toot, talhi, kikar, poplar, eucalyptus, peepal etc.

Table 3.7 shows that there were 15 pucca, 19 semi-pucca and 2 kutcha dwelling structures in the affected areas. On the other hand, no building structure was found on 91.57 per cent land (391 land holdings).

Table 3.7 Kind of dwelling house at acquired land

Particular	No.	%age
<i>Katcha</i>	2	0.47
<i>Semi-pucca</i>	19	4.45
<i>Pucca</i>	15	3.51
No construction	391	91.57
Total	427	100.00

The details regarding the ownership of irrigation inventory are incorporated in Table 3.8. The table shows that out of the total affected households, 28 owned tube-wells/wells, 2 households owned hand pumps and 266 owned other water sources including pipelines, business tower, taps, well, submersible pumps, rooms and pump house.

Table 3.8 Ownership of water sources on the affected land

Property	Average Age (years)	No.
Tubewells	12.10	28
Hand Pumps	6.5	2
Others*	431	266

- Pipelines, business tower, taps, well, submersible pump, rooms, pump house.

3.4 List of Land Owners

Owners lists of Palheri (SAS Nagar)			
Owner name	Village	Khewat and Khasra No.	Area (Marle)
Charan Singh s/o Sadhu Singh s/o Maha Singh	Palheri	61	44
Amrik Singh s/o Prem Singh s/o Sadhu Singh	Palheri	61	44
Swaran Singh s/o Sadhu Singh s/o Maha Singh	Palheri	61	44
Swaran Singh s/o Naranjan Singh s/o Gadilla	Palheri	245, 54, 55	104.99
Jasminder Singh s/o Swaran Singh s/o Naranjan Singh	Palheri	245	9.375
Jagtar Singh s/o Swaran Singh s/o Naranjan Singh	Palheri	245	9.375
Sukhwinder Singh s/o Swaran Singh s/o Naranjan Singh	Palheri	245	9.375
Gurdarshan Singh s/o Swaran Singh s/o Naranjan Singh	Palheri	245	9.375
Jagir Singh s/o Kapoor Singh s/o Issar Singh	Palheri	250,247	323.33
Swaran Singh s/o Geja Singh s/o Gurbaksh Singh	Palheri	250,228	60.1111
Randhir Singh s/o Geja Singh s/o Gurbaksh Singh	Palheri	250,228	60.1111
Harinder Singh s/o Gyan Singh s/o Geja Singh	Palheri	250,228	30.0556
Barinder Singh s/o Gyan Singh s/o Geja Singh	Palheri	250,228	30.0556
Dilbagh Singh s/o Mahinder Singh s/o Kapoor Singh	Palheri	250,247	109.777 7
Amrik Singh s/o Mahinder Singh s/o Kapoor Singh	Palheri	250,247	107.777 8
Makhan Singh s/o Mahinder Singh s/o Kapoor Singh	Palheri	250,247	107.777 8
Raunki s/o Karma s/o Maula	Palheri	54,55	29.8907
Sandeep Singh s/o Jasminder Singh s/o Sucha Singh	Palheri	54	40.6154
Jagdish Singh s/o Baara Singh s/o Jiyun Singh	Palheri	55	2.49
Baljit Singh s/o Baara Singh s/o Jiyun Singh	Palheri	55	2.49
Ajaib Singh s/o Surjan Singh s/o Maghi	Palheri	164,172	19.9934
Hardeep Singh s/o Ranjit Singh s/o Surjan Singh	Palheri	164,172	25.1522
Surjit Singh s/o Ranjit Singh s/o Surjan Singh	Palheri	172	0.5833
Parmjit Kaur d/o Mahinder Singh s/o Surjan Singh	Palheri	164,172	1.94
Altus space	Palheri	164,88,172,,1 73,233,232	243.790 9
Indian co-operative	Palheri	164,88,247,17 2,94,173	391.213 3
Gulzar Kaur d/o Mahinder Singh s/o Surjan Singh	Palheri	172	1.925
Ajit Singh s/o Kapoor Singh s/o Issar Singh	Palheri	247	200
Mahinder Singh s/o Gurbaksh Singh s/o Sahib Ditta	Palheri	228	57
Bhag Singh s/o Teja Singh s/o Natha Singh	Palheri	256,69	71.25
Jeet/Ajit Singh s/o Teja Singh s/o Natha Singh	Palheri	256,69	71.25
Paala Singh s/o Teja Singh s/o Natha Singh	Palheri	256,69	140
Kuljiinder Kaur w/o Gurdev Singh s/o Teja Singh	Palheri	69	1.25

Sachneet Singh s/o Gurdev Singh s/o Teja Singh	Palheri	69	1.25
Parvinder Singh s/o Labh Singh s/o Mehar Singh	Palheri	255	9.33
Kesar Singh s/o Labh Singh s/o Mehar Singh	Palheri	255	9.33
Dilbagh Singh s/o Labh Singh s/o Mehar Singh	Palheri	255	9.33
Labh Singh s/o Mehar Singh s/o Lahori	Palheri	255	14
Civil panchyat Deh	Palheri	351	6.6
Jarnail Singh s/o Gurmukh Singh s/o Kahla Singh	Palheri	207	15.5
Nirmal Singh s/o Gurmukh Singh s/o Kahla Singh	Palheri	207	15.5
Ranjodh Singh s/o Gurdev Singh s/o Sarban Singh	Palheri	88	12.623
Veena Thakral w/o Narinder Thakral s/o Jiwan Das Thakral	Palheri	88	8.75
Gurvinder Singh s/o Mohan Singh s/o Sarban Singh	Palheri	88	8.75
Bhupinder Singh s/o Mohan Singh s/o Sarban Singh	Palheri	88	8.75
Ajit Singh s/o Amar Singh s/o Jiva Singh	Palheri	88	8.75
Ekta w/o Jatin Batra s/o Davinder Batra	Palheri	40	0.6666
Karnail Singh s/o Rulda Singh s/o Samira	Palheri	40-39	51.66
Bhupinder Singh s/o Sarban Singh s/o Santokh Singh	Palheri	261	90
Parminder Singh s/o Jarnail Singh s/o Sarban Singh	Palheri	261	30
Sadhu Singh s/o Telu s/o Varyam Singh	Palheri	282	15.5
Gurpal Singh s/o Telu s/o Varyam Singh	Palheri	282	15.5
Sujjan Singh s/o Pritam Singh s/o Bhagwan Singh	Palheri	304,94	168.657 8
Amrik Singh s/o Pritam Singh s/o Bhagwan Singh	Palheri	304,94	168.657 8
Sapinder Singh s/o Pritam Singh s/o Bhagwan Singh	Palheri	304,94	173.117 9
Mastarka Malkan	Palheri	352	329
Prem Singh s/o Hakam Singh s/o Chajju	Palheri	232	141.666 7
Palvinder Singh s/o Gurdev Singh s/o Hakam Singh	Palheri	232	70.8333
Narinder Singh s/o Gurdev Singh s/o Hakam Singh	Palheri	232	70.8333
Harjinder Singh s/o Pritam Singh s/o Hakam Singh	Palheri	270	1
Karamjit Singh s/o Pritam Singh s/o Hakam Singh	Palheri	270	1
Kuldeep Singh s/o Pritam Singh s/o Hakam Singh	Palheri	270	1
Punjab Government Irrigation and Power deptmnt	Palheri	315	6
Punjab Government PWD Dreanes deptmnt	Palheri	354	39

Owners Lists of Rani Majra

Owner name	Village	Khewat and Khasra No.	Area (Marle)
Omaxe Ltd	Rani Majra	93-120min, 36-151min	271
Amarjit Singh s/o Chatar Singh s/o Harnama Singh	Rani Majra		231.297 9
Balvir Singh s/o Amar Singh s/o Madho Singh	Rani Majra	195,196	14.9999

Harvinder Singh s/o Sant Singh s/o Gurbaksh Singh	Rani Majra	222	0.9585
Narinder Singh s/o Sarban Singh s/o Dhana Singh	Rani Majra		35.853
Gurmail Kaur w/o Sher Singh s/o Surjan Singh	Rani Majra		45.1647
Jaswinder Kaur w/o Malkit Singh s/o Harbhajan Singh	Rani Majra		81.9059
Baljinder Kaur d/o Ranjit Singh s/o Surmukh Singh	Rani Majra		5.6389
Davinder Kaur d/o Ranjit Singh s/o Surmukh Singh	Rani Majra		5.6389
Gurjit Kaur w/o Jaswinder Singh s/o Bhaag Singh	Rani Majra	224	10.7825
Surinder Singh s/o Sarban Singh s/o Dhana Singh	Rani Majra	224	9.2824
Kamaljit Singh s/o Sarban Singh s/o Dhana Singh	Rani Majra	224	3.8876
Charanjit Singh s/o Sarban Singh s/o Dhana Singh	Rani Majra	224	3.8876
Jaswant Singh s/o Gurdas Singh s/o Ralla Singh	Rani Majra	244	
Gurnaam Singh s/o Gurdas Singh s/o Ralla Singh	Rani Majra	244	
Didar Singh s/o Surjan Singh s/o Raunaki	Rani Majra	234	3.4
Daljit Singh s/o Surjan Singh s/o Raunaki	Rani Majra	234	3.4
Gurcharan Singh s/o Surjan Singh s/o Raunaki	Rani Majra	234	6.8
Amarjit Kaur d/o Surjan Singh s/o Raunaki	Rani Majra	234	3.4
Sarban Singh s/o Raunaki s/o Mahal	Rani Majra	234	9
Kuljinder Kaur w/o Parmjit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Surjit Kaur w/o Piara Singh s/o Nagayia	Rani Majra	6,7	3.2
Sukhdev Singh s/o Piara Singh s/o Nagayia	Rani Majra	234	3.2
Mahinder Kaur d/o Piara Singh s/o Nagayia	Rani Majra	6,7	3.2
Kulwinder Kaur w/o Malkit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Harbhajan Singh s/o Malkit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Rani Kaur d/o Malkit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Kulvir Kaur d/o Malkit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Manpreet Kaur d/o Malkit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Harjit Singh s/o Parmjit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Dharampal Singh s/o Parmjit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Bavy d/o Parmjit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Manjit Kaur d/o Parmjit Singh s/o Piara Singh	Rani Majra	6,7	0.64
Punjab Wakaf Board	Rani Majra	320	19
Bhupinder Singh s/o Harnek Singh s/o Bachan Singh	Rani Majra	286, 287	6.25
Jagtar Singh s/o Harnek Singh s/o Bachan Singh	Rani Majra	285	1.25
Kulwinder Singh s/o Harnek Singh s/o Bachan Singh	Rani Majra	285	1.25
Ravinder Singh s/o Harnek Singh s/o Bachan Singh	Rani Majra	285	1.25
Harpal Singh s/o Pritam Singh s/o Talok Singh	Rani Majra	298	70.94
Swaran Singh s/o Maan Singh s/o Naurata Singh	Rani Majra	298	0.06
Darshan Singh s/o Maan Singh s/o Naurata Singh	Rani Majra	298	0.06
Jaswinder Singh s/o Maan Singh s/o Naurata Singh	Rani Majra	298	0.10437 5
Jasvir Kaur d/o Maan Singh s/o Naurata Singh	Rani Majra	298	0.0625
Harjinder Kaur d/o Maan Singh s/o Naurata Singh	Rani Majra	298	0.0625
Gurdev Kaur d/o Naurata Singh s/o Nathu	Rani Majra	298	0.3125
Gurmukh Singh s/o Kaaki d/o Naurata Singh	Rani Majra	298	0.3125
Gora s/o Nathu s/o Molak	Rani Majra	298	1.25

Kirpal Singh s/o Hazura Singh s/o Hira Singh	Rani Majra	292	7
Atma Singh s/o Kirpal Singh s/o Hazura Singh	Rani Majra	13	99.6508
Nirmal Singh s/o Kirpal Singh s/o Hazura Singh	Rani Majra	13	99.6508
Harvinder Singh s/o Sapura Singh s/o Seeta Singh	Rani Majra	289	1
Lachaman Singh s/o Fakiria s/o Mehar Singh	Rani Majra	278	1.83336
Sardara Singh s/o Fakiria s/o Mehar Singh	Rani Majra	278,290	5.1667
Darbara Singh s/o Fakiria s/o Mehar Singh	Rani Majra	278	0.1667
Gulzar Kaur d/o Lachaman Singh s/o Fakiria	Rani Majra	279	3.3334
Sadhu Singh s/o Jiyuna Singh s/o Rakha Ram	Rani Majra	288	5
Gurmit Kaur d/o Banta Singh s/o Rabbi	Rani Majra	293	2.5
Surjit Kaur d/o Banta Singh s/o Rabbi	Rani Majra	293	2.5
Chander Baran s/o Chinta s/o Rabbi	Rani Majra	294,303	10
Jaswinder Kaur w/o Surinder Singh s/o Gurbaksh Singh	Rani Majra	304,295	1.6666
Charanjit Singh s/o Surinder Singh s/o Gurbaksh Singh	Rani Majra	295,304	4.1668
Gurjit Singh s/o Surinder Singh s/o Gurbaksh Singh	Rani Majra	295,304	4.1668
Kuldip Kaur d/o Surinder Singh s/o Gurbaksh Singh	Rani Majra	295,304	1.6666
Ranjit Kaur d/o Surinder Singh s/o Gurbaksh Singh	Rani Majra	295,304	1.6666
Karmjit Kaur d/o Surinder Singh s/o Gurbaksh Singh	Rani Majra	295,304	1.6666
Naginder Singh s/o Labh Singh s/o Hazura Singh	Rani Majra	306,307	2.381
Ram Kaur w/o Gurmit Singh s/o Chaaghi	Rani Majra	306	3.3333
Labh Singh s/o Hazura Singh s/o Hira Singh	Rani Majra	307	3.3334
Sapinder Singh s/o Rakha Singh s/o Chaanghi	Rani Majra	307	0.08333
Harjit Kaur d/o Parkash Singh s/o Rakha	Rani Majra	307	0.119
Hazara Singh s/o Hari Singh s/o Boori	Rani Majra	291	2.5
Chanan Singh s/o Hari Singh s/o Boori	Rani Majra	291	2.5
Bachana s/o Taloka s/o Sangta	Rani Majra	286	5
Nagayia s/o Taloka s/o Sangta	Rani Majra	283	5
Kulwant Singh S/o Nasib Singh s/o Varyam Singh	Rani Majra	107	4
Jagjit Kaur w/o Surjit Singh s/o Chatar Singh	Rani Majra	143	7.6
Surjit Singh s/o Chatar Singh s/o Harnaam Singh	Rani Majra	143	30.4
Satwant Singh s/o Gurcharan Singh s/o Madho Singh	Rani Majra	196	0.0028
Tarsem Singh s/o Satwant Singh s/o Gurcharan Singh	Rani Majra	196	0.0028
Swaran Singh s/o Baljit Singh s/o Kapoor Singh	Rani Majra	111	2.5
Surinder Singh s/o Baljit Singh s/o Kapoor Singh	Rani Majra	111	2.5
Amarjit Kaur w/o Gurmukh Singh s/o Teja Singh	Rani Majra	49,47,50	51.38
Jasvir Singh s/o Gurmukh Singh s/o Teja Singh	Rani Majra	49,47,50	91.36
Parmjit Kaur d/o Gurmukh Singh s/o Teja Singh	Rani Majra	47	7.11
Ranjit Sodhi w/o Kuljit Singh Sodhi s/o Sukhdev Singh	Rani Majra	49,47,50	27.87
Yuvraj Sekhon s/o Navpreet Singh Sekhon s/o Jagdish Singh	Rani Majra	49,47,50	62.62
Sartaaj Singh s/o Navpreet Singh Sekhon s/o Jagdish Singh	Rani Majra	49	1.59

Tarvinder Kaur w/o Kulvir Singh	Rani Majra	49-50	32.53
Jaggiwan Singh s/o Gurbhag Singh s/o Teja Singh	Rani Majra	49	10.47
Navpreet Singh Sekhon s/o Jagdish Singh s/o Gurdial Singh	Rani Majra	28,51,118	49.52
Swaranjeet Kaur w/o Ajaib Singh s/o Dalip Singh	Rani Majra	50	4.06
Gurpreet Singh s/o Pyara Singh s/o Surjan Singh	Rani Majra	18,19	4.1667
Dalveer Kaur w/o Dilbara Singh s/o Guljar Singh	Rani Majra	18,19	0.5
Amritpal Singh s/o dilbara Singh s/o Guljar Singh	Rani Majra	18,19	0.5
Sandeep Kaur d/o Dilbara Singh s/o Guljar Singh	Rani Majra	18,19	0.5
Mandeep Kaur d/o Dilbara Singh s/o Guljar Singh	Rani Majra	18,19	0.5
Lakhwinder Singh s/o Rattanamol Singh s/o Guljar Singh	Rani Majra	18	2.0833
Onakar Singh s/o Rattanamol Singh s/o Guljar Singh	Rani Majra	18,19	4.25
Invative housing and infrastructure.pvt ltd	Rani Majra	19,118,180,9 9,28,98,270	78.3688
The Agriculture co-society Rani majra	Rani Majra		8
Nachattar Kaur w/o mohinder Singh s/o Mehar Singh	Rani Majra	45	0.7273
Gurcharan Singh s/o Mohinder Singh s/o Mehar Singh	Rani Majra	45	0.7273
Ramkaran Singh s/o Mohinder Singh s/o mehar Singh	Rani Majra	45	0.7273
Bhag Singh s/o Mohinder Singh s/o Mehar Singh	Rani Majra	45	0.7273
Shamsher Singh s/o Mohinder s/o Mehan Singh	Rani Majra	45	0.7273
Mohan Singh s/o Mohinder s/o Mehan Singh	Rani Majra	45	0.7273
Karam Singh s/o Mohinders/o Mehan Singh	Rani Majra	45	0.7273
Karamjit Kaur d/o Mohinder s/o Mehar Singh	Rani Majra	45	0.7272
paramjit Kaur d/o Mohinder s/o Mehar	Rani Majra	45	0.7272
ShamsherKaur d/o Mohinder s/o Mehar	Rani Majra	45	0.7272
Sohan Singh s/o Mohinder s/o Mehar	Rani Majra	45	0.7273
Jagjit Singh s/o Baldev Singh s/o Gufa Singh	Rani Majra	101,102,51	174.250 9
Gurmukh Singh s/o baldev Singh s/o garja	Rani Majra	101,102,51	174.250 9
Naginder Singh s/o Hari Singh	Rani Majra	118	2.25
Bhag Singh s/o Hari Singh s/o Gidhu	Rani Majra	118	2.25
Manjit Kaur d/o Hari Singhs/o Sidhu	Rani Majra	118	0.3214
Charnjit Kaur d/o Hari Singh s/o Sidhu	Rani Majra	118	0.3214
Surinder Kaur d/o Hari Singh s/o Sidhu	Rani Majra	118	0.3214
Swarn Kaur d/o Hari Singh s/o Sidhu	Rani Majra	118	0.3214
Ajmer Singh s/o babu Singh s/o garja Singh	Rani Majra	118	3.375
Gurdev Singh s/o babu Singh s/o garja Singh	Rani Majra	118	7.875
Davinder Singh s/o shadi ram s/o lekhu	Rani Majra	118	3.375
Darshan Singh s/o shadi s/o lekhu	Rani Majra	118	3.375
Mahinder Singh s/o shadi ram s/o lekhu	Rani Majra	118	3.375
Bhupinder Singh s/o Darbara Singh s/o Naseeb Singh	Rani Majra	118,102	14.5753
Dharm Singh s/o Pratapa s/o Bhagwana	Rani Majra	75,212,211	162.166

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Tarlochan Singh s/o Banta Singh s/o Partap Singh	Rani Majra		163.9888
Sajan Singh s/o Tarlochan Singh s/o Banta Singh	Rani Majra	75,212,240	177.3334
Gursharan Singh s/o Tarlochan s/o Banta	Rani Majra		216.8334
Gurbhej Singh s/o Harcharan Singh s/o Nagina Singh s/o Gurditta Singh	Rani Majra		5.25
Nirmal Singh s/o Atma s/o Ganda Singh	Rani Majra	82	12.5
Randheer Singh s/o Atma s/o Ganda Singh	Rani Majra	82	12.5
Ripjeet Singh s/o Jagjit s/o Harbans	Rani Majra	99	9.254
Amitjeet Singh s/o Jagjit s/o Harbans	Rani Majra	99	9.254
Jaswinder Singh s/o Amarjit s/o Niranjan	Rani Majra	98,99	28.4974
Ranjit Singh s/o Amarjit s/o Niranjan	Rani Majra	98,99	28.4974
Motiaaz Estate Private LTD.	Rani Majra	13,41	98.3871
Gurdeep Singh s/o Harnek s/o Joginder	Rani Majra	239	20.6667
O-MAX Ltd.	Rani Majra	239	13.92
Sohan Singh s/o Mehar s/o Gurdail	Rani Majra	41	22.0833
Darshan Singh s/o Mehar s/o Gurdail	Rani Majra	41	20.8113
Gurpreet Kaur d/o Lakhvir Singh s/o Gurdev Singh	Rani Majra	54	4.6364
Makhan Singh s/o Gurdev Singh s/o Wazir Singh	Rani Majra	54	51
Kuldeep Kaur d/o Gurdev Singh s/o Wazir Singh	Rani Majra	54	9.2727
Baljit Kaur d/o Gurdev Singh s/o Wazir Singh	Rani Majra	54	9.27
Amarjit Kaur w/o Harpal Singh s/o Pritam Singh	Rani Majra	51	22.78
Amarjit Kaur d/o Gurmail Singh s/o Nagata Singh	Rani Majra	5,2	89
Lal chand s/o hansraj s/o shankar s/o biru	Rani Majra	122	15
Gram Panchayat	Rani Majra	317	116

Owners List of Hussainpura (SAS Nagar)

Owner name	Village	Khewat and Khasra No.	Area (Marle)
Kesar Singh s/o Huzara Singh s/o Parsa Singh	Husianpur	60,79	3.3405
Beant Singh s/o Huzara Singh s/o Parsa Singh	Husianpur	60,79	3.3405
Gurmail Singh s/o Huzara Singh s/o Parsa Singh	Husianpur	60,79	3.3405
Jaswinder Singh s/o Nachhattar Singh s/o Huzara Singh	Husianpur	60,79	3.3405
Bawi w/o Surjit Singh s/o Huzara Singh	Husianpur	60,79	1.6703
Harkesh Singh s/o Piara Singh s/o Kapooria	Husianpur	12,79	12.217
Subhash Singh s/o Piara Singh s/o Kapooria	Husianpur	12,79	12.217
Krishan Singh s/o Kapooria s/o Lachhman Singh	Husianpur	12,79	11.6085
Mamraj Singh s/o Kehar Singh s/o Lachhman Singh	Husianpur	12,79	14.3788
Dharmvir Singh s/o kehar Singh s/o Lachhman Singh	Husianpur	12,79	14.3788
Baghirathy devi w/o kehar Singh s/o Lachhman Singh	Husianpur	12,79	8.2935
Nathu Singh s/o Heera Singh S/o muni	Husianpur	63,79	19.25

Karam Singh s/o Heera Singh s/o Munsu	Husianpur	63,79	19.25
Sher Singhs/o Heera s/o Munsu	Husianpur	63,79	19.25
Gurbachan Singh s/o Narota s/o munsu	Husianpur	63,79	9.63
Kishan Singh s/oNorata s/o Munsu	Husianpur	63,79	9.63
Sardaara Singh s/o Norata s.o Munsu	Husianpur	63,79	16.78
Hardial Singh s/oNorata s/o Munsu	Husianpur	63,79	16.78
Tara Singh s/o Norata s/o Munsu	Husianpur	63,79	16.78
Harbhajan Singh s/o Norita s/o Munsu	Husianpur	63,79	16.78
Hakam Singh s/o Mansa s/o Kala Singh 53/79	Husianpur		11.2878
Mewa Singh s/o Mansa s/o Kala	Husianpur	57/79	11.2878
Nagma Singh s/o Mansa s/o Kala	Husianpur	57/79	16.1003
Dev s/o Mansa s/o kala	Husianpur	57/79	57.8086
Harneek s/o Bhaj s/o Mansa	Husianpur	57/79	2.1584
Avtar Singh s/o Bhag s/o Mansa	Husianpur	57/79	2.1584
Malkit Singh s/o Bhag s/o Mansa	Husianpur	57/79	2.1584
Teg Singh s/o Jogminder s/o Matoo	Husianpur	57/79	17.0263
pritspal Singh S/o karnail Singh s/o matoo s/o kala Singh	Husianpur	108	54.6002
Sadhu Singh s/o Matoo s/o Kala Singh	Husianpur	57, 54, 52, ,79	54.6002
Swarn Singh s/o Matoo s/o Kala Singh	Husianpur	57, 54, 52, ,79	54.6002
Surjit Kaur widow Mohinder Singh s/o Matroo	Husianpur	57, 54, 52, ,79	13.65
Daljit Singh s/o Shinder Singh s/o matroo	Husianpur	57, 54, 52, ,77	13.65
Gurcharan Singh s/o Mohinder Singh s/o Matroo	Husianpur	57, 54, 52, ,79	13.65
Jaspal Singh s/o Mohinder Singh s/o Matroo	Husianpur	57, 54, 52, ,79	13.65
Arjun Singh s/o Nand Singh s/o Harman Singh	Husianpur	57,54,52	18.7916
Mehma Singh s/o Bant Singh s/o Nand Singh	Husianpur	57,54,52	10.3959
Bhag Singh s/o Bant Singh s/o Nand Singh	Husianpur	57,54,52	10.3959
Dharampal Singh Tikka s/o Mangal	Husianpur	79	0.4617
Randhir Singh	Husianpur	79	1.0328
Pawan Kumar s/o mehar Singh s/o Mangal Singh	Husianpur	79	1.0328
Jai Pal s/o Tikka s/o Mangal Singh	Husianpur	79	0.4617
Tarsem Singh s/o Tikka s/o Mangal Singh	Husianpur	79	0.4617
Harmesh s/o Tikka s/o Mangal	Husianpur	79	0.2308
Jagmal s/o Tikka s/o Mangal	Husianpur	79	0.4617
Nav Singh s/o Amar s/o Yad Ram	Husianpur	79	2.3602
Rampal Singh s/o Surti s/o Yad Ram	Husianpur	79	0.1967
Mangat ram s/o Surti s/o Yad Ram	Husianpur	79	0.1967
Devki D/o Rasali widow Nand	Husianpur	79	3.4933
Kesar Sgh s/o Hazara Singh s/o Kartar s/o Meehan	Hussainpur	79	0.1204

jasveer and brothers s/o Mehma Singh s/o Kartar Singh s/o Meehan Singh	Hussainpur	79	0.1204
Jawala Singh s/o Kartar s/o Meehan	Husianpur	79	0.0802
Khushal Singh s/o Rachna s/o bhagwan Singh	Hussainpur	79	0.3208
Dalvir s/o Karam	Husianpur	79	0.2139
Gurjit Singh s/o satvir Singh s/o karm Singh	Husianpur	79	0.2139
Gurdip Kaur m/o Resham Singh s/o karm Singh	Husianpur	79	0.1069
Karnail Singh s/o huzara Singh s/o Dhera Singh	Husianpur	79	0.0535
Kirpal Singh s/o hazara s/o dhera Singh	Husianpur	79	0.0535
Harbans Kaur widow kararha Singh s/o Dhera Singh	Husianpur	79	0.0207
Harinder Singh s/o kararha s/o dhera Singh	Husianpur	79	0.0267
Bhupinder Singh s/o kararha Singh s/o dhera Singh	Husianpur	79	0.0267
Rajinder Singh s/o kararha Singh s/o dhera Singh	Husianpur	79	0.0267
Amar Singh s/o ram kishan s/o gangu ram	Husianpur	79	0.2444
Avtar Singh s/o Nand Singh s/o Hari Singh	Husianpur	79	0.6324
Randhir Singh s/o Nandu s/o Ganga ram	Husianpur	79	0.6324
Chint Kaur widow Gandha Singh s/o ganga ram	Husianpur	79	0.0815
Gulzar Singh s/o gandha Singh s/o ganga ram	Husianpur	79	0.0815
Jagir Singh s/o gandha Singh s/o ganga ram	Husianpur	79	0.0815
Surjit Kaur D/o gandha Singh s/o ganga ram	Husianpur	79	0.0815
Jagir Singh s/o gandha Singh s/o ganga ram	Husianpur	79	0.0815
Pritam Singh s/o Bhagtu s/o Harnam Singh	Husianpur	79	0.3055
Atma Singh s/o sadi s/o Ganga Ram	Husianpur	79	0.3055
Lachaman Singh s/o sadi s/o Ganga Ram	Husianpur	79	0.3055
Ajaib Singh s/o Santu s/o Dheru	Husianpur	79	1.6499
Gurmel Kaur wd/o Jaswinder s/o Parsin Kaur	Husianpur	79	0.0481
Sukhdarshan Singh s/o Jaswinder s/o Parsin Kaur	Husianpur	79	0.0481
Manpreet Singh s/o Jaswinder s/o Parsin Kaur	Husianpur	79	0.0481
Gurdeep Singh s/o Jaswinder s/o Parsin Kaur	Husianpur	79	0.0481
Balwinder Kaur D/o Parsin Kaur D/o kartar Singh	Husainpur	79	0.1925
Jaswinder Kaur D/o Parsin Kaur D/o kartar Singh	Husainpur	79	0.1925
Dilber Singh s/o Parsin Kaur D/o kartar Singh	Husainpur	79	0.1925
Amro D/o Maru S/o Kala	Husainpur	79	0.0586
Karnail D/o Maru s/o kala	Husainpur	79	0.0586
Shamshu Singh s/o Gurdit Singh s/o Narata Singh	Husainpur	79	0.1528
Karnail Singh s/o Gurdit Singh s/o Bhagtu	Husainpur	79	0.1528
Jaswant Singh s/o Ram Singh s/o kala	Husainpur	79	0.4685
Rai Singh s/o Amar Singh s/o chhibbu	Husainpur	79	0.6997
Ranbir Singh s/o Amar Singh s/o Chhibu	Husianpur	79	0.6997
Jaspal Singh s/o amsr Singh s/o Chibbu	Husianpur	79	0.6997
Kulvir Singh s/o Amar Singh s/o Chibbu	Husianpur	79	0.6997
Shishpal Singh s/o Amar Singh s/o Chibbu	Husianpur	79	0.6997
Sadhu Singh s/o Sukhi s/o mattu	Husianpur	79	0.0098
Daljit s/O Joginder s/o Mattu	Hussainpur	79	0.0098
Sawarn Singh s/o Sukhi s/o Matu	Husianpur	79	0.0098

Karnail D/o Maru s/o kala	Husianpur	79	0.0586
Gurmit Kaur d/o Mansa s/o Kala urf Tungal 13/5,14//1/1,21,30	Husianpur	79	0.0586
Nachhtiar Kaur d/o Mansa s/o Kala urf Tungal 57/79	Husianpur		0.0586
Ajmer Kaur d/o Mansa Singh s/o Kala urf Tungal 79	Husianpur		0.0586
Gurmit Singh s/o Ajaib Singh s/o Ram Singh	Husianpur	79	0.1222
Baldev Singh s/o Ajaib Singh s/o Ram Singh	Husianpur	79	0.1222
Baljit Kaur D/o Lakhvir Singh s/o Gurbakhash Singh	Husianpur	79	0.0642
Daljit Singh s/o Lakhvir Singh s/o Gurbakhash Singh	Husianpur	79	0.0642
Harjit Kaur D/o Lakhvir Singh s/o Gurbakhash Singh	Husianpur	79	0.0642
Malkit Singh s/o Ranjit Singh s/o Nand Singh	Husianpur	79	0.3157
Dharminder Singh s/o Ranjit Singh s/o Nand Singh	Husianpur	79	0.3157

Owners lists of Daun (SAS Nagar)

Owner name	Village	Khewat and Khasra No.	Area (Marle)
Sukhjeet Singh s/o sarban s/o Babu	Daun		36.3615
Kulwinder Singh s/o sarban s/o Babu	Daun		36.3615
Kuldeep Kaur widow prem s/o Arjun	Daun	251,250	3.5539
Darshan Singh s/o prem s/o Arjun	Daun	251,250	3.5538
Davinder Kaur s/o prem s/o Arjun	Daun	251,250	3.5538
Sudashan Kaur s/o prem s/o Arjun	Daun	251,250	3.5539
Biba Onkar Preet Kaur	Daun	38,62	195.2
Bhagat Singh s/o Sewa s/o Kehar	Daun	62	8.8
Amrinder Singh s/o Gurnaam s/o Gurbax	Daun	250,252	17.9244
Parminder Singh s/o Gurnaam s/o Gurbax	Daun	250,252	17.9244
Hardev Singh s/o Gurbax s/o Narata	Daun	250,252	35.8488
Harbhag Singh s/o Gurbax s/o Narata	Daun	250,252	35.8487
Satpal Singh s/o Gurbax s/o Narata	Daun	250,252	35.8487
Jagjit Singh s/o Gurbax s/o Narata	Daun	252	35.8333
Harvinder Singh s/o Gurbax s/o Narata	Daun	252	35.8333
Mata Sharanjit Kaur	Daun	30,281	217
Jagtar Singh Ji	Daun	30,281	217
Baba Jawahar Singh Ji	Daun	30	28.8
Guru Balram Singh Ji	Daun	30	115.2
Balbir Singh M.D	Daun	197,280	1060
Civil Panchait Deh	Daun	349	155
Sona Bhatia w/o Deepak Bhatia s/o Jagdish Lal	Daun	156	19.2776
Deepak Bhatia s/o Jagdish Lal Bhatia	Daun	156	38.5552
Atul Agnihotory	Daun	156	23.1331
Ganpati Sales Agency	Daun	156	15.422
Sapna Handa w/o Chand Handa s/o Puran Kumar Handa	Daun	156	18.394
Chand Handa s/o Puran Kumar s/o Jugal Kisan Handa	Daun	156	6.9881

Bhag Singh s/o Mehma Singh	Daun	156	19.0366
Sudarshan Kaur w/o Bhag Singh s/o Mehma Singh	Daun	156	19.0366
Mehma Singh s/o Naranjan Singh	Daun	156	36.1455
Puro w/o Mehma Singh s/o Naranjan Singh	Daun	156	21.6873
Om Parkash s/o Dolat ram s/o Sunam Ram	Daun	156	12.8919
Radesh Kumar s/o Balbir Singh	Daun	156	22.5307
Monika Gautam w/o Rajinder Gautam	Daun	156	25.7838
Sanjay Kochharh s/o Raj Kumar	Daun	156	13.173
Balbir Singh s/o Atma Singh s/o Nikka Singh	Daun	156	4

Owners Lists of Sinhpur (SAS Nagar)

Owner name	Village	Khewat and Khasra No.	Area (Marle)
Pal Singh s/o karnail Singh s/o Bachan Singh	Sinhpur	2,9,11	6.7984
Chatter Singh s/o karnail Singh s/o Bachan Singh	Sinhpur	2,9,11	6.7984
Samsher Singh s/o karnail Singh s/o bachan Singh	Sinhpur	2,9,11	6.7984
Bajwa Developers Pvt limited	Sinhpur		436.6048
Civil Panchayat Deh	Sinhpur	30	62

Owners list of Jandpur (SAS Nagar)

Owner name	Village	Khewat and Khasra No.	Area (Marle)
Karam Singh s/o Heera Singh s/o Munsu	Jandpur	118	10.4444
Nathu Singh s/o Heera Singh s/o Munshi	Jandpur	118	10.4444
Sher Singh s/o Heera Singh s/o Munshi	Jandpur	118	10.4444
Surjit Kaur W/o Mahinder Singh s/o Mattu	Jandpur	118	3.1967
Daljit Singh s/o Mahinder Singh s/o Mattu	Jandpur	118	3.1967
Gurcharan Singh s/o mohinder Singh s/o Mattu	Jandpur	118	3.9167
Jaspal Singh s/o Mohinder Singh s/o Mattu	Jandpur	118	3.9167
Harbans Singh s/o bachan Singh s/o Ramditta	Jandpur	81	66.5
Dyal mSingh s/o Bachan Singh s/o Ramditta	Jandpur	81,96	119.5
Kuldeep Singh s/o Bachan Singh s/o Ramchitta	Jandpur	81	66.5
Baljit Singh s/o Dyal Singh s/o Bachan Singh	Jandpur	87	22.667
M/s Bajwa Developers Ltd Sunny Enclave	Jandpur		2022.228
Gurdip Kaur w/o Karm Singh s/o Jata Singh	Jandpur		4.8
Dalbir Singh s/o karam Singh s/o Jagtar Singh	Jandpur	235-236-234	7.6749
Jaspal Kaur d/o karam Singh s/o jata Singh	Jandpur	235-236-234	3.65
Gurjit Singh s/o Satvir Singh s/o Karm Singh	Jandpur		7.675
Mohinder Singh s/o Jagir Singh s/o Ram Chand	Jandpur	313	81
Harpal Singh s/o Mehar Singh s/o Narata Singh	Jhandpur	316-355	51.1008
Dalbir Singh s/o Mehar Singh s/o Narata Singh	Jhandpur	316-355	51.1008
Mohinder Singhs/o Mehar Singh S/o Norata Singh	Jhandpur	355	28.8
Bhupinder Singh s/o Nachhatar Singh s/o Kali Ram	Jandpur	354	5.2

Jagmohan Singh s/o Dyal Singh s/o raja s/o biru	Jandpur	351	27.9
Central Government Pwd Dept. (pipeline)	Jandpur	413	32
Pwd Deptt. Punjab	Jandpur	504	99
Nagar Council Kharar	Jandpur	502	27

Owners lists of Village Desu Majra (SAS Nagar)

Owner name	Village	Khewat and Khasra No.	Area (Marle)
M/s Bajwa Developers pvt. Ltd	Desu Majra		726.4866
Amarjit Kaur w/o Himmat Singh s/o Mohinder Singh	Desu Majra	34	62
Lakhwinder Kaur d/o Harbans Singh s/o Nand Singh	Desu Majra	190	0.8333
Sandeep Kaur d/o Harbans Singh s/o Nand Singh	Desu Majra	190	0.8334
Tarandeep Kaur d/o Harbans Singh s/o Nand Singh	Desu Majra	190	0.8334
Shamlat Deh	Desu Majra	414	87
Rohit pal Singh s/o Jaswant Singh s/o Surta Singh	Desu Majra	127,231	2.7192
Manjit Kaur w/o Jaswant Singh s/o Surta Singh	Desu Majra	127,231	2.7192
Milanpreet Kaur d/o Jaswant Singh s/o Surta Singh	Desu Majra	127,231	2.7193
Harinder Singh s/o Kartar Singh s/o Mehar Singh	Desu Majra	231	0.5263
Harinder Singh s/o Kartar Singh s/o Mehar Singh	Desu Majra	127	5
Paramjit Singh s/o Kartar Singh s/o Mehar Singh	Desu Majra	231	0.5263
Gurdip Singh s/o Kartar Singh s/o Mehar Singh	Desu Majra	231	0.5263
Harbans Kaur w/o Mewa Singh s/o Mehar Singh	Desu Majra	231	0.3947
Harpreet s/o Mewa s/o mehar	Desu Majra	231	0.3947
Daljit Singh s/o Mewa s/o Mehar	Desu Majra	231	0.3947
Jasbir Kaur d/o Mewa s/o Mehar	Desu Majra	231	0.3947
Jaspal Singh s/o Gurmukh Singh s/o Teja Singh s/o Ralla Singh	Desu Majra		1.3638
Gurmat Singh s/o Teja Singh s/o Ralla Singh	Desu Majra		2.3395
Rajinder Singh s/o Teja Singh s/o Ralla Singh	Desu Majra		2.3395
Chanan urf Charan Kaur d/o Teja Singh s/o Ralla Singh	Desu Majra		2.1895
Inder Kaur widow Teja Singh s/o Ralla Singh	Desu Majra		1.55
Kartar Singh s/o mehar sing s/o ralla Singh	Desu Majra	285	0.375
Geda Singh s/o mehar Singh s/o ralla Singh	Desu Majra	285	0.375
Santokh Singh s/o gurdev Singh s/o ralla Singh	Desu Majra	231,230	4.6629
Amrik Singh s/o gurdev Singh s/o ralla Singh	Desu Majra		4.6685
Randhir Singh s/o gurdev Singh s/o ralla Singh	Desu Majra		4.6685
Surta Singh s/o ralla Singh	Desu Majra	230	21
Gram Panchyat	Desu Majra	415	13
Jaswinder pal Singh s/o Pritam Singh s/o Meeria	Desu Majra	282,281,385, 19	78.627
Satinder pal Singh s/o Pritam Singh s/o Meeria	Desu Majra	149	104.5

Jaspal Singh s/o Gurdev Singh s/o maghi	Desu Majra	202	1.0649
Jaswinder Singh s/o Gurdev Singh s/o maghi	Desu Majra	202	0.0649
Rakesh kumar s/o Pawan kumar s/o sudarshan kumar	Desu Majra	202	0.0155
Dev Singh /o Gurdev s/o Moti	Desu Majra	202	1.1236
poonam w/o Harman Jindal s/o Subhash Chand	Desu Majra	284	0.2667
Deepak Jain s/o Suresh Kumar	Desu Majra	284	0.1333
Divia Jain w/o Deepak jain s/o Suresh Kumar	Desu Majra	284	0.1333
Gurmukh Singh s/o Ram Singh	Desu Majra	155,242	19
Santokh Singh s/o Ram Singh	Desu Majra	155, 242	19
Surjit Singh s/o Gandha Singh s/o Ganga Singh	Desu Majra	241, 285, 259	31.3334
Jarnail Singh Bajwa s/o Bishan Singh	Desu Majra	45	2.0263
Satpal Singh s/o Gurbax Singh s/o Narata Singh	Desu Majra	42	6.1667
Outsiders	All Villages		433.01

Chapter 4

TEAM COMPOSITION APPROACH AND SCHEDULE OF SIA

4.1 Team Composition

Financial Commissioner, Government of Punjab vide Notification No:6/62016-6HG1/1475 has notified as Punjab Agricultural University as State Social Impact Assessment Unit. The SIA notification for proposed Master Plan PR 7 and Part of PR 6 Phase III was published in the newspaper. The Collector Land Acquisition, Department of Housing and Urban Development (LAC) has provided details of land to be acquired to Punjab Agricultural University, Ludhiana. In response to the SIA notification and details provided by the LAC, PAU has constituted a team to carry out SIA.

Dr Sukhpal Singh, Professor and Head, department of Economics and Sociology, Punjab Agricultural University Ludhiana was Coordinator SIA unit and Principal Investigator of the project. The detailed list of Scientists, researchers and field staff will be given in final report.

4.2 Consultation and Public Hearing

Consultative procedure has been a critical but important front in the entire social Impact Assessment process. This consultation framework will be continued during preparation of Social Impact Management Plan (SIMPs), which in turn, will develop strategies for community dialogues and their involvement in the project during implementation of the project. While social impact assessment ensured involvement of local communities through participatory planning, structured consultations and public hearing conducted at village to endorse important planning approaches and policies. Following section highlights the type of consultations, continued consultation in further project preparation.

4.3 Type of Consultation

- **Consultation during sample Survey Stage:** SIA at this stage included consultations at individual PAF level, groups of local people and focused group discussions at strategic locations such as Gurdwara, school to understand acceptability's of the project issues 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 will be eventually shared after preparation of SIA report.

- **Public Hearing:** Public hearing will be conducted in the respective area as per provision of section 4(5) of RFCTLARR Act 2013. Besides general consultations as described above, consultations with specific objectives will be conducted in this public hearing. For this purpose, date and venue of consultation are fixed in advance and in coordination with the PRI representatives (sarpanch and Lambardar) at village level and officials from Revenue and other line department at Tahsil level. The date of public hearing is widely publicized through Newspaper, Banner and Munadi at village level

4.4 Finding of Consultation

Consultations will be carried out at individual as well as Village level. While village level consultations are held during sample socio-economic survey, Public hearing and Consultations at Tehsil District level is planned.

Important issues of consultation at village level are related to loss of livelihood, compensation for lost land and properties, provision of job in the project. Important issues raised during these consultations are presented below (**Table 4.1**).

Table 4.1: Important Issues of Consultation

Issues Identified	Solutions
<ul style="list-style-type: none"> • Provision of Job in lieu of compensation as per New LARR Act 2013, • Loss of source of livelihood because of loss of fertile agricultural land, • 4 times compensation as per provision of new RFCTLARR Act 2013, • Compensation for Irrigation pipeline and underground pipe 	To be intimated in Final SIA report

4.5 Framework for Continued Consultation

As per provision of section 4(6) and section 7(6) of the RFCTLARR Act 2013, the SIA required to be disclosed to people at conspicuous locations, village panchayat, tehsil and district offices. To fulfil the goal, the SIA team ensures that

- Key stakeholders GMADA(requiring body), Land Acquisition office of Department of Housing and Urban Development, Government of Punjab (representing Appropriate Government) and Punjab Agricultural University, Ludhiana will be involved actively in approval of recommendations of social impact assessment studies by expert appraisal group as per provision of section 7 of RFCTLARR Act 2013.
- A sensitization workshop will be held involving GMADA (requiring body), Land Acquisition office of Department of Housing and Urban Development, Government of Punjab (representing Appropriate Government) and Punjab Agricultural University, Ludhiana to share experiences of SIA of the project during approval stage.
- Identified critical issues will be given due attention in developing good communication strategies with the land owners during acquisition process under RFCTLARR Act 2013.
- Key features of the compensations and and entitlements (as per provision of section 30 of the RFCTLARR Act 2013 will be displayed in billboards, in the respective villages for understanding its acceptability.

Chapter 5

SOCIO-ECONOMIC AND CULTURAL IMPACT OF LAND ACQUISITION AND SIMP

As per the guidelines of Government of Punjab, the present study was undertaken to assess social impact of land acquisition. The villages surveyed under Master Plan PR 7 and part of PR 6 were Palheri, Rani Majra, Husainpura, Daun, Sinhpur, Jandpur and Desu Majra. There were 427 resident land owners in the affected area, which were surveyed to carry out the social impact analysis.

The average annual consumption expenditure of respondent families was to the tune of Rs 1.75 lakhs, out of which nearly Rs. 58028 (33.03 %) was annually spent on food items, about Rs 28835 on durable and non durable goods. The average loan taken by affected households was about Rs 1.74 lakhs. It was observed that nearly 1.71 lakhs of households had taken loans from institutional sources viz. co-operative and commercial banks. Out of 427 respondents, 20 were admitted to government hospitals and 16 were treated in private hospitals. The average annual medical expenditure amounted to Rs 1.21 lakhs and Rs. 1.15 lakhs respectively in govt. and private hospitals.

5.1 Socio-economic Impact of Land Acquisition

One of the important components of the land acquisition process has been to assess the socio economic impact on the people after the acquisition of land. The response of the

Table 5.1 Economic impact of land acquisition (%age of respondents)

Impact Areas	Impact		
	Positive	Negative	No impact
Level of income	78.51	7.76	13.73
Standard of living	71.69	8.13	20.18
Food security	41.69	8.76	49.55
Farm sector	40.50	34.71	24.79
Non-Farm Sector	60.22	13.87	25.91
Local economy	51.82	15.45	32.73
Common property resources	25.94	24.69	49.38

On the issue of the level of income, 78.51 per cent of the affected people were of an opinion that there will be an increase in the present level of their income after land acquisition (Table 5.1). However, 7.76 per cent people said that their income may decrease because only small portion of their land is going to acquire which will put adverse impact on the productivity of total land and remaining 13.73 per cent respondents give response either way. On another

important query regarding standard of living, 71.69 per cent of the affected people said that their living standard will be better after the land acquisition because they will connect with the modern city Chandigarh of India with this master plan. Similarly, over 41.69 per cent of the affected people also opined positively on the issue of food security.

On the possible impact on farm sector about 40.50 per cent of the affected families opined that there will be positive impact of land acquisition because of quick transport of agricultural products/vegetables in the market of Chandigarh. However, 34.71 per cent of the people said that there will be negative impact of land acquisition while 24.79 per cent were neutral on this issue. Further 60.22 per cent of the people under Master Plan PR-7 and part of PR-6 held that there will be positive impact with regard to the non-farm sector as they will be able to start their businesses in Chandigarh city. However, 13.87 per cent respondents said that there will be negative impact on them, while 25.91 per cent maintained that there will be no impact with regard to the non-farm sector.

On the question of impact on local economy of land acquisition, 51.82 per cent of the affected people viewed positive impact, while 15.45 per cent respondents felt that their daily life will be disturbed during construction of roads and the remaining 32.73 per cent didn't give response either way. Further about 25.94 per cent of the respondents maintained that there will be positive pressure on Common Property Resources (CPR) while 24.69 per cent responded it negatively and remaining 49.38 per cent viewed no impact on the issue. On the whole, the response on various economic issues of the affected families came out as a positive towards land acquisition. As a result, all the respondents were in the favour of land acquisition.

To assess the social- cultural impact of land acquisition, the present survey and data in this regard is presented in Table 5.2 and depicted through figure 2.

Figure 2 Social and cultural impact of land acquisition

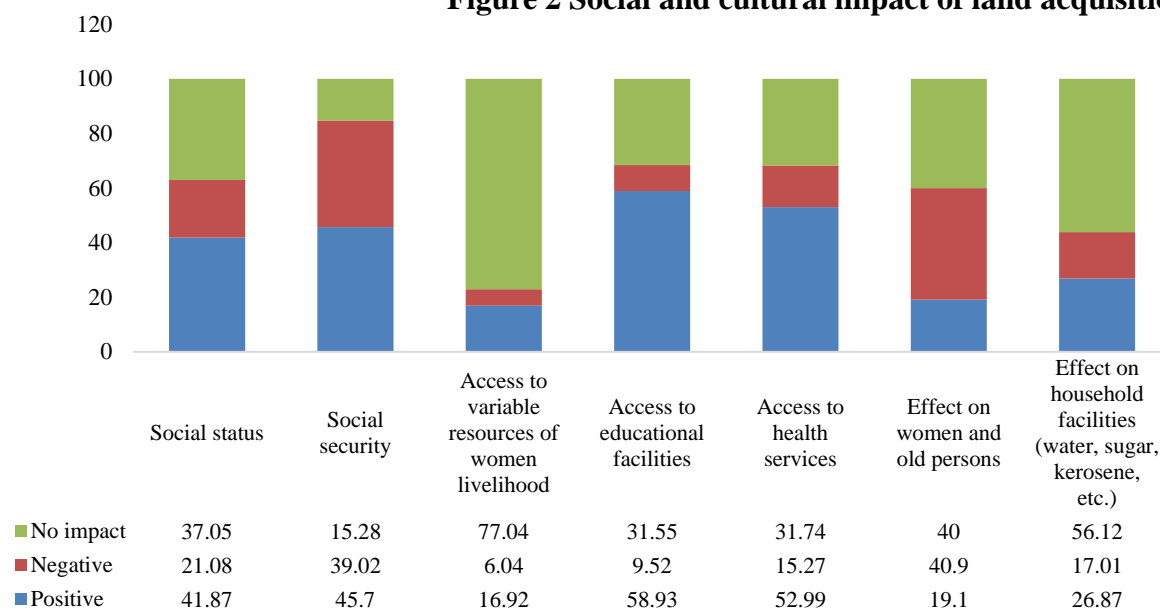


Table 5.2 Social and cultural impact of land acquisition

(%age of respondents)

Impact Areas	Impact		
	Positive	Negative	No impact
Social status	41.87	21.08	37.05
Social security	45.70	39.02	15.28
Social and religious Ceremonies	16.92	6.04	77.04
Access to educational institutions	58.93	9.52	31.55
Access to health services	52.99	15.27	31.74
Effect on women and old people	19.10	40.90	40.00
Effect on household facilities	26.87	17.01	56.12

Analysis of impact on social status depicts that 41.87 per cent of the respondents felt positive about the impact of land acquisition on their social status, 21.08 per cent of the total respondents didn't view any positive impact of land acquisition on their social status whereas, 37.05 per cent of the given respondents perceived no impact on their social status, in case of small portion of total land is acquired by GMADA will put no affect on their social status .In case of social security, 45.70 per cent of the total respondents opined positive impact on their social security, whereas, 39.02 per cent of the respondents shared a sense of social insecurity after handing over their only asset of life to GMADA. The remaining respondents showed a neutral response with no impact views.

Further, 6.04 per cent of the total respondents pointed towards the negative impact of land acquisition on various social-religious celebrations. They told that presently there are places where women can perform their rituals and social cultural celebrations but during the construction period, their all set ups may disturbed. However, 16.92 per cent of the total respondents opined positive response in this regard.

With regard to the impact on education and health services after displacement from current place, more than half (58.93% and 52.99% respectively) of the respondents remarked positive impact. During the course of study the people cited many examples of the continuity of education of their children as well as, the availability of the health services being near to PGI Chandigarh etc. which would become accessible for them on dislocation. Regarding the impact of land acquisition on women and elderly population, about 41 per cent of the respondents opined that they would be negatively impacted after land acquisition. They opined that in the present set up, women and old persons were leading a comfortable life and with the acquisition of land they may be psychologically disturbed. However, 19.10 per cent of the respondents opined positive and 40 per cent were neutral on this issue. To the query on household facilities such as water, sewage and kerosene, a little above one-fourth (26.87 %) of the respondents felt positive impact while 17.01 per cent of the respondent gave negative response and 56.12 per cent were silent on the issue. The people giving positive response believed that after selling the land they would be able to improve their living standards by generating more household facilities.

5.2 Impact on Livelihood and Environment

To study the impact of land acquisition on livelihood and environment of the affected areas, it is significant to analyze the current status of resource availability and its impact on the quality of livelihood environment.

a) Main factors influencing livelihood of the respondents

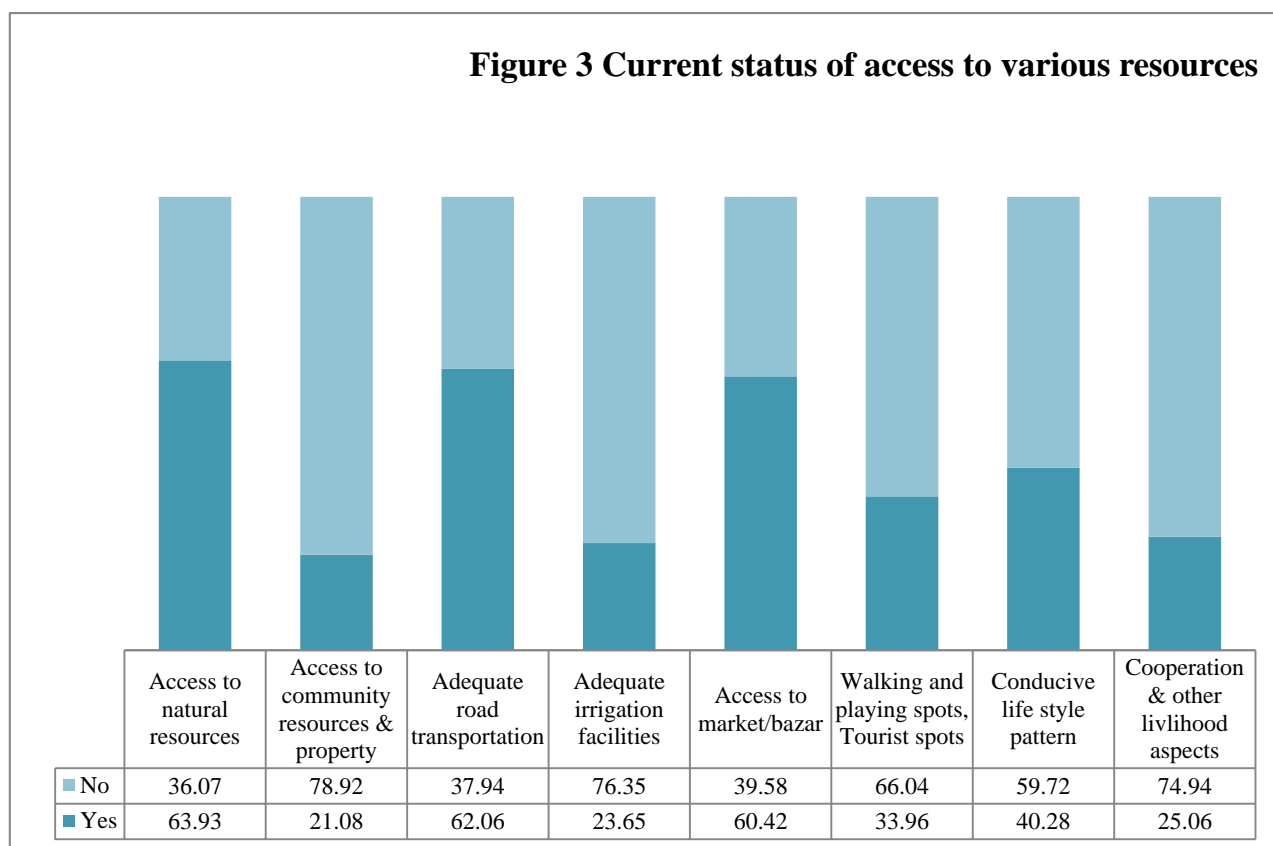
During the course of survey, efforts were made to take response of the affected people regarding influence on their livelihood which is presented in Table 5.3 and Figure 3

In case of land acquisition, access to community resources and property covers 21.08 per cent of the total respondents whereas, 78.92 per cent said they denied any access to these resources. Similarly, 62.06 per cent of the total respondents claimed to access adequate road transportation facilities while 37.94 per cent responded negatively. Further, 23.65 per cent of the total respondents claimed to avail adequate irrigation facilities for their crops while 76.35 per

cent of the total respondents said no in this regard. In an access to a market, 60.42 per cent of the total respondents told that they have good access to market/bazaar while 39.58 per cent of them responded negatively. About 40.28 per cent told that their present life style is quite satisfactory while 59.72 per cent claimed to experience non-conducive life style. On the issue of cooperation among the villagers about 25.06 per cent of the respondents told that here prevails cooperative attitude among villagers while 74.94 per cent of them give negative response in this regard.

Table 5.3 Current status of access to various resources influencing livelihood of the respondents

Factors	Impact of livelihood and environment			
	Yes	%age	No	%age
Access to community resources and property	90	21.08	337	78.92
Adequate road transportation	265	62.06	162	37.94
Adequate irrigation facilities	101	23.65	326	76.35
Access to market/bazaar	258	60.42	169	39.58
Walking and playing spots, Tourist spots	145	33.96	282	66.04
Conducive life style pattern	172	40.28	255	59.72
Cooperation and other livelihood aspects	107	25.06	320	74.94



b) Impact on quality of livelihood environment of respondents

An analysis by detailed field survey, to reap the impact of quality of livelihood on affected households after acquisition was done and all details regarding this is presented in Table 5.4.

**Table 5.4 Socio-psychological issues of respondents under land acquisition
(Multiple Responses)**

Factors	Impact			
	Positive	%age	Negative	%age
Attachment, desires and nativity	324	75.88	103	24.12
About house sufficiency	266	62.30	161	37.70
Community and social institutions	164	38.41	263	61.59
Heritage of old generations	327	76.58	100	23.42

On the question of attachment with the native place, 75.88 per cent of the total respondents believe that they are strongly attached to their native place but with Proposed Master Plan PR 7 and Part of Pr 6, they may get easy accessibility to Chandigarh from the rural areas because of improved quality of road as well as it will improved medical and health facilities. However, 24.12 per cent respondents have fears of rehabilitation and resettlement in coming future because after constructions of road, their dwelling structures may be cracked because of high speed loaded multi axle trucks because of vibration. The query about the sufficiency of house, 62.30 per cent of the respondents viewed positively and 37.70 per cent opined negative on this aspect. On the issue of availability of community and other social institutions, about 62 per cent respondents told that there would be negative impact on them in availing these facilities whereas, 38.41 per cent give positive feedback on availing services from these institutions. Approx. 77 per cent of the respondents opined positive response regarding heritage while 23.42 per cent viewed this aspect negatively.

Chapter 6

COMPENSTION, COSTS AND BENEFITS

Compensation is a basic element of SIA of Land acquisition. In this chapter, broader aspects of the compensation costs and benefits analysis will be discussed.

6.1 Determination of Compensation

As per provision 26 of RFCTLARR Act, 2013, the collector (PUDA) shall adopt following criteria to assess and determine the market value of land.

- (a) Market value specified in the Indian Stamp Act, 1899, for the registration of sale deeds or agreement to sell, where land is situated,
- (b) The average sale price of similar type of land situated in the nearest village or nearest vicinity,
- (c) Consented amount of compensation as agreed upon under sub-section (2) of section in case of acquisition of lands for private companies, whichever is higher.

Table 6.1 Registry rate collected from Majri tehsil is as follow:

Sr. No.	Village Name	Average Price of Land (Rs/Acre)	Average price of residential land (Rs/Acre)
1	Palheri		
2	Rani Majra		
3	Husainpura		
4	Daun		
5	Sinhpur		
6	Jandpur		
7	Desu Majra		

Solatium = 100%

Total compensation of land= to be worked out

6.2 Cost of the Project

As mentioned in earlier section, about 96 acres of land is being acquired under Master Plan PR-7 and part of PR-6. The table 6.2 indicates the cost of SIA and Civil cost.

Table 6.2 Cost of SIA and Civil Cost

Sr. No.	Description of Item	Rate in Lakhs (Rs.)	Amount in lakhs (Rs.)
1	Cost of land (96.35 acres)	To be estimated by GMADA	
2	Cost of trees and structures (Rs./__)		
3	Rehabilitation and Resettlement Cost		
4	Cost of Social Impact Studies @ Rs. 10000/acre		
5	Civil Cost of Construction of Road		

6.3 Willingness and Compensation of Land Acquisition

An analysis was done to assess the usage of compensation provided to the land owners of affected land. It revealed about 65 per cent of the respondents showed their interest to purchase land, about 29 per cent wanted to purchase plots for residential/commercial use. Nearly 3 per cent households wanted to invest in a trade or business.

Table 6.3 Willingness of land owners regarding land acquisition

Particulars	No.	%age
Willingness towards land acquisition	427	100.00
Unwillingness for land acquisition	-	-
Total households	427	100

Table 6.4 Respondents plan for the use of compensation

(Multiple response)

Particulars	No.	%age
Purchase of land	279	65.3
Purchase of plot	126	29.5
Trade or business	12	2.8
Furture of children	7	1.6

**Table 6.5 Preferences of respondents regarding price (compensation) of land
(Multiple Response)**

Mode of fixing compensation	No.	%age
Market rate	185	43.33
Collective Bargaining	212	49.65
Others: Specify*	30	7.03

*Includes Direct deal, Land registry etc.

The suggestion of the respondents about compensatory benefits against land acquisition were collected and compiled in Table 6.5. About 43.33 per cent of the respondents (185 households) showed their willingness to receive fair market value (market rate) of their land. As many as 49.65 per cent (212 households) opined for collective bargaining for their piece of land while others (7.03 per cent) suggested for direct deal, double or multiple amount for their property.

6.4 Benefit from the Project

To assess the social costs by comparing positive and negative impacts of Master Plan PR-7 and part of PR-6, the important aspects of the project have been discussed in detail below:

Positive Impact	Negative Impacts	Remarks
<ul style="list-style-type: none"> ▪ Improved connectivity to Chandigarh ▪ Quick Transport of agriculture/vegetables ▪ Rise in level of income ▪ Reduced travel time and vehicle operating costs ▪ Increased price of land for farmers ▪ Improvement in standard of living ▪ Improved medical and health facilities 	<ul style="list-style-type: none"> ▪ Dust and Pollution ▪ Poor connectivity to the village during peak construction period ▪ Increase in perpetual traffic problem, congestion and risk of accidents. ▪ Connectivity to the village during peak construction period will get difficult ▪ Social security would decrease 	<p>After careful examination of various parameters of cost and benefit (positive and negative), it is found that the proposed construction of PR -7 and part of PR-6 would benefit local community at large.</p>

On the whole, it is concluded that the process of land acquisition has both positive as well as adverse impacts. But the positive impacts (increased connectivity to Chandigarh, Quick transport of agricultural products and increased price of land) of this project outweigh the negative ones. Keeping overall scenario in view, it is found that the proposed Master Plan PR-7 and part of PR-6 would benefit local community and society at large.

Time Schedule of SIA Study and Land Acquisition of Master Plan of PR 7 and Part of PR 6

Activity	2016						
	Mar	Apr	May	Jun	July	Aug	Sept
Implementation Schedule							
Notification of Social Impact Assessment for the project	==						
Establishment of SIA Unit(Punjab Agricultural University, Ludhiana)		==					
Training to enumerators and capacity building		===					
Notification of Social Impact Assessment in the locality and Panchayat, Tehsil							
Information campaign and community consultation		===					
Detailed measurement and survey				=====			
Sample socio-economic survey					=====		
Final list of PAPs						==	
Public hearing							
Publication of Notification under section 11 of RFCTLARR Act, 2013							
Hearing of objection (60 days)							
Publication of Notification under section 19 of RFCTLARR Act 2013							
Valuation of structures for compensation							
Finalization of Rate							
Declaration of Award							