



भारतीय लोक प्रशासन संस्थान

इन्द्रप्रस्थ एस्टेट, रिंग रोड, नई दिल्ली-110002

INDIAN INSTITUTE OF PUBLIC ADMINISTRATION
INDRAPRASTHA ESTATE, RING ROAD, NEW DELHI-110002 (INDIA)

Professor K.K. Pandey
Coordinator
Center for Urban Studies

May 9, 2024

PUBLIC HEARING NOTICE

Public hearing for proposed land acquisition for the construction of road from SAARC University to CAPFIMS in Maidangarhi Revenue Estate of South Delhi District.

With reference to the notification vide F No 9(34)/L&B/LA/2023/7846 dated 06/12/2023 of Lieutenant Governor of Delhi Issued for Social Impact Assessment for the construction of *Road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate of South Revenue District. The land to be acquired for this purpose comprise Khasra Nos. 442 total admeasuring area is 2525.08 sq. mtr. in revenue estate Maidangarhi.* In view of this, as per Section 5 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. and Rule 8 of the Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2014. The SIA Unit, IIPA is organizing a public hearing on Land Acquisition at Maidangarhi Revenue Estate of South Revenue District, under the Section 4(6) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The detail of public hearing as follow:

Website – <https://www.iipa.org.in>, <https://dmsouth.delhi.gov.in>

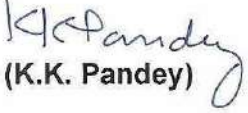
Date and Time –Thursday, 30 May 2024; 11:00 AM

Location – Police Chowki, Gaushala Road, Near South Asian University (SAU), Maidangarhi

Organizer- Indian Institute of Public Administration, I.P. Estate, Ring Road, New Delhi-110002

Email- cusiipa02@gmail.com

As per the requirements of the Act and Rules, all concerned parties are requested to attend the public hearing and address the questions and concerns raised by the affected parties. We look forward to your kind cooperation in this regard to complete the SIA Study satisfactorily, and with the statutory time limit.


(K.K. Pandey)

Copy To:

1. All effected peoples and related stakeholders
2. Gram Pradhan/ Sarpanch
3. ADM, South Delhi, M.B Road, Saket, New Delhi.
4. All other Concern Departments DDA and others

Interim Report

**Social Impact Assessment (SIA) Study on
Construction of Road from SAARC University to CAPFIMS
at Maidangarhi Revenue Estate of South Revenue District,
New Delhi**

Submitted to



delhi.gov.in
Govt. of NCT of Delhi

**Government of
National Capital Territory of Delhi
Land & Building Department
Vikas Bhawan, IP Estate, New Delhi
(Land Acquisition Branch)**

Submitted by



**Centre for Urban Studies
Indian Institute of Public Administration
IP Estate, Ring Road, New Delhi**

**Social Impact Assessment (SIA) Study on
Construction of Road from SAARC University to
CAPFIMS at Maidangarhi Revenue Estate of South
Revenue District, New Delhi**

Submitted to



delhi.gov.in
Govt. of NCT of Delhi

**Government of
National Capital Territory of Delhi
Land & Building Department
Vikas Bhawan, IP Estate, New Delhi
(Land Acquisition Branch)**

SIA Team

Prof. K.K. Pandey
Dr. Sapna Chadah
Dr. Amit Kumar Singh
Mr. Harish Kumar
Mr. Anand Singh

Submitted by



**Centre for Urban Studies
Indian Institute of Public Administration
IP Estate, Ring Road, New Delhi**

INDEX

Chapter	Description	Page No.
Chapter 1	About the SIA Project and Methodology	4-11
Chapter 2	Project Stretch Profile	12-14
Chapter 3	Legal and Regulatory Framework	15-38
Chapter 4	Socio-Economic Profile of Project Influenced Area District	39-44
Chapter 5	The Socio-Economic profile of the Project Affected Families at Maidangarhi,	45-53
Chapter 6	Stakeholders' Consultation	54-57
Chapter 7	Cost and Benefit Analysis	58-71
Chapter 8	Social Management Plan	72-76
ANNEXURE – 1	(LG Notification)	77-80

CHAPTER 1

About the Project and Methodology

1.1 Introduction: Social Impact Assessment-Concept and Definition

"Social impacts" means the consequences to human populations of any public or private actions that alter the ways in which people live, work, play, relate to one another, organize to meet their needs and generally cope as members of society. The term also includes cultural impacts involving changes to the norms, values, and beliefs that guide and rationalize their cognition of themselves and their society.¹

Social impact assessment is defined as the efforts to assess or estimate, in advance, the social consequences that are likely to follow from specific policy actions (including programs, and the adoption of new policies), and specific government actions (including buildings, large projects and leasing large tracts of land for resource extraction).² Social Impact Assessment includes the processes of analysing, monitoring and managing the intended and unintended social consequences, both positive and negative, of planned interventions (policies, programs, plans, projects) and any social change processes invoked by those interventions. Its primary purpose is to bring about a more sustainable and equitable biophysical and human environment.³ SIA is an umbrella or overarching framework that embodies the evaluation of all impacts on humans and on all the ways in which people and communities interact with their socio-cultural, economic and biophysical surroundings.

Social Impact assessment, thus, promotes community development and empowerment, builds capacity, and develops social capital (social networks and trust). Basic focus of SIA is thus better development so that positive outcomes are maximised and not just the identification or amelioration of negative or unintended outcomes. Important goal of SIA is to develop more ecologically, socio-culturally and economically sustainable and equitable environment. SIA

¹ Guidelines and Principles for Social Impact Assessment, Prepared by The Interorganizational Committee on Guidelines and Principles for Social Impact Assessment, U.S. Department of Commerce, National Oceanic and Atmospheric Administration National Marine Fisheries Service May 1994, https://www.iaia.org/pdf/IAIAMemberDocuments/Publications/Guidelines_Principles/SIA%20Guide.PDF

² Ibid

³ *Bridget* (Edt), Social Impact Assessment- Overview & History, <https://www.iaia.org/wiki-details.php?ID=23> accessed on December 14, 2021

contributes to the process of adaptive management of policies, programs, plans and projects, and therefore needs to inform the design and operation of the planned intervention. SIA builds on local knowledge and utilises participatory processes to analyse the concerns of interested and affected parties. It involves stakeholders in the assessment of social impacts, the analysis of alternatives, and monitoring of the planned intervention. By identifying impacts in advance: (1) better decisions can be made about which interventions should proceed and how they should proceed; and (2) mitigation measures can be implemented to minimise the harm and maximise the benefits from a specific planned intervention or related activity.

1.2 Need for Social Impact Assessment

SIA is an important tool to assess the social, economic and cultural impacts of land acquisition on indigenous communities. This is particularly relevant for the any developmental projects, whose activities frequently encroach on the lands and waters that indigenous peoples depend on for their traditional livelihood activities. The loss of private assets resulting in loss of income and displacement makes social impact assessment an important input in project design while initiating and implementing developmental interventions. A detailed social impact assessment (SIA) therefore needs to be carried out to make project design responsive to social development concerns. SIA also helps in enhancing the project benefits to poor and vulnerable people while minimizing or mitigating concerns, risks and adverse impacts.

The social impact assessment involves the following steps:

Step-1 Define the Impact Area

Step-2: Identify Information/Data requirements and their sources

Step-3: Involve all affected stakeholders

Step-4: Conduct screening

Step--5: Carry out scoping in the Field

Step-6: Prepare a Socioeconomic profile of Baseline Condition

Step-7: Survey of host Population

Step-8: Identify and assess the Impacts

Step-9: Develop a Mitigation Plan

1.3 Approach and Methodology for the Social Impact Assessment Study

The main purpose of the study is to ensure that the present construction of Approach road project addresses the adverse impacts on the livelihood of the people and that nobody is left worse off after implementing Resettlement Action Plan (RAP) and those affected have access to project benefits, during project construction as well as operation stage. The report aims to highlight the social problems and suggests general and typical mitigation measures to alleviate social problems of the project-affected people such as loss of livelihood, displacement and loss of access to community facilities through widening of roads, service roads, underpasses and other facilities. The specific approach and methodology of the Impact Assessment Plan (IAP) are as follows:

1.3.1 Objectives

Objectives of the SIA are to:

- assess whether the proposed acquisition serves public purpose
- estimate the affected families and the number of families among them likely to be displaced;
- extent of lands- public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition;
- extent of land proposed for acquisition is the absolute bare minimum needed for the project;
- examine whether land acquisition at an alternate place has been considered and found not feasible: and
- Study of social impacts of the project and the nature and cost of addressing them and the impact of these costs on the overall costs of the project vis-à-vis the benefits of the project

1.3.2 Research Questions

1. Whether the proposed acquisition serves public purpose?
2. What is the estimation of affected families and the number of families among them likely to be displaced?
3. What is the extent of lands- public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition?

4. Whether the extent of land proposed for acquisition is the absolute bare minimum needed for the project?
5. Whether land acquisition at an alternate place has been considered and found not feasible?
6. What are the social impacts of the project and the nature and cost of addressing them and the impact of these costs on the overall costs of the project vis-à-vis the benefits of the project?

1.3.3 Scope of the Study

The study began with the identification of social issues and stakeholders and communities, including socially and economically disadvantaged communities. The focus of SIA is on identifying local population likely to be affected by the project either directly or indirectly and undertake field survey. The scope of the study in particular included the following:

- Identifying key social issues associated with the proposed project and specifies the project's social development outcomes;
- Assessing potential social and economic impacts both during the construction phase and in the operation phase;
- Reviewing policies, regulations and other provisions that related to resettlement and rehabilitation of project affected people and other social issues;
- Social screening of various project components and likely impacts in terms of land acquisition (loss of houses, land and livelihood, etc.), and resultant involuntary resettlement and provide inputs (in terms of magnitude of impacts and likely costs for mitigation) in preparing appropriate mitigation plans;
- Screening the social development issues in the project area and its vicinity and design the social services that may be provided by the project in order to improve the quality of life and achieve the projects economic and social goals;
- Update the profile of the population and available infrastructure facilities for services in the project affected area;
- Based on the assessment of potential social and economic impacts establish criteria that will assist in the formulation of strategies to extent possible maximize project benefits to the local population and minimize adverse impacts of the project interventions on the affected communities;

- Inform, consult and carry out dialogues with the project stakeholders on matters relating to project design, objectives, and implementation and provide specific recommendations to avoid/minimize high social risks;
- Screen the social development issues in the project area and its vicinity and accordingly design the social services that may have to be provided by the project in order to improve the quality of life;
- Identify likely loss of community assets (e.g. school, community assets) including the religious structures and common property resources (e.g. forest, grazing land) the impacts of their loss on the local population;
- Assess the impact of influx of construction workers and others (both during civil works and operation of the project) on the incidence of HIV/AIDS and other diseases and develop a strategy to control them;
- Assess the capacity institutions and mechanisms for implementing social development aspects of the project implementation including the social safeguard plans and recommend capacity building measures; and,
- Develop monitoring and evaluation mechanism to assess the social development outcomes.

1.3.4 Methodology

The study is an empirical research and consisted of both quantitative and qualitative tools and techniques. The entire study was divided into sequentially arranged functional components like schedule construction, staff-recruitment, secondary research, schedule construction, pilot study, primary data collection, interviews, group discussions with the affected people and relevant government agencies, data analysis and report writing.

The study in particular included the following:

- Site visit to proposed construction of Approach Road from *SAARC University to CAPFIMS at Maidangarhi* area and assess likely impacts in terms of land acquisition (loss of houses, livelihood, etc.), and resultant involuntary resettlement and provide inputs (in terms of magnitude of impacts and likely costs for mitigation) in preparing appropriate mitigation plans;
- Detail assessment of potential social and economic impacts establish criteria that will assist in the formulation of strategies;
- Identifying key social issues associated with the proposed project and specifies the project's social development outcomes;
- Assessing potential social and economic impacts both on the land owners and labourers

- Reviewing policies, regulations and other provisions that related to resettlement and rehabilitation of project affected people and other social issues;
- Assess the profile of the population and available infrastructure facilities for services in the project affected area;
- Examine the best possible benefits to be given to the effected family and minimize adverse impacts of the project interventions on the affected communities;
- Initiate dialogues with the project stakeholders on matters relating to project design, objectives, and implementation and provide specific recommendations to avoid/minimize high social risks;
- Assess the impact of land acquisition on labourers engaged with the land owners

The study has been conducted in three phases.

- I. Pre Survey Activities
- II. Survey Activities
- III. Report Preparation

I. Pre Survey Activities

- i. Specific time frame is earmarked for each functional component of the project. Pre Survey Activities started with collection and review of project literature. This phase intended to familiarize with the concerned and important stakeholders to identify and collect the available literature and to scope the activities.

This involved two pronged approach

- (a) Discussions with Project Implementing Agency i.e. DAA Department and other concerned. Consultations were held with concerned revenue officials to establish the ownership of land.
- (b) Collection of available relevant project literature-Literature review and consultations formed the basis for identification of key stakeholders.
- ii. The Research team also conducted physical inspection of road construction site, Maidangarhi revenue estate as part of ground trusting exercise. It provided an overall idea about field research preparation and also helped for pilot testing of questionnaires and checklists.
- iii. Detailed examination of the Detailed Project Report and documents related to the Construction of road from *SAARC University to CAPFIMS at Maidangarhi* by DDA was also undertaken.

- iv. The relevant secondary information has been collected from Revenue Department, Census Report, Directorate of Economy & Statistics, Govt. of Delhi etc. to supplement the primary survey data.

II. Survey Activities

- i. Prior to initiation of physical identification and inspection of the structures, detailed discussions were held with District Magistrate Officials at south Delhi and also with DDA officials to collect information on ownership of land.
- ii. Based on the study undertaken in stage 1, a tentative Structured Schedule was prepared and a pilot study was undertaken to test the Schedule. After the pilot survey and based on its results, required changes were incorporated in the structured schedules and the schedules were finalized for the primary data collection.
- iii. The gathered preliminary database was used to identify structures coming within proposed Construction of road from *SAARC University to CAPFIMS at Maidangarhi* Project. All the affected properties belonging to land owners were incorporated in Final Feasibility Report. The required volume of land and structures with location, size, geometry, type of construction, name of the owner(s), address etc. was also covered.

The following points were included in the exploratory survey:

- Details of property to be acquired;
 - Loss of immovable assets by type and degree of loss;
 - Categorisation and Assessment of potential loss;
 - Status of ownership;
 - Comprehensive examination of land owner's assets.
- iv. **Consultations with Project Affected Families (PAFs):** The consultations were undertaken with Landowners, Tenants and labours for dissemination of information about Construction of road from *SAARC University to CAPFIMS at Maidangarhi*. The PAFs were also informed about the project benefits.
 - v. The study also makes an attempt to identify people losing their livelihood directly or indirectly. The consultative process paves the way to develop rehabilitation strategies that helps for income generation and other remedial and restoration measures for the labourers which were engaged with three properties.
 - vi. The important aspect of the study also covers participatory appraisal with the involvement of the community to enable them to understand the process of the study.
 - vii. Photographs were also taken to record the existing structures for identification.

III. Report Preparation

Results of the field survey undertaken in the previous stage are properly tabulated and calibrated using appropriate statistical tools.

- Responses were scrutinized before tabulation. It has help us in assessing the appropriateness of the land acquisition, and understanding the grievances of PAFs i.e. Land Owners, Tenants and labours with respect to the future challenges in land acquisition, livelihood concerns and immovable property losses.
- Based on data analysis, conclusion and recommendations has been drawn.

The key resource persons/experts involved in the Social Impact Study are shown in Table 1.1.

Table 1.1: Key Resource Persons/Experts

Sl .No.	Name of the Resource Person	Designation	Expertise
1.	Prof. K.K. Pandey	Professor & Coordinator of CUS, IIPA	Urban Management
2	Dr. Sapna Chadah	Associate Professor	Constitutional & Administrative Law
3	Dr. Amit Kumar Singh	Assistant Professor	Urban Development & Regional Planning
4	Mr. Harish Kumar	Research Associate	Data Collection & Analysis

1.4 Structure of the Report

The report is presented in the following ten chapters:

- **Chapter 1:** About the Project and Methodology
- **Chapter 2:** Project Stretch Profile
- **Chapter 3:** Legal Policy Framework and & Entitlement Matrix
- **Chapter 4:** Socio-Economic Profile of Project Influenced Area District
- **Chapter 5:** The Socio-Economic profile of the Project Affected Families at Maidangarhi.
- **Chapter 6:** Stakeholder's Consultations
- **Chapter 7:** Cost and Benefit Analysis

CHAPTER 2

PROJECT STRETCH PROFILE

This chapter covers project description, Project Location, benefits, background of affected site, importance of location and site for resettlement.

2.1 Project Description:

The Delhi Development Authority (DDA) is undertaking the construction of approach roads spanning 10.525 kilometers, connecting from Main Chattarpur Road to SAARC University, CAPFIMS Hospital, and other establishments at Maidangarh including CISF, BSF, Delhi Police, CBI Housing, NIC, NIA, etc. The private land to be acquired by the Delhi government will subsequently be transferred to the Delhi Development Authority for the purpose of widening the main approach road.

The construction of the approach roads will commence from Main Chattarpur Road to SAARC Chowk, covering a right-of-way (ROW) of 30 meters with a length of 1115 meters. Additionally, it will extend from SAARC Chowk to CAPFIMS Hospital with a ROW of 24 meters and a length of 1529 meters.

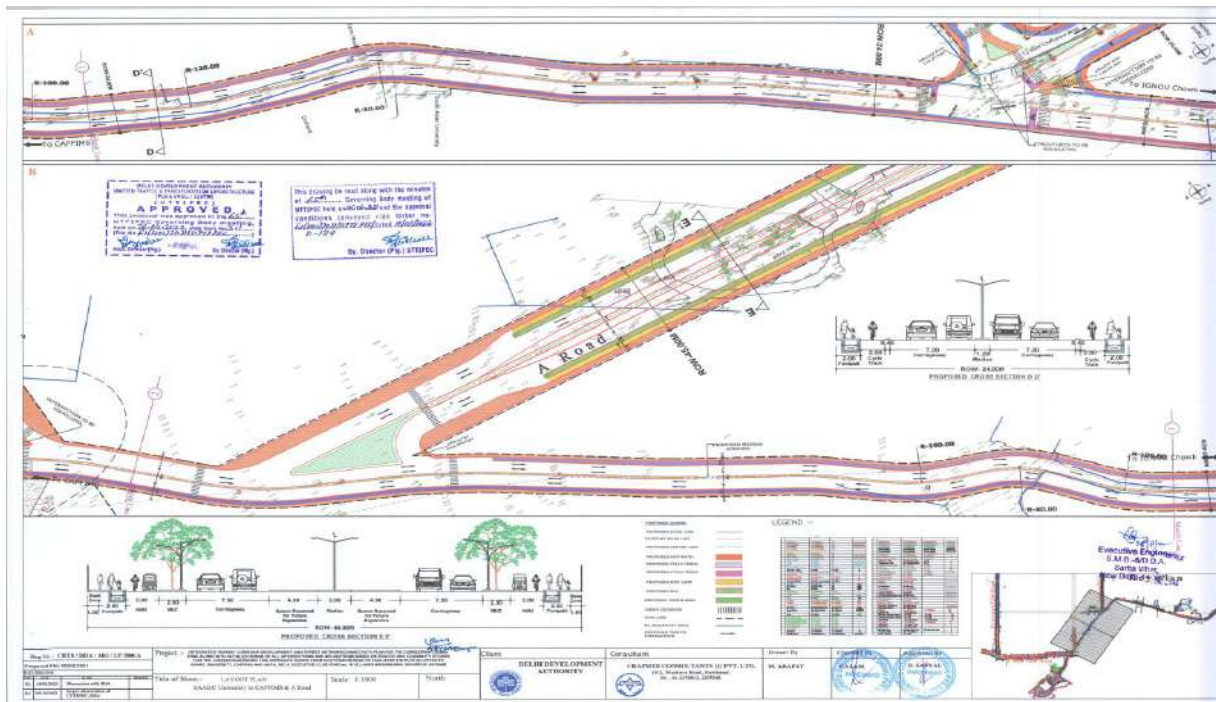


Figure 2.1: Layout Map of Location and Affected Site

The current project site affected by Social Impact Assessment (SIA) pertains to the construction of a road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate in the South Revenue District. The land to be acquired for this purpose comprises Khasra Nos. 442, totaling an area of 2525.08 sq. meters in the revenue estate of Maidangarhi. The proposed road will connect Chhattarpur's Gaushala Road to the South Asian University (SAU) road (spanning 1.07 km), and further extend from the university to the Central Armed Police Forces Institute of Medical Sciences (CAPFIMS) in Maidangarhi (spanning 1.65 km). This route is expected to traverse through 8.7 hectares of forest and non-forest land, necessitating the felling or transplantation of 1,051 trees (Hindustan Times, 16/12/2023).

2.2 Present SIA Details

As per LG Notification No. F No 9(34)/L&B/LA/2023/7846 dated 06/12/2023, the Indian Institute of Public Administration has been assigned to conduct the Social Impact Assessment for the land acquisition for the construction of the road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate of South Revenue District. The Indian Institute of Public Administration has conducted the Social Impact Assessment study in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013.

Figure 2.2: Location Site and Project Affected Area



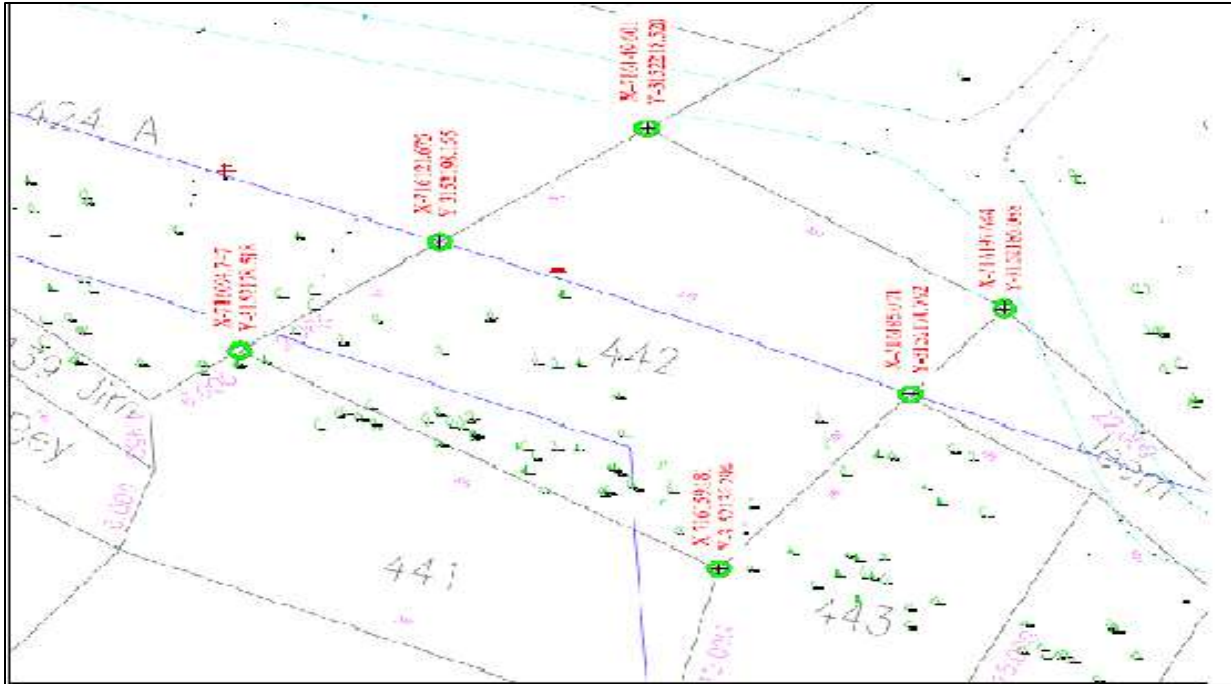


Figure 2.2: Site Map of Affected Area (Khasra No.442)

The land earmarked for the construction of the approach road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate of South Revenue District under the RFCTLARR Act-2013 spans 2525.08 sq. meters, identified by Khasra Number 442 of the Maidangarhi revenue estate. During the field survey conducted by the IIPA research team, it was observed that the area is encircled by small patches of forest land, with predominantly shrubs (Babool) that had grown on the project-affected site, now cleared.

According to data provided by the Tehsildar Office of South District, there are three primary landowners of the 2525.08 sq. meter plot identified by Khasra Number 442, which is to be acquired by DDA for road construction. The first landowner is Mr. Satpal Ji, a resident of Sanik Vihar, Saket, Mr. Narayan Singh Ji, resident of Rajpura Road, Maidangarhi and Mr. Vijay Singh Dagar, resident of Maidangarhi.

The IIPA team has engaged with both the Project Affected Persons (PAPs) and solicited their opinions on the project. Additionally, they have requested socio-economic data, which is a prerequisite for the Social Impact Assessment (SIA) Impact Assessment Plan (IAP), and for calculating the presumptive loss resulting from the acquisition of their land.

CHAPTER 3

LEGAL AND REGULATORY FRAMEWORK

3.1 Introduction

Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 [RFCTLARR Act, 2013] enacted on 26th September, 2013 and it came to effect on 1st January 2014. The RFCTLARR Act, 2013 outlines the process to be followed when land is acquired for a public purpose. This law replaced the archaic Land Acquisition Act, 1894, to bring in a new procedure, which would grant fair compensation to those affected. RFCTLARR Act, 2013 envisages making ‘affected people’, ‘partners in development’ and improvement in their post-acquisition social and economic status.

The objective of the Act is to ensure, in consultation with institutions of local self-government and Gram Sabhas established under the Constitution, a humane, participative, informed and transparent process for land acquisition for industrialisation, development of essential infrastructural facilities and urbanisation with the least disturbance to the owners of the land and other affected families. It also provides for a just and fair compensation to the affected families whose land has been acquired or proposed to be acquired or are affected by such acquisition and make adequate provisions for such affected persons for their rehabilitation and resettlement and for ensuring that the cumulative outcome of compulsory acquisition should be that affected persons become partners in development leading to an improvement in their post acquisition social and economic status and for matters connected therewith or incidental thereto.

The RFCTLARR Act, 2013 requires that a Social Impact Assessment be conducted to identify affected families and calculate the social impact when land is acquired. The Act also imposes certain restrictions on the acquisition of irrigated multi-cropped land and other agricultural land. For example, irrigated multi-cropped land cannot be acquired beyond the limit specified by the appropriate government. The Act requires land acquired under it which remained unutilised for five years, to be returned to the original owners or the land bank. The Act states that the period

after which unutilised land will need to be returned will be: (i) five years, or (ii) any period specified at the time of setting up the project, whichever is later.

The RFCTLARR Act, 2013 requires that the consent of 80% of land owners is obtained for private projects and that the consent of 70% of land owners be obtained for PPP projects. The Act exempts the five categories of land use: (i) defence, (ii) rural infrastructure, (iii) affordable housing, (iv) industrial corridors, and (v) infrastructure projects including Public Private Partnership (PPP) projects where the government owns the land from this provision of the Act. In addition, the law permits the government to exempt projects in five specified categories from the provisions of the Act through a notification.

The Act has adopted a wide definition of 'affected family' to include, among others, farm labourers, sharecroppers, tenants, artisans and those working in the affected area and families that are primarily dependent on the acquired land or forests or water bodies for livelihood in the immediately preceding three years. The Rehabilitation and Resettlement (R&R) entitlements of livelihood-losers comprise of a job or a lump-sum payment in lieu thereof, resettlement allowance and one-time financial assistance for loss of cattle shed and petty shop. The artisans, small traders, self-employed persons and owners of non-agriculture land or institutional, commercial and industrial structures must also be provided a one-time financial assistance. The agricultural tenants are entitled to a portion of the cash compensation accruing to the landowners.

In the event of involuntary displacement, transportation allowance and one-year subsistence grant shall also be offered. The 'affected family' that does not own a homestead but has been residing continuously in the affected area for three years prior to the acquisition shall be provided a house at the relocation site. According to the Act, the 'affected family' have to be identified, initially, during the social impact assessment study and, later, in the census to be conducted by the R&R Administrator. Finally, the Collector must pass the R&R Award listing the R&R entitlements of each 'affected family'.

3.2 Application of the Act

The Act shall apply when the appropriate Government acquires land for its own use, hold and control, including for Public Sector Undertakings and for 'public purpose' which shall include the following purposes⁴:

- a) For strategic purposes relating to naval, military, air force, and armed forces of the Union, including central paramilitary forces or any work vital to national security or defence of India or State police, safety of the people;
- b) For infrastructure projects,
 - For building public infrastructure excluding private hospitals, private educational institutions and private hotels;
 - projects involving agro-processing, supply of inputs to agriculture, warehousing, cold storage facilities, marketing infrastructure for agriculture and allied activities such as dairy, fisheries, and meat processing, set up or owned by the appropriate Government or by a farmers' cooperative or by an institution set up under a statute;
 - project for industrial corridors or mining activities, national investment and manufacturing zones, as designated in the National Manufacturing Policy;
 - project for water harvesting and water conservation structures, sanitation;
 - project for Government administered, Government aided educational and research schemes or institutions;
 - project for sports, health care, tourism, transportation or space programme;
 - any infrastructure facility as may be notified in this regard by the Central Government and after tabling of such notification in Parliament;
- c) Project for project affected families;

⁴ RFCTLARR Act, 2013 Section 2(1)

- d) Project for housing for such income groups, as may be specified from time to time by the appropriate Government;
- e) Project for planned development or the improvement of village sites or any site in the urban areas or provision of land for residential purposes for the weaker sections in rural and urban areas;
- f) Project for residential purposes to the poor or landless or to persons residing in areas affected by natural calamities, or to persons displaced or affected by reason of the implementation of any scheme undertaken by the Government, any local authority or a corporation owned or controlled by the State.

3.3 Importance of consent under Land Acquisition Act

When the government acquires land for public purposes and controls the land directly, the land owners’ consent is not a necessity. However, when the land is acquired for setting up private companies, the consent of at least 80% of the affected families is mandatory. If the project is undertaken through a public-private partnership, then, 70% of the affected families have to give their consent for the land acquisition process. The process of obtaining the consent shall be carried out along with the Social Impact Assessment study.⁵

Table 3.1: consent under Land Acquisition Act

No consent needed	Consent of at least 80% of affected families	Consent of at least 70% of affected families
When the government acquires the land for public purposes and controls the land bank directly.	When the land is acquired for setting up private companies.	When the project is undertaken through a public-private partnership.

⁵ Ibid Section 2(2)

Table 3.2: Consent Requirements For Project As per Types and Sites

Protect Type + Area	Consent	
	Land Owners and Tenants	Gram Sabha / Panchayat / Autonomous District Council
Public + Non-Scheduled Area	Not required	Not required
Public + Scheduled Area	Not required	Required
PPP + Non-Scheduled Area	Required (70%)	Not required
PPP + Scheduled Area	Required (70%)	Required
Private + Non-Scheduled Area	Required (80%)	Not required
Private + Scheduled Area	Required (80%)	Required

3.4 Preparation of Social Impact Assessment study

Section 4 of the Act says that whenever the appropriate Government intends to acquire land for a public purpose, it shall consult the concerned Panchayat, Municipality or Municipal Corporation, as the case may be, at village level or ward level, in the affected area and carry out a Social Impact Assessment study in consultation with them, in such manner and from such date as may be specified by such Government by notification. The appropriate Government shall ensure the completion of the Social Impact Assessment study within a period of six months from the date of its commencement.

The Social Impact Assessment study shall, amongst other matters, include all the following, namely:—

- (a) assessment as to whether the proposed acquisition serves public purpose;
- (b) estimation of affected families and the number of families among them likely to be displaced;
- (c) extent of lands, public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition;
- (d) whether the extent of land proposed for acquisition is the absolute bare- minimum extent needed for the project;

- (e) whether land acquisition at an alternate place has been considered and found not feasible;
- (f) study of social impacts of the project, and the nature and cost of addressing them and the impact of these costs on the overall costs of the project *vis-a-vis* the benefits of the project:

Provided that Environmental Impact Assessment study, if any, shall be carried out simultaneously and shall not be contingent upon the completion of the Social Impact Assessment study.

While undertaking a Social Impact Assessment study under sub-section (1), the appropriate Government shall, amongst other things, take into consideration the impact that the project is likely to have on various components such as livelihood of affected families, public and community properties, assets and infrastructure particularly roads, public transport, drainage, sanitation, sources of drinking water, sources of water for cattle, community ponds, grazing land, plantations, public utilities such as post offices, fair price shops, food storage godowns, electricity supply, health care facilities, schools and educational or training facilities, anganwadis, children parks, places of worship, land for traditional tribal institutions and burial and cremation grounds.⁶

The appropriate Government shall require the authority conducting the Social Impact Assessment study to prepare a Social Impact Management Plan, listing the ameliorative measures required to be undertaken for addressing the impact for a specific component referred to in sub-section (5), and such measures shall not be less than what is provided under a scheme or programme, in operation in that area, of the Central Government or, as the case may be, the State Government, in operation in the affected area.⁷

3.5 Public hearing for Social Impact Assessment

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

⁶ S. 4 (5)

⁷ S. 4 (6)

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.⁸

3.6 Publication of Social Impact Assessment Study Report

The appropriate Government shall ensure that the Social Impact Assessment study report and the Social Impact Management Plan are prepared and made available in the local language to the Panchayat, Municipality or Municipal Corporation, as the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the Tehsil, and shall be published in the affected areas, in such manner as may be prescribed, and uploaded on the website of the appropriate Government. Wherever Environment Impact Assessment is carried out, a copy of the Social Impact Assessment report shall be made available to the Impact Assessment Agency.⁹

3.7 Appraisal of Social Impact Assessment Report by an Expert Group

The appropriate Government shall ensure that the Social Impact Assessment report is evaluated by an independent multi-disciplinary Expert Group, which shall include the following, namely:— (a) two non-official social scientists; (b) two representatives of Panchayat, Gram Sabha, Municipality or Municipal Corporation, as the case may be; (c) two experts on rehabilitation; and (d) a technical expert in the subject relating to the project.¹⁰

If the Expert Group constituted under sub-section (1), is of the opinion that,— (a) the project does not serve any public purpose; or (b) the social costs and adverse social impacts of the project outweigh the potential benefits, it shall make a recommendation within two months from the date of its constitution to the effect that the project shall be abandoned forthwith and no further steps to acquire the land will be initiated in respect of the same. Where the appropriate Government, in spite of such recommendations, proceeds with the acquisition, then, it shall ensure that its reasons for doing so are recorded in writing.

If the Expert Group constituted, is of the opinion that,—(a) the project will serve any public purpose; and (b) the potential benefits outweigh the social costs and adverse social impacts, it shall make specific recommendations within two months from the date of its constitution

⁸ S. 5

⁹ Sec. 6

¹⁰ Sec 7(1)

whether the extent of land proposed to be acquired is the absolute bare-minimum extent needed for the project and whether there are no other less displacing options available. The grounds for such recommendation shall be recorded in writing by the Expert Group giving the details and reasons for such decision.¹¹

3.8 Examination of proposals by appropriate Government

The appropriate Government shall examine for land acquisition and Social Impact Assessment report and ensure that—

- (a) there is a legitimate and *bona fide* public purpose for the proposed acquisition which necessitates the acquisition of the land identified;
- (b) the potential benefits and the public purpose referred to shall outweigh the social costs and adverse social impact as determined by the Social Impact Assessment that has been carried out;
- (c) only the minimum area of land required for the project is proposed to be acquired;
- (d) there is no unutilised land which has been previously acquired in the area;
- (e) the land, if any, acquired earlier and remained unutilised, is used for such public purpose and make recommendations in respect thereof.¹²

3.9 Publication of preliminary notification and power of officers

Section 11 provides that whenever, it appears to the appropriate Government that land in any area is required or likely to be required for any public purpose, a notification to that effect along with details of the land to be acquired in rural and urban areas shall be published in the following manner, namely:—

- a) in the Official Gazette;

¹¹ Sec 7(5)

¹² Sec 8(1)

- b) in two daily newspapers circulating in the locality of such area of which one shall be in the regional language;
- c) in the local language in the Panchayat, Municipality or Municipal Corporation, as the case may be and in the offices of the District Collector, the Sub-divisional Magistrate and the Tehsil;
- d) uploaded on the website of the appropriate Government;
- e) in the affected areas, in such manner as may be prescribed.

The notification issued shall also contain a statement on the nature of the public purpose involved, reasons necessitating the displacement of affected persons, summary of the Social Impact Assessment Report and particulars of the Administrator appointed for the purposes of rehabilitation and resettlement.¹³ After issuance of notice, the Collector shall, undertake and complete the exercise of updating of land records as prescribed within a period of two months.¹⁴

3.10 Lapse of Social Impact Assessment report.

Where a preliminary notification under section 11 is not issued within twelve months from the date of appraisal of the Social Impact Assessment report submitted by the Expert Group under section 7, then, such report shall be deemed to have lapsed and a fresh Social Impact Assessment shall be required to be undertaken prior to acquisition proceedings under section 11. However, the appropriate Government, shall have the power to extend the period of twelve months, if in its opinion circumstances exist justifying the same.¹⁵

3.11 Hearing of objections

Any person interested in any land which has been notified under sub-section (1) of section 11, as being required or likely to be required for a public purpose, may within sixty days from the date of the publication of the preliminary notification, object to—

- (a) the area and suitability of land proposed to be acquired;

¹³ Sec 11(1)

¹⁴ Sec 11(5)

¹⁵ Sec 14

(b) justification offered for public purpose;

(c) the findings of the Social Impact Assessment report.¹⁶

3.12 Preparation of Rehabilitation and Resettlement Scheme by the Administrator

Upon the publication of the preliminary notification under sub-section (1) of section 11 by the Collector, the Administrator for Rehabilitation and Resettlement shall conduct a survey and undertake a census of the affected families, in such manner and within such time as may be prescribed, which shall include—

(a) particulars of lands and immovable properties being acquired of each affected family;

(b) livelihoods lost in respect of land losers and landless whose livelihoods are primarily dependent on the lands being acquired;

(c) a list of public utilities and Government buildings which are affected or likely to be affected, where resettlement of affected families is involved;

(d) details of the amenities and infrastructural facilities which are affected or likely to be affected, where resettlement of affected families is involved; and

(e) details of any common property resources being acquired.¹⁷

3.13 Public Hearing

A public hearing shall be conducted in such manner as may be prescribed, after giving adequate publicity about the date, time and venue for the public hearing at the affected area. In case where an affected area involves more than one Gram Panchayat or Municipality, public hearings shall be conducted in every Gram Sabha and Municipality where more than twenty-five percent of land belonging to that Gram Sabha or Municipality is being acquired. The Administrator shall, on completion of public hearing submit the draft Scheme for Rehabilitation and Resettlement

¹⁶ Sec 15(1)

¹⁷ Sec. 16(1)

along with a specific report on the claims and objections raised in the public hearing to the Collector.¹⁸

3.14 Review of the Rehabilitation and Resettlement Scheme

The Collector shall review the draft Scheme submitted by the Administrator with the Rehabilitation and Resettlement Committee. The Collector shall submit the draft Rehabilitation and Resettlement Scheme with his suggestions to the Commissioner Rehabilitation and Resettlement for approval of the Scheme.¹⁹

3.15 Approved Rehabilitation and Resettlement Scheme to be made public

The Commissioner shall cause the approved Rehabilitation and Resettlement Scheme to be made available in the local language to the Panchayat, Municipality or Municipal Corporation, as the case may be, and the offices of the District Collector, the Sub-Divisional Magistrate and the Tehsil, and shall be published in the affected areas, in such manner as may be prescribed, and uploaded on the website of the appropriate Government.²⁰

3.16 Publication of declaration and summary of Rehabilitation and Resettlement

The Collector shall publish a summary of the Rehabilitation and Resettlement Scheme along with declaration.²¹

Notice to persons interested.—(1) The Collector shall publish the public notice on his website and cause public notice to be given at convenient places on or near the land to be taken, stating that the Government intends to take possession of the land, and that claims to compensations and rehabilitation and resettlement for all interests in such land may be made to him.

3.17. Enquiry and land acquisition award by Collector.—On the day so fixed, or on any other day to which the enquiry has been adjourned, the Collector shall proceed to enquire into the objections (if any) which any person interested has stated pursuant to a notice given under

¹⁸ Sec. 16(5) &(6)

¹⁹ Sec. 17

²⁰ Sec. 18

²¹ Sec. 19 (2)

section 21, to the measurements made under section 20, and into the value of the land at the date of the publication of the notification, and into the respective interests of the persons claiming the compensation and rehabilitation and resettlement, shall make an award under his hand of—

(a) the true area of the land;

(b) the compensation as determined under section 27 along with Rehabilitation and Resettlement Award as determined under section 31 and which in his opinion should be allowed for the land; and

(c) the apportionment of the said compensation among all the persons known or believed to be interested in the land, or whom, or of whose claims, he has information, whether or not they have respectively appeared before him.

3.18. Period within which an award shall be made.—The Collector shall make an award within a period of twelve months from the date of publication of the declaration under section 19 and if no award is made within that period, the entire proceedings for the acquisition of the land shall lapse:

Provided that the appropriate Government shall have the power to extend the period of twelve months if in its opinion, circumstances exist justifying the same:

Provided further that any such decision to extend the period shall be recorded in writing and the same shall be notified and be uploaded on the website of the authority concerned.

3.19 Compensation under the Land Acquisition Act

Section 26 of the Act that deals with compensation for the land owners. It outlines the proposed minimum compensation, based on multiples of the market value. Usually, the market value is multiplied by a factor of one or two times, for land acquired in rural and urban areas.

The market value of the land is determined by the average sale price for similar types of land situated in the nearest village or nearest vicinity area. This sale price is assessed, by considering one-half of the total number of sale deeds or the agreements to sell, in which the highest price has been mentioned.

The compensation can also be a consented amount, in case the land is acquired for private companies or public-private partnership projects.

3.20. Determination of market value of land by Collector

The Collector shall adopt the following criteria in assessing and determining the market value of the land, namely:—

- a. the market value, if any, specified in the Indian Stamp Act, 1899 (2 of 1899) for the registration of sale deeds or agreements to sell, as the case may be, in the area, where the land is situated; or
- b. the average sale price for similar type of land situated in the nearest village or nearest vicinity area; or
- c. consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies or for public private partnership projects, whichever is higher:

Provided that the date for determination of market value shall be the date on which the notification has been issued under section 11.²²

The average sale price referred to in clause (b) **shall be determined taking into account the sale deeds or the agreements to sell registered for similar type of area in the near village or near vicinity area during immediately preceding three years of the year in which such acquisition of land is proposed to be made.**²³

For determining the average sale price referred to in *Explanation 1*, **one-half of the total number of sale deeds or the agreements to sell in which the highest sale price** has been mentioned shall be taken into account.²⁴

While determining the market value under this section and the average sale price referred to in *Explanation 1* or *Explanation 2*, any price paid as compensation for land acquired under the

²² Sec. 26 (1)

²³ Sec. 26 (1) *Explanation 1*

²⁴ Sec. 26 (1) *Explanation 2*

provisions of this Act on an earlier occasion in the district shall not be taken into consideration.

25

While determining the market value under this section and the average sale price referred to in *Explanation 1* or *Explanation 2*, any price paid, which in the opinion of the Collector is not indicative of actual prevailing market value may be discounted for the purposes of calculating market value.²⁶

(2) The market value calculated as per sub-section (1) shall be multiplied by a factor to be specified in the First Schedule.

3.21. Determination of amount of compensation.

—The Collector having determined the market value of the land to be acquired shall calculate the total amount of compensation to be paid to the land owner (whose land has been acquired) by including all assets attached to the land.²⁷

Parameters to be considered by Collector in determination of award.—In determining the amount of compensation to be awarded for land acquired under this Act, the Collector shall take into consideration²⁸—

1. the market value as determined under section 26 and the award amount in accordance with the First and Second Schedules;
2. the damage sustained by the person interested, by reason of the taking of any standing crops and trees which may be on the land at the time of the Collector's taking possession thereof;
3. the damage (if any) sustained by the person interested, at the time of the Collector's taking possession of the land, by reason of severing such land from his other land;

²⁵ Sec. 26 (1) *Explanation 3*

²⁶ Sec. 26 (1) *Explanation 4*

²⁷ Sec. 27

²⁸ Sec. 28

4. the damage (if any) sustained by the person interested, at the time of the Collector's taking possession of the land, by reason of the acquisition injuriously affecting his other property, movable or immovable, in any other manner, or his earnings;
5. in consequence of the acquisition of the land by the Collector, the person interested is compelled to change his residence or place of business, the reasonable expenses (if any) incidental to such change;
6. the damage (if any) *bona fide* resulting from diminution of the profits of the land between the time of the publication of the declaration under section 19 and the time of the Collector's taking possession of the land; and
7. any other ground which may be in the interest of equity, justice and beneficial to the affected families.

3.22. Determination of value of things attached to land or building.—

- The Collector in determining the market value of the building and other immovable property or assets attached to the land or building which are to be acquired, use the services of a competent engineer or any other specialist in the relevant field, as may be considered necessary by him.
- The Collector for the purpose of determining the value of trees and plants attached to the land acquired, use the services of experienced persons in the field of agriculture, forestry, horticulture, sericulture, or any other field, as may be considered necessary by him.
- The Collector for the purpose of assessing the value of the standing crops damaged during the process of land acquisition, may use the services of experienced persons in the field of agriculture as may be considered necessary by him.

3.23. Award of solatium

The Collector having determined the total compensation to be paid, shall, to arrive at the final award, impose a —Solatium amount equivalent to one hundred percent of the compensation amount. *The solatium amount shall be in addition to the compensation payable to any person whose land has been acquired.*

The Collector shall issue individual awards detailing the particulars of compensation payable and the details of payment of the compensation as specified in the First Schedule. In addition to the market value of the land provided under section 26, the Collector shall, in every case, award an amount calculated at the rate of twelve per cent. per annum on such market value for the period commencing on and from the date of the publication of the notification of the Social Impact Assessment study under sub-section (2) of section 4, in respect of such land, till the date of the award of the Collector or the date of taking possession of the land, whichever is earlier.²⁹

3.24. Rehabilitation and Resettlement Award for affected families by Collector

The Collector shall pass Rehabilitation and Resettlement Awards for each affected family in terms of the entitlements provided in the Second Schedule. The Rehabilitation and Resettlement Award shall include all of the following, namely:—

- (a) rehabilitation and resettlement amount payable to the family;
- (b) bank account number of the person to which the rehabilitation and resettlement award amount is to be transferred;
- (c) particulars of house site and house to be allotted, in case of displaced families;
- (d) particulars of land allotted to the displaced families;
- (e) particulars of one time subsistence allowance and transportation allowance in case of displaced families;
- (f) particulars of payment for cattle shed and petty shops;
- (g) particulars of one-time amount to artisans and small traders;
- (h) details of mandatory employment to be provided to the members of the affected families;
- (i) particulars of any fishing rights that may be involved;
- (j) particulars of annuity and other entitlements to be provided;

²⁹ Sec. 30

(k) particulars of special provisions for the Scheduled Castes and the Scheduled Tribes to be provided:

Table 3.3: Summary of the RFCTLARR Act, 2013 Sections as applicable

Sl. No.	Section	Description of the Section
1.	Section 4 (1) – SIA Notification	<ul style="list-style-type: none"> • Social Impact Assessment Study (SIA) • Total duration 6 months
2.	Section 4 (2)	The notification for Social Impact Assessment Study shall be published in the local language and that shall be made available in affected area, Panchayat Office, Municipality of Municipal Corporation, District Collector, SDM office and respective Tehsil etc.
3.	Section 5	<ul style="list-style-type: none"> • Public Hearing for SIA
4.	Section 6 (1)	<ul style="list-style-type: none"> • Publication of SIA
5.	Section 7 (1) – SIA evaluation and approval	<ul style="list-style-type: none"> • Independent SIA Evaluation by Expert Group <ul style="list-style-type: none"> – 2 non official social scientist – 2 representatives of Panchayat, Gram Sabha, Municipality or Corporation – 2 experts on rehabilitation – 1 technical expert in subject area – Publication of recommendation – Total duration 2 months
6.	Section 8	<ul style="list-style-type: none"> • Examination of proposals for land acquisition and Social Impact Assessment report by appropriate Government
7.	Section 11(1) – Notice to acquire land	<ul style="list-style-type: none"> • Publication of Preliminary Notification for land acquisition
8.	Section 11(5) – Land record updation	<ul style="list-style-type: none"> • Updating land records • Total duration 2 months
9.	Section 12-Preliminary Survey of land	<ul style="list-style-type: none"> • Preliminary Survey of land and power of officers to carry out survey.
10.	Section 14 – SIA lapse period	<ul style="list-style-type: none"> • If Section 11 (1) not published within 12 months (18 months from the date of 4(1) notification) after the submission of SIA report under section 7, such report will lapse. Then fresh SIA to be done before acquisition under section 11. • Appropriate government shall have the power to extend the period of 12 months
11.	Section 15 (1) – Hearing of objections	<ul style="list-style-type: none"> • Within 60 days from the date of 11 (1) notification
12.	Section 16 (1) – Preparation	<ul style="list-style-type: none"> • After the publication of 11 (1) notification by

	of R&R scheme by Administrator (by state notification not below the rank Joint Collector or Additional Collector or Dy. Collector or Revenue Department to be the Administrator for R&R)	collector, Administrator for R&R shall conduct census survey for affected families.
13.	Section 16 (5)	<ul style="list-style-type: none"> Public hearing of R&R Scheme
14.	Section 16 (6)	<ul style="list-style-type: none"> Submission of draft R&R Scheme to collector
15.	Section 17 (1)	<ul style="list-style-type: none"> Review of R&R scheme by Collector with R&R committee
16.	Section 18 – Approval of R&R scheme by Commissioner	<ul style="list-style-type: none"> Officer of the rank of Commissioner or Secretary of that Government
17.	Section 19 (2) – Publication of declaration and summary of R&R	<ul style="list-style-type: none"> To be published with a period of 12 months from the notification under section 11 (1) excluding stay or court order
18.	Section 19 (7) – Lapse of notification under section 11 (1)	<ul style="list-style-type: none"> If no declaration is made within 12 months from the notification under section 11(1) excluding stay or court order
19.	Section 21 (1)	<ul style="list-style-type: none"> Notice to person interested for taking possession
20.	Section 23	<ul style="list-style-type: none"> Land Acquisition Award by collector
21.	Section 25 – Lapse of entire proceeding for acquisition	<ul style="list-style-type: none"> Award to be made within 12 months from the date of declaration under section 19. (Appropriate government shall have the power to extend the period with justification).
22.	Section 26	<ul style="list-style-type: none"> The District collector gets absolute right to determine the Market Value of the Land
23.	Section 30 (3)	<ul style="list-style-type: none"> In addition to the market value of the land an amount of 12% per annum needs to be given to land looser. This award (additional amount 12%) would be considered for commencing period and from the date of publication of the notification of the social impact study till the award 0
24.	Section 31 (1)	<ul style="list-style-type: none"> R&R award by collector Collector shall take possession after ensuring 100% compensation payment and R&R entitlements.
25.	Section 38 (1)	<ul style="list-style-type: none"> Power to take possession of land to be acquired by Collector
26.	Section 38 (3)	<ul style="list-style-type: none"> R&R process to be completed in all respect before displacing the AFs

27.	Section 43 (3)	<ul style="list-style-type: none"> Formulation, Execution and monitoring of R&R scheme shall vest in the Administrator under the direction and control of Government and Commissioner R&R.
28.	Section 44(1)	<ul style="list-style-type: none"> Appointment of R&R Commissioner
29.	Section 44 (2)	<ul style="list-style-type: none"> Commissioner will be responsible for supervising the formulation of R&R schemes or plans and proper implementation of such schemes or plans.
30.	Section 44 (3)	<ul style="list-style-type: none"> Commissioner shall be responsible for post implementation social audit in consultation with Gram Sabha in Rural areas and municipality in urban areas.
31	Section 45 (1) Composition of R&R committee: (acquisition of equal to or more than 100 acres of land)	<ul style="list-style-type: none"> Chairman (Collector) Women representative residing in affected area Representative of ST & SC residing in the affected area Representative of NGO working in the area Representative of Nationalized bank Land Acquisition officer of the project Chairpersons of the Panchayats or municipalities located in the affected area or their nominees Chairperson of the District planning Committee or his nominee MP and MLA of the concerned area or their nominees Representative of the requiring body Administrator for R&R as member-convenor

Table 3.4: Compensation for land Owners

S. No.	Component of compensation package in respect of land acquired under the Act	Manner of determination of value
1.	Market value of land	To be determined as provided under section 26.
2.	Factor by which the market value is to be multiplied in the case of rural areas	1.00 (One) to 2.00 (Two) based on the distance of project from urban area, as may be notified by the appropriate Government.
3.	Factor by which the market value is to be multiplied in the case of urban areas	1(One).
4.	Value of assets attached to land or	To be determined as provided under section 29.

	building	
5.	Solatum	Equivalent to one hundred per cent. of the market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 for rural areas or serial number 3 for urban areas plus value of assets attached to land or building against serial number 4 under column (2).
6.	Final award in rural areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).
7.	Final award in urban areas	Market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 3 plus value of assets attached to land or building mentioned against serial number 4 under column (2) plus solatium mentioned against serial number 5 under column (2).
8.	Other component, if any, to be included	

Table 3.5: Elements of Rehabilitation and Resettlement Entitlements

1. LAND ACQUISITION
In case of land acquisition the amount of compensation to be determined is that of the value of the land + 100 percent Solatium + 12 percent additional market value form the date of notification to taking over the possession or award whichever is higher. Market valued of land as mentioned under section 26 of RFACTLARR Act, 2013 needs to be multiplied by the radial factor (based on the distance of project from urban area as notified by the appropriate government – e.g multiplication of 2 in Rural area and Multiplication of 1 in Urban area) plus value of assets attached to land or building (mentioned in Section 29 of LARRA Act – 2013) Plus Solatium (solatium includes 100% market value multiplied by 2 plus value of assets in Rural area and multiplied by 1 plus value of assets in urban area)

Example : Rural Area: If the Market valued of land is Rs. 200, the final award will be $Rs.200 \times 2 + \text{Solatium} (100\% \text{ of Market Value} \times 2) = 400 + 400 = 800$ i.e 4 times of Market Value i.e $Rs.200 \times 4 = Rs.800$

Urban Area: if the Market value of land is Rs. 500, the final award will be $Rs.500 \times 1 + \text{Solatium} (100\% \text{ of Market Vale} \times 1) = 500 + 500 = 1000$ i.e 2 times of Market Value i.e. $Rs. 500 \times 2 = Rs.1000$

2. PROVISION OF HOUSING UNITS IN CASE OF DISPLACEMENT

If a **house is lost in rural areas, a constructed house shall be provided as per the Indira Awas Yojana Specifications. If a hose is lost in urban areas, a constructed house shall be provided, which will be not less than 50 sq mts in plinth area.**

The benefits listed above shall also be extended to any affected family which is without homestead land and which has been residing in the area continuously for a period of not less than three years preceding the date of notification of the affected area which has been involuntarily displaced from such area:

Provided that any such family in urban areas which opts not to take the house offered, shall get a one-time financial assistance for house construction, which shall not be less than one lakh fifty thousand rupees:

Provided further that if any affected family in rural areas so prefers, the equivalent cost of the house may be offered in lieu of the constructed house:

Provided also that no family affected by acquisition shall be given more than one house under the provisions of this Act.

Explanation – The houses in urban areas may, if necessary, be provided in multi-storied building complexes

3. CHOICE OF ANNUITY OR EMPLOYMENT

The appropriate Government shall ensure that the affected families are provide with the following options:

- a) Where jobs are created through the project, **mandatory employment at a rate not lower than the minimum wages** provided for in any other law for the time being in force, to least one member per affected family in the project or arrange for a job in such other project as may be required; or
- b) One-time **payment of five lakhs rupees** per affected family; or
- c) Annuity policies that shall not **less than two thousand rupees per month per family for**

<p>twenty years, with appropriate indexation to the consumer Price Index for Agriculture Labourers.</p>
<p>4. SUBSISTENCE GRANTS</p>
<p>The appropriate Government shall ensure that the affected families are provided with the following options:</p> <p>Given monthly subsistence allowance equivalent to three thousand rupees per month for a period of one year from the date of award. In addition to this amount, the scheduled castes and the scheduled Tribes displaced from Scheduled Areas shall receive an amount equivalent to fifty thousand rupees.</p>
<p>5. TRANSPORTATION COST</p>
<p>The appropriate Government shall ensure that the affected families are provided with the following options:</p> <p>Each affected family which is displaced shall get a one-time financial assistance of fifty thousand rupees as transportation cost for shifting of the family, building materials, belongings and cattle</p>
<p>6. CATTLE SHE / PETTY SHOPS COST</p>
<p>Each affected family having cattle or having a petty shop shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees for construction of cattle shed or petty shop as the case may be.</p>
<p>7. ONE TIME GRANTS TO ARTISAN, SMALL TRADERS AND OTHERS</p>
<p>Each affected family of an artisan, small trader or self-employed person or an affected family which owned non-agricultural land or commercial, industrial or institutional structure in the affected area, and which has been involuntarily displaced from the affected area due to land acquisition, shall get one-time financial assistance of such amount as the appropriate Government may, by notification, specify subject to a minimum of twenty-five thousand rupees.</p>
<p>8. ONE TIME RESETTLEMENT ALLOWANCE</p>
<p>Each affected family shall be given a one-time "Resettlement Allowance" of fifty thousand rupees only</p>
<p>9. STAMP DUTY REGISTRATION</p>

- 1) **The stamp duty and other fees payable for registration** of the land or house allotted to the affected families **shall be borne by the Requiring Body.**
- 2) The land for house allotted to the affected families shall be free from all encumbrances.
- 3) The land or house allotted may be in the joint names of wife and husband of the affected family.

4) PROVISION OF INFRASTRUCTURAL AMENITIES

1. Roads within the resettled villages and an all-weather road link to the nearest pucca road, passages and easement rights for all the resettled families be adequately arranged.
2. Proper drainage as well as sanitation plans executed before physical resettlement.
3. One or more assured sources of safe drinking water for each family as per the norms prescribed by the Government of India.
4. Provision of Drinking water for cattle.
5. Grazing land as per proportion acceptable in the State.
6. A reasonable number of Fair price Shops
7. Panchayat Ghars, as appropriate.
8. Village level Post Offices, as appropriate, which facilities for opening saving accounts.
9. Appropriate seed-cum-fertilizer storage facility if needed.
10. Efforts must be made to provide basic irrigation facilities to the agricultural land allocated to the resettled families if not from the irrigation project, then developing a cooperative or under some Government scheme or special assistance.
11. All new villages established for resettlement of the displaced persons shall be provided with suitable transport facilities which must include public transport facilities through local bus services with the nearby growth centres / urban localities.
12. Burial or cremation ground, depending on the caste communities at the site and their practices.
13. Facilities for sanitation, including individual toilet points.
14. Individual single electric connections (or connection through non-conventional sources of energy like solar energy), for each household and for public lighting.
15. Anganwadi's providing child and mother supplemental nutritional services.
16. School as per the provisions of the right of children to Free and Compulsory Education Act, 2009 (35 of 2009);
17. Sub-health centre within two kilo metres range.
18. Primary Health Centre as prescribed by the Government of India.
19. Playground for children.
20. One community centre for every hundred families.
21. Places of worship and chowpal/tree platform for every fifty families for community

- assembly, of numbers and dimensions consonant with the affected area.
22. Separate land must be earmarked for traditional tribal institutions.
 23. The forest dweller families must be provided, where possible, with their traditional rights on non-timber forest produce and common property resources, if available close to the new place of settlement and , in case any such family can continue their access or Construction and Up-gradation of NH-131A from Km 6.000 near Narenpur to Km 55.000 near Purnea in Bihar to 4 lane Standard

Owners belonging to the Scheduled Castes.

(9) The affected Scheduled Tribes, other traditional forest dwellers and the Scheduled castes families having fishing rights in a river or pond or dam in the affected area shall be given fishing rights in the reservoir area of the irrigation or hydel projects.

(10) Where the affected Castes and Scheduled Tribes are relocated outside of the district then they shall be paid an additional twenty-five percent. Rehabilitation and Resettlement benefits to which they are entitled in monetary terms along with a one-time entitlement of fifty thousand rupees.

CHAPTER 4

Socio-Economic Profile of Project Affected Area

This chapter provides an overview of the socioeconomic profile of the district and sub-district/tehsil in which the study area is situated. The chapter is structured into two sections. The first section offers a brief overview of the geographical and administrative setup of the study region, while the second section delves into the socio-economic profile of South District in general, focusing on the specifics of the Maidangarhi study area.

Delhi, designated as the National Capital Territory, is bordered by Haryana on three sides and Uttar Pradesh in the east. It is situated between North Latitude 28.24 – 28.53 degrees and East Longitude 76.50 - 77.20 degrees. Covering an area of 1483 km², Delhi comprises 369.35 sq. km. designated as rural and 1113.65 km² as urban. In terms of area, it is the largest city in the country, spanning 51.9 km in length and 48.48 km in breadth.

Delhi is divided into Eleven Revenue Districts, with two districts, Shahdara and South East, created in 2012. Additionally, it houses five municipalities within the National Capital Territory. Each district is overseen by a District Magistrate, supported by an Additional District Magistrate, Sub Divisional Magistrates, Tehsildars, and Sub-Registrars.

The District Administration is tasked with a diverse range of functions, encompassing magisterial matters, revenue courts, issuance of various statutory documents, property registration, election management, relief and rehabilitation in land acquisition, and numerous other duties too numerous to list exhaustively. In Delhi, the District Administration serves as the de facto enforcement department for all government policies and holds supervisory authority over numerous other government functionaries. At the apex of the revenue hierarchy stands the Divisional Commissioner, who concurrently serves as the District Magistrate of Delhi and Inspector General of Registration. Additionally, the Divisional Commissioner is designated as the Secretary (Revenue) and Collector under various Revenue Acts.

According to the 2011 Census, the National Capital Territory (NCT) of Delhi recorded a 16.8% Scheduled Caste (SC) population. Among the districts, the highest percentage of SC population was observed in the Central district, while the lowest percentage was recorded in the South West district as per the 2011 Census data.

South Delhi is an administrative district of the National Capital Territory of Delhi, India, with its headquarters in Saket. Administratively, the district is divided into three subdivisions: Saket, Hauz Khas, and Mehrauli. It is bordered by the Yamuna River to the east, the New Delhi district to the north, Faridabad District of Haryana state to the southeast, Gurgaon District of Haryana to the southwest, and South West Delhi to the west.

The South district occupies the third place in terms of area, constituting 16.7 per cent of the total area of the State. It is the second largest district in terms of population. Despite having only three villages, both its tehsils are entirely urban. In terms of density, it ranks sixth with a density of 11060. The district ranks seventh in sex ratio, which is below the State average. It occupies the third position in terms of the proportion of the population in the age group 0-6. Regarding literacy rate, it ranks sixth in the State, with a literacy rate of 86.6 percent. It holds the fourth position in the female Work Participation Rate, which is above the state average.

The district is home to several famous historical monuments and places of tourist interest, including the Qutab Minar, Tughlakabad Fort, Deer Sanctuary, ISKCON Temple, Bahai (Lotus Temple), and Chattarpur Mandir. Additionally, the National Thermal Power Corporation (NTPC) is situated in this district.

Table 4.1: List of Tehsils in South Delhi Districts

Sub-Districts	Sub-District Area
Saket	Bhati, Asola, Shahur Pur, Chhattar Pur, Sat Bari, Raj Pur Khurd, Maidan Garhi , Sakidul Azaib, Neb Sarai, Devli, Tigri, Ladha Sarai, Lado Sarai
Hauz Khas	Hauz Rani, Chirag Delhi, Sahapur Jat, Khirki, Masjid Moth, Yusuf Sarai, Khanpur, Madan Gir, Zamrud Pur, Kharer, Kalo Sarai, Begum Pur, Sheikh Sarai, Sarai Sahji, Hauz Khas, Humanyun Pur, Adh Chini, Put Sarai
Mehrauli	Mehrauli, Gadai Pur, Aya Nagar, Katwaria Sarai, Jia Sarai, Bair Sarai, Sultan Pur, Fatehpuri Beri, Dera Mandi, Jona Pur, Chandan Hula

Table 4.2 presents the demographic overview of South District according to the 2011 census of India. South Delhi had a population of 2,731,929, comprising 1,467,428 males and 1,264,501 females. In the 2001 census, South Delhi's population was 2,267,023, with 1,260,025 males and 1,006,998 females. This reflects a population increase of 20.51 percent compared to the 2001 figures. In the preceding 2001 census, South Delhi District experienced a population growth of 50.95 percent compared to the figures from 1991.

Table 4.2: Demographic Overview of the South District of Delhi, 2011

Description	2001	2011
Total Population	2267023	2731929
Male	126002	1467428
Female	100699	1264501
Population Growth	50.95%	20.15%
Area Sq. Km	247	247
Density/km2	9105	11060
Proportion to Delhi Population	16.32%	16.27%
Sex Ratio (Per 1000)	799	862
Child Sex Ratio (0-6 Age)	888	885
Average Literacy	81.96%	86.57%
Male Literacy	88.26%	91.73%
Female Literacy	73.94%	80.55%
Total Child Population (0-6 Age)	334941	331043
Male Population (0-6 Age)	177441	175592
Female Population (0-6 Age)	157500	155451
Literates	158354	2078402
Male Literates	955438	1185036
Female Literates	628102	893366
Child Proportion (0-6 Age)	14.77%	12.12%
Boys Proportion (0-6 Age)	14.08%	11.97%
Girls Proportion (0-6 Age)	15.64%	12.29%
Urban Population	2073868	2719736

Rural population	184499	12193
Number of Households		574133
Scheduled Caste		422926
SC Male		223199
SC Female		199727

Source: Primary Census Abstract, Census of India, 2011

According to the Census of 2011, out of the total population, 99.6% reside in urban areas, while 0.4% live in rural areas. The average literacy rate in urban areas is 86.6%, whereas in rural areas, it stands at 78.3%. Additionally, the Sex Ratio in urban areas of South district is 862, while in rural areas, it is 788. The population of children aged 0-6 years in South district amounts to 331,043, constituting 12% of the total population. Among these, there are 175,592 male children and 155,451 female children aged 0-6 years. Consequently, as per the Census of 2011, the Child Sex Ratio in South district is 885, which exceeds the Average Sex Ratio (862) of the district. The overall literacy rate in South district is 86.57%. Specifically, the male literacy rate is 80.76%, while the female literacy rate is 70.65%.

Demographic Profile of Study Area

Maidangarhi is a Census Town situated in the Hauz Khas tehsil of South district. According to the Population Census of 2011, there are a total of 2,289 families residing in Maidangarhi city. The overall population of Maidangarhi is 11,111, comprising 5,915 males and 5,196 females, resulting in an Average Sex Ratio of 878.

The population of children aged 0-6 years in Maidangarhi city amounts to 1,397, which represents 13% of the total population. Among them, there are 727 male children and 670 female children aged 0-6 years. Consequently, as per the Census of 2011, the Child Sex Ratio in Maidangarhi is 922, exceeding the Average Sex Ratio (878).

According to the Census of 2011, the literacy rate in Maidangarhi is 86.3%, which is slightly lower than the 86.6% literacy rate of South district. The male literacy rate is 91.92%, while the female literacy rate is 79.76% in Maidangarhi. Maidangarhi Census Town has administrative control over 2,289 houses, providing essential amenities such as water and sewerage. It also has the authority to construct roads within Census Town limits and levy taxes on properties within its

jurisdiction. According to the Population Census of 2011, here are some quick facts about Maidangarhi.

Table 4.3: Demographic profile of Maidangarhi

	Total	Male	Female
Children	1,397	727	670
Literacy	86.3%	80.6%	69.5%
Scheduled Caste	2,679	1,416	1,263
Scheduled Tribe	0	0	0
Illiterate	2,732	1,146	1,586

Religion-wise Population - Maidangarhi

As per the Census 2011, the total Hindu population in Maidangarhi is 10,447 which is 94.02% of the total population. Also the total Muslim population in Maidangarhi is 274 which is 2.47% of the total population. Below is the religion-wise population of Maidangarhi as per Census 2011.

Table 4.4: Religion-wise Population

Religion	Total		Male	Female
Hindu	10,447	(94.02%)	5,577	4,870
Muslim	274	(2.47%)	136	138
Christian	224	(2.02%)	123	101
Sikh	49	(0.44%)	25	24
Buddhist	5	(0.05%)	2	3
Jain	8	(0.07%)	2	6
Other Religion	4	(0.04%)	3	1
No Religion Specified	100	(0.9%)	47	53

Literacy Rate - Maidangarhi

The total literacy rate of Maidangarhi was 86.26% in 2011 which is greater than the average literacy rate of 86.21% of Delhi. Population-wise, out of total 8,379 literates, males were 4,769

while females were 3,610. Also the male literacy rate was 91.92% and the female literacy rate was 79.76% in Maidangarhi.

Table 4.5: Literacy Rate of Maidangarhi

	Maidangarhi	Delhi
Female	79.76%	80.76%
Male	91.92%	90.94%
Total	86.26%	86.21%

Sex Ratio - Maidan Garhi

The Sex Ratio of Maidan Garhi is 878. Thus per every 1000 men there were 878 females in Maidan Garhi. Also as per Census 2011, the Child Sex Ratio was 922 which is greater than Average Sex Ratio (878) of Maidan Garhi.

Child Population - Maidan Garhi

According to Census 2011, there were 1,397 children between aged 0 to 6 years in Maidan Garhi. Out of which 727 were male while 670 were female.

Working Population - Maidan Garhi

In Maidan Garhi Census Town out of total population, 3,800 were engaged in work activities. 91.5% of workers describe their work as Main Work (Employment or Earning more than 6 Months) while 8.5% were involved in Marginal activity providing livelihood for less than 6 months. Of 3,800 workers engaged in Main Work, 39 were cultivators (owner or co-owner) while 16 were Agricultural labourers.

Table 4.6: Working Profile of Maidangarhi

	Total	Male	Female
Main Workers	3,478	2,861	617
Cultivators	39	29	10
Agriculture Labourer	16	12	4
Household Industries	138	92	46
Other Workers	3,285	2,728	557
Marginal Workers	322	197	125
Non-Working	7,311	2,857	4,454

CHAPTER 5

The Socio-Economic profile of the Project Affected Families at Maidangarhi

This Chapter examines the socio-economic profile of Project Affected Families/Persons, which includes only three landowners. The profile encompasses demographic characteristics, educational and occupational status, land ownership, ownership of movable and immovable assets, access to infrastructure and other essential services, and the vulnerability of project-affected households/persons.

The demographic profile of the PAFs (including landowners and laborers) includes the age groups of household members, household size, marital status, sources of household income, educational backgrounds, housing conditions, sources of drinking water, patterns of land ownership, livelihood sources, livestock, consumer durables and assets possessed by the PAF households, transportation assets owned by the households, indebtedness, household expenditure, and benefits from the government.

5.1. Land Owners details as per Tehsildar Office (South District of Delhi)

Prior to conducting the field survey, the survey team made a formal request to the DM office for details regarding the landowners associated with khasra no. 442 of Maidangarhi revenue village in the South District. Subsequently, the district office provided the names of 20 individuals along with their respective shares of land in the specified khasra number. Since no individuals reside on the project affected site, and only a few mobile numbers were available, the Social Impact Assessment (SIA) team endeavored to gather as much information as possible regarding the contact details of these landowners.

Upon contacting these individuals, it was discovered that only three of them claimed ownership of land within the project affected site. Notably, it was revealed that, aside from Mr. Narayan Sing Dagar, Mr. Vijay Kumar Dagar, and Shri Jaspla, all others had sold their land to Mr. Jaspal. Table 5.1 further delineates the details of the landowners and their respective land shares, as recorded by the Tehsildar office Khatauni, juxtaposed with the shares claimed by current claimants.

श्री.

136/2

आमदा दिशानिर्देश तहसीलदार साकेत साहब बाबत
म्बर 442 (5-1) ग्राम मैदान गढ़ी (श्रीमि आधिग्रहण-
न्धेत) उपरोक्त खसरा नम्बर में श्रीमिदरान की
निम्न लिखित हैं।

खसरा मुताबिक खसरीनी श्रीमिदरान के नाम

- (5-1)
- | | | |
|---------|---------------------------------|----------------|
| | ① श्रीमति सावित्री w/o पेमासिंह | 1/15 भाग |
| | ② M/s Elevation Holding (P) Co | 1/15 भाग |
| | ③ M/s Gurukul leather | 1/15 भाग |
| 1/15 | ④ सतबीर w/o श्रीमति कुलकौर | 1/45 भाग |
| | ⑤ राजवीर w/o श्रीमति कुलकौर | 1/45 भाग |
| | ⑥ शकुन्तला w/o श्रीमति कुलकौर | 1/45 भाग |
| 5/6 भाग | ⑦ सुभाष w/o रामरति | हर
1/15 भाग |
| | ⑧ आदर्श w/o रामरति | |
| | ⑨ अनिल कुमार कुलशेखर w/o रामरति | |
| | ⑩ नागेश्वरी पुत्री रामरति | |
| 1/6 भाग | ⑪ राजकला | हर
1/15 भाग |
| | ⑫ अंकुर | |
| | ⑬ श्रीमति कविता देवी | |
| | ⑭ श्रीमति कंचन | |
| | ⑮ अशोक कुमार w/o श्रीमति रामरति | |

P-T-O —

(1)

- 16 श्री-मति अशी बसवाल 1/3 भाग
- 17 मानसिंह डागर 1/12 भाग
- 18 नारायण सिंह डागर 1/12 भाग
- 19 श्री-मति लक्ष्मी 1/12 भाग
- 20 श्री-मति माया 1/12 भाग

जिस प्रकार objection/case/information लगे हैं।
 आमतौर पर निम्न प्रकार के प्रमाणों (1990-91)
 प्राप्त हो चुके हैं। 1990-91 की अवधि में
 की अवधि में सश्री अश्विनी का जन्म हुआ।
 1990-91 का प्रमाण प्रोबली साफ सलज है। रिपोर्ट पर है।

ASO/NT/ASD. आते हुए से Court case No
 LS. No. 117/19 दाला के व
ASO/NT असावे objection के है।
 14/09/2023 Anilkumar DM
 14/9/23 (147)

Teh (Saket) After include the label name of 4 Gen.
As per previous records no case found up to 81 of
DLR Act, 1974 in the cont of R/S/SPM (SMT)
17/09/2023
 Teh (drt) 1991/23

Table 5.1: Summary of Data Provided by DM office (South) land Owners details

Sl. No	Name of Land owners	Share in Land as per Tehsildar office Khatauni	Share of current claimants
1	Smt. Savitri W/o Prem Singh	1/5	No claims submitted
2	M/S Elevation Holding Pvt. Ltd.		
3	M/S Gurukul Leather		
4	Satbeer S/o Smt phool Kaur	1/15	No claims submitted
5	Raajveer S/o Smt phool Kaur		
6	Sakuntala D/o Smt phool Kaur		
7	Subhash S/o Ramrati	1/15	No claims submitted
8	Adarsh S/o Ramrati		
9	Anil Kumar kulshrestha S/o Amrati		
10	Nageswari D/o Ramrati		
11	Rajkala		
12	Ankur		
13	Smt Kavita Devi		
14	Smt Kanchan		
15	Ashok kumar S/o Smt Ramrati	1/3	2/3
16	Smt Yashi Jaspal		
17	Maan Singh Dagar	1/3	1/3
18	Narayan Singh Dagar		
19	Smt. Lakshmi		
20	Smt Maya		

This table highlights the discrepancy between official records and current claimants' assertions regarding the ownership shares of the land. Additionally, it indicates a lack of clarity on the ownership status for many parties, necessitating further investigation and clarification from DM office before the settlement of compensation. Since only three people have claimed upon this 2525.08 sq. Land during the survey. Therefore, SIA team surveyed only these people because they claimed the land.

5.2 Socio-economic profile of Project Affected Land owners Families

The socio-economic data and information regarding livelihoods and asset ownership were collected for the project-affected families. The SIA team has identified three landowners who will be affected by the proposed land acquisition in Maidangarhi. These landowners, categorized under Project Affected Families/households (PAFs), consist of a total of 13 individuals in their

families, comprising 5 women and 8 men. All affected households in this project belong to the Hindu community (see Table 5.2).

There are three owners of the affected land site. The first site is jointly owned by two individuals: (i) Narayan Singh Dagar and (ii) Dr. Vijay Singh Dagar, who are relatives. Mr. Jaspal is the third owner. Together, these three landowners possess a total affected land area of 2525.08 square meters, which may need to be acquired for the completion of the project.

Table 5.2: Demographic Profile of Owner Respondents

S.No	Description	Frequency
1	Land Owner Households	3
2	Total members in HHs	13
3	Male Persons	8
4	Female Persons	5
5	Total Working Member	4
6	Literate Persons	13
7	Illiterate Persons	0
9	Married Persons	7
10	Unmarried Persons	5
11	Widow	1*
12.	Religion	Hindu (All)

Source: Field Survey, 2022

Table 5.3 shows the socio-economic profile of Project Affected landowners in Maidangarhi. As mentioned above, the first landowner is Shri Vijay Singh Dagar, who is 49 years old and holds a Ph.D. degree. The second landowner is Mr. Narayan Singh Dagar, who is 66 years old and retired from a government job, and the third is Mr. Jaspal, who runs his own business. The first landowner (household) is headed by Shri Vijay Singh Dagar. Their land has been partially affected by the project.

Table 5.3: Profile of Land Owners

S. No.	Name of the Land Owners	Gender	Age	Education	Occupation	Income (Rs. in per month)
1	Vijay Singh Dagar	Male	49	Ph.D.	Teacher	Depends on Season (Open and Forested Land)
2	Mr. Narayan Singh Dagar	Male	66	M.A	Retired	Depends on Season (Open and Forested Land)
3	Mr. Jaspal	Male	82*	_____	Business	Open and Forested Land

Table 5.4 explains the property status of Project Affected Families (PAFs), detailing aspects such as the legal status of the property, type of ownership, years of occupation and ownership, construction type, and property use. All three sites (Site 1, 2, 3) have been partially affected by the proposed land acquisition project by the Delhi Development Authority (DDA) for the construction of the approach road from SAARC University to CAPFIMS at Maidangarhi. Each site holds legal ownership status of the project site. There is no built-up area occupied by the three owners under single ownership, and the properties are not being used for any commercial purposes. All three properties consist solely of open space and vegetation cover.

Vijay Singh Dagar and Narayan Singh Dagar have owned their properties since birth, while Mr. Jaspal has owned his property for generations. *It is important to note that none of them have provided any documentary evidence regarding their land ownership. Therefore, their claims are subject to verification by the District Administration of South District, Delhi.*

Table 5.4: Property Status of PAFs Landowners

S. No.	Name of the Owner	Legal Status	Type of use of the Property	Construction Type	Kind of Ownership	Year of occupying the property
1	Mr. Vijay Singh Dagar	Owner	Vegetation cover and Open Land	None	Joint with Narayan Singh Dagar	By Birth
2	Mr. Narayan Singh Dagar	Owner	Vegetation cover open Open Land	None	Joint With Vijay Singh Dagar	By Birth
3	Mr. Jaspal	Owner	Vegetation cover open Open Land	None	Single	_____

*Earlier they had commercial shop on rent in the same building since 1963

Table 5.5 provides the demographic profile of the first household, comprising a total of 4 affected members. This household is headed by Mr. Vijay Singh Dagar, who is 49 years old. Mr. Vijay Singh Dagar's family includes 2 males and 2 females. His wife, Rasu Dagar, is a 34-year-old female, while Satvik and Aardhi Dagar are 6 and 9 years old, respectively.

Table 5.5: Family Profile of First HHs

S. No.	Name of the Family Members	Gender	Age	Education	Occupation	Income (Rs. in per month)	Weather Income is effected by Land Acquisition
1	Mr. Vijay Singh Dagar	M	49	Ph.D	Teacher	Not disclosed	Depends on the season (open and vegetation cover land)
2	Rasu W/o of Vijay Singh Dagar	F	34	M.A	House Wife	None	
3	Satvik Dagar	M	06	Ist Class	Studying		
4.	Aardhi Dagar	F	09	4th Class	Studying		

In their family, Mr. Vijay holds a Ph.D. degree, Rasu has completed her M.A., and the other two members have completed first and fourth class, respectively. Mr. Vijay Singh Dagar is the sole earning member in his family, and he is employed in a salaried position (refer to Table 5.5).

The second land owner (household) is headed by Shri Narayan Singh Dagar, who is 66 years old. Narayan Singh Dagar has 8 members in their family, which includes 5 male and 3 female. His Wife Naresh Kumar is 66 years old, Parshant and Rohit are 38 and 36 year old respectively and they are only earning members in their family. In their family Naryan singh Dagar is retired from govt. job and Naresh Kumari is dependent house wife, others 3 members have studied schools (see table 5.6).

Table 5.6: Family Profile of Affected owner Second HHs

S. No.	Name of the Family Members	Gender	Age	Education	Occupation	Income (Rs. in per month)	Weather Income is effected by Land Acquisition
1	Mr. Narayan Singh Dagar	M	66	M.A	Retired	Not disclosed	Depends on the season (open and vegetation cover land)
2	Naresh kumari	F	66	M.A	House wife	None	
3	Prashant	M	38	B.A	Working	_____	
4	Rohit	M	36	M.P.A	Working	_____	
5	Shitela	F	36	F	M.A	_____	
6.	Sidhani	F	14	Studying			
7.	Meyansh	M	08	Studying			
8.	Takash	M	08	Studying			

Table 5.7: Family Profile of Affected owner Third HHs

S. No.	Name of the Family Members	Gender	Age	Education	Occupation	Income (Rs. in per month)	Weather Income is effected by Land Acquisition
1	Mr. Jaspal	M	82	—	Self-Business	Not disclosed	Open and vegetation cover land

Table 5.8 illustrates the characteristics of the land earmarked for acquisition, along with the intended purposes as stated by both landowners and affected families. Remarkably, all three landowners have categorized their land as agricultural, primarily designated for vegetation purposes. However, upon conducting a field visit, it was discovered that the land in question was lying fallow, with only a few shrubs sporadically growing in the surrounding area

Table 5.8: Uses of Land by Landowners and Affected Families for Proposed Acquisition

Land Owners	Share of Land to be acquire from 2525.08 sq. mtr.	Size of Land to be acquire from 2525.08 sq. mtr	Land Use	No. of Affected Families Members
Vijay Singh dagar	1/6*	420.85	Lying fallow with some Vegetation Cover	4
Narayan Singh Dagar	1/6*	420.85	Lying fallow with some Vegetation Cover	8
Mr. Jaspal	2/3*	1683.38	Lying fallow with some Vegetation Cover	1

* Subject to verification by DM Office

The proposed land acquisition, totaling 2525.08 square meters, primarily affects the land holdings of all three households of the affected owners. The Social Impact Assessment (SIA) team also endeavored to ascertain whether any constructions exist on the land slated for acquisition. Table 5.8 furnishes information regarding the total barren land area on the Project Affected Site and the portion that will be lost due to the proposed acquisition by all three affected households.

On a family-by-family basis, the precise size of the affected plot area cannot be confirmed due to the absence of demarcation of land. This critical information is also not delineated in the Detailed Project Report (DPR) and the land records provided by the Tehsildar. Interestingly, these three families are also unaware of the exact location of their land within the Project Affected Site. Consequently, it will be imperative for the District Administration to undertake a survey to demarcate the actual land and ascertain the rightful owners.

Shri Vijay Singh Dagar and Narayan Singh Dagar have raised objections against DJB, stating that DJB installed the underground pipeline without providing any information and without obtaining permission for the installation.

The SIA team suggests that the District Administration should conduct a detailed survey and demarcation with the help of DDA to determine the ownership of the land in Khasra No. 442.

CHAPTER 6

Stakeholders' Consultation

For the social impact assessment of any land acquisition, the adoption of appropriate consultative procedures has been a critical yet essential component. Therefore, consultations were conducted at both the individual and community levels. Key issues were discussed with community members and Project Affected Families (PAFs) regarding the impact of land acquisition on people's livelihoods, as well as the benefits of the Approach road Project. In accordance with RFCTLARR Rule 2015, the findings, suggestions, and opinions of the people were taken into account while preparing the social impact management plan.

In this regard, the IIPA research team ensured the involvement of affected families through participatory planning. Consultations were carried out with various stakeholders in Maidangarhi Village, New Delhi, to share information about the alignments. Prior intimation was provided to the heads of the PAFs, landowners, tenants, and laborers regarding the consultations. Family-specific issues and concerns were discussed, and the suggestions made by participants were documented in the schedule. The range of discussions included perceptions, attitudes, benefits, and problems related to the project. Finally, the suggestions, recommendations, and solutions on social and economic issues provided by the PAFs were also documented. Consultations with the ADM, SDM, DM Tehsildar of South Delhi and DDA officers from Maidangarhi Approach road were also held at different stages of the Social Impact Assessment (SIA).

Table 6.1: Consultations with various stakeholders at Maidangarhi

S.No	Name	Designation	Department
1	Sh. Mekala Chaitanya Prasad, IAS	DM (South Delhi)	Office of District Magistrate South Delhi
2	Sh. Ankit Kumar Aggarwal	ADM South Delhi	Office of District Magistrate South Delhi
3	Sh. Radhey Shyam Meena	SDM Saket	Office of District Magistrate South Delhi
4	Shri Deepak Ahuja	Naib Tehsildar (LA)	Office of District Magistrate South Delhi
5	Shri Deepak Suri	Officer at DM Office	Office of District Magistrate South Delhi

6	Shri Amit kumar	Patwari (LA)	Office of District Magistrate South Delhi
7	Shri Kamal Singh Meena	Chief Engineer (DDA)	
8	Shri Vinay ji	Patwari, DDA	
9.	Shri Mayank Yadav	J.E, DDA	

The Lieutenant Governor of National Capital Territory of Delhi, is pleased to assign the Indian Institute of Public Administration, Indraprastha Estate, Ring Road, New Delhi 110002 which was identified as Social Impact Assessment Unit vide Notification No. F.No. 9(34)/L&B/LA/2023/7846-56 dated 06 December 2023, to carry out Social Impact Assessment Study and to prepare Social Impact Assessment report for acquisition of land, which the Delhi Development Authority intends to acquire land for public purpose for construction of Road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate of South Revenue District.



Figure 6.1: Site inspection and Consultations with Land Acquisition Officer on project affected site

The land acquisition for the construction of Road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate of South Revenue District. The land to be acquired for this purpose comprise Khasra Nos. 442 total admeasuring area is 2525.08 sq. mtr. in revenue estate Maidangarhi. In the current survey conducted by the IIPA SIA team, only three land owners have come forward to claim their right on project land. The survey utilized existing boundaries and government records from the SDM office in South Delhi and DDA records."

Following steps have been taken i.e. structured consultations to endorse and integrate important resettlement issues in the project cycle.

- At the beginning of SIA, IIPA team informed and involved all the interested and affected stakeholders which included PAFs, public authorities and other interest groups.
- The broad principles and R & R mechanisms as per RFCTLARR Act-2013 were also presented and explained in detail to all the parties.
- Team also provided opportunity to the three project affected families; Shri Vijay Kumar Dagar, Mr. Narayan Singh Dagar and Mr. Jaspal to discuss their problems and issues with regard to land acquisition.
- Proper documentation of stakeholders' comments, concerns and inputs, both, in records and decision making was carried out.
- Ensure that all relevant stakeholders and parties are involved or at least represented.
- The range of discussions included perception, attitude, benefit, problem, suggestions recommendation and solution on social and economic viability of the project.
- Made sufficient access to all relevant documents and information concerning the project and the EIA documentation.
- The project's efforts at minimizing land acquisition and promoting safety measures were also discussed.
- Special attention for the labourers working with the Land owners in general and vulnerability of depended family members in particular were also discussed.

Table 6.2: Effects of land acquisition due “Social Impact assessment (SIA) prior to Land Acquisition proceedings for Approach Road Construction”

S.No	Name	Gender	Ownership Status	Address
1.	Mr. Vijay Singh Dagar	M	Land Owner	8/A Maidangarhi, New Delhi
2	Sh. Narayan Singh ji	M	Land Owner	C-50, Rajpura Extension, New Delhi
3	Sh. Jaspal ji	M	Land Owner	54 Western Avenue Sanik Farm, Saket, New Delhi
4	Prof. K.K. Pandey	M	Head of SIA Team	IIPA, ITO, New Delhi
5	Dr. Amit Kumar Singh	M	SIA Team Member	IIPA, ITO, New Delhi
6	Dr. Sapna Chadah	F	SIA Team Member	IIPA, ITO, New Delhi
7	Mr. Harish Kumar	M	SIA Team Member	IIPA, ITO, New Delhi
8	Mr. Anand Singh	M	SIA Team Member	IIPA, ITO, New Delhi

CHAPTER: 7

Cost and Benefit Analysis

SIA, or Social Impact Assessment, is described as an umbrella or overarching framework that illustrates the evaluation of all impacts on humans and the various ways in which individuals and communities interact with their socio-cultural, economic, and biophysical surroundings. Its primary objective is to estimate the cost of addressing these impacts in accordance with the government's Rehabilitation and Resettlement (R&R) policy. This process leads to an overall assessment of any additional requirements for rehabilitation and resettlement.

This section provides an overview of the budgetary requirements in relation to the benefits of the project. Additionally, it discusses the assessment of public purpose, social impacts, and social costs associated with the project. The proposed land acquisition project is part of the construction of **Approach Road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate of South Revenue District**. The roads that will connect Chhattarpur's Gaushala Road to the South Asian University (SAU) road (1.07km) and the university to the Central Armed Police Forces Institute of Medical Sciences (CAPFIMS) in Maidangarhi (1.65 km), will pass through 8.7 hectares of forest and non-forest land.

As far as the present SIA is concerned it is related to the Khasra No. 442 total admeasuring area is 2525.08 sq. mtr. in revenue estate Maidangarhi which is going to be acquired for this purpose the construction of above road.

7.1 Assessment of Public Purpose

As discussed in Chapter 2 of the report, the benefits and public purpose of constructing a approach road in the current location can be established. It is evident that acquiring private land will serve a public purpose, ensuring the completion of the project. The project fulfils the requirement of public purpose since it is an infrastructure project of the government and is included in the definition of public purpose in Section 2(1) of the RFCTLARR Act. Further, the approach roads serve a variety of public purposes, including accessibility, connectivity, safety, economic development, infrastructure improvement, quality of life enhancement, and facilitating

emergency services. They are essential components of urban and rural infrastructure that contribute to the overall well-being and functionality of communities.

Any further delay in the project will lead to an increase in the overall cost, impacting both the Government of Delhi and the other concern department, as well as the local community. If the project is stopped, it will not only result in a loss of funds but also a waste of the entire manpower and resources invested in the project so far. The required land for completing the project cannot be relocated to another site now (according to DDA, officers). Hence, the social costs and benefits of the proposed land acquisition have been assessed under the assumption that there will be no change in the location of the project or the amount of land acquired.

7.2 Benefits of the Project:

- The construction of an approach road from the South Asian Association for Regional Cooperation (SAARC) University to the Central Armed Police Forces Institute of Medical Sciences (CAPFIMS) at Maidangarhi serves several important benefits and public purposes:
- **Accessibility:** The road enhances accessibility for residents of CBI housing colony, patient of the CRPF Hospital, students, faculty, staff, and visitors travelling to the SAARC University and CAPFIMS. It makes commuting more convenient and efficient, potentially increasing collaboration and interaction between these institutions.
- **Connectivity:** By providing a direct link between the SAARC University and CAPFIMS, the approach road improves connectivity within the local area. It facilitates the exchange of knowledge, resources, and expertise between academic and medical institutions, fostering a collaborative environment.
- **Promotion of Education and Healthcare:** Improved access to both the SAARC University and CAPFIMS promotes education and healthcare in the region. Students, faculty, and medical professionals can more easily access educational and medical facilities, contributing to the overall development of human capital and healthcare services.
- **Enhanced Safety:** A well-constructed approach road with appropriate signage, lighting, and safety features enhances road safety for commuters, pedestrians, and cyclists traveling between the SAARC University and CAPFIMS. It reduces the risk of accidents and improves overall transportation safety in the area.

- **Economic Development:** The construction of the approach road may stimulate economic development by improving access to educational and medical institutions. It can attract investment, support local businesses, and create job opportunities related to construction, maintenance, and services along the road corridor.
- **Infrastructure Development:** The construction of the approach road involves infrastructure development, including road construction, drainage systems, and landscaping. This contributes to the overall development of infrastructure in the region and enhances the aesthetic appeal of the area.
- **Community Integration:** The approach road promotes community integration by connecting diverse institutions and communities within the region. It encourages social interaction, cultural exchange, and collaboration among individuals and organizations from different backgrounds.
- **Public Service Access:** The approach road facilitates access for emergency services, ensuring that medical emergencies and other critical situations can be addressed promptly and effectively at CAPFIMS

Overall, the construction of an approach road from the SAARC University to CAPFIMS at Maidangarhi serves multiple public purposes, including enhancing accessibility, promoting education and healthcare, improving safety, stimulating economic development, fostering infrastructure development, promoting community integration, and facilitating public service access.

7.3 Benefits to Economy

The construction of an approach road from the South Asian Association for Regional Cooperation (SAARC) University to the Central Armed Police Forces Institute of Medical Sciences (CAPFIMS) at Maidangarhi can yield several significant benefits to the economy:

- **Construction of Hospitals and Nursing College** – The construction the ambitious hospital project comprises a 500-bed general, 300-bed super-specialty hospital and a nursing college and a school of paramedics
- **Improved Accessibility for Businesses:** The approach road enhances accessibility for businesses operating in the vicinity of SAARC University and CAPFIMS. Improved

transportation infrastructure makes it easier for businesses to transport goods and services to and from these institutions, reducing logistical costs and improving efficiency.

- **Stimulated Economic Activity:** The construction of the approach road generates economic activity by creating jobs and opportunities for local businesses. Construction projects require labor, materials, and services, providing employment and income for workers and suppliers in the area.
- **Enhanced Property Values:** Infrastructure improvements such as the construction of an approach road often lead to increased property values in surrounding areas. Improved accessibility and connectivity make properties near SAARC University and CAPFIMS more desirable, potentially leading to higher real estate prices and increased investment in the area.
- **Support for Local Businesses:** The approach road can facilitate access to local businesses, including shops, restaurants, and service providers, along its route. Increased traffic and visibility can boost customer traffic and revenues for these establishments, supporting entrepreneurship and economic growth in the region.
- **Attraction of Investment:** Enhanced infrastructure, including roads, can make an area more attractive to investors and developers. The construction of the approach road signals commitment to improving the local transportation network, which can encourage private investment in commercial, residential, and industrial projects near SAARC University and CAPFIMS.
- **Facilitation of Tourism and Hospitality:** Improved access to SAARC University and CAPFIMS may attract visitors, researchers, and professionals from other regions and countries. This influx of visitors can stimulate spending in local tourism-related businesses, such as hotels, restaurants, and cultural attractions, contributing to the local economy.
- **Support for Healthcare Services:** The enhanced accessibility provided by the approach road can improve access to healthcare services at CAPFIMS. Patients from surrounding

areas can more easily reach the medical facility, increasing patient volume and supporting the sustainability of healthcare services.

- **Long-term Economic Growth:** Investments in infrastructure, such as the construction of the approach road, contribute to the long-term economic growth and development of the region. Improved transportation infrastructure supports business expansion, job creation, and innovation, laying the foundation for a prosperous and resilient economy.

Overall benefits, the construction of an approach road from SAARC University to CAPFIMS at Maidangarhi can yield numerous economic benefits, including improved accessibility for businesses, stimulated economic activity, enhanced property values, support for local businesses, attraction of investment, facilitation of tourism and hospitality, support for healthcare services, and long-term economic growth and development.

7.4 Requirement of Bare Minimum Land

According to officers from the Delhi Development Authority the land required for the project is the absolute bare minimum, and the selected site is best suited for the construction of the approach road. The entire alignment of the road is over an area of 8.7 hectares and DDA will be utilising 3.6 hectares of the southern ridge and 0.968 hectares of morphological ridge land. The land related to Khasra No. 442 falls within the alignment of construction of the proposed road.

It is important to mention here that the entire land (Khasra No. 442) is vacant, with no settlement and agriculture land. In such a situation, this place is suitable for a construction of approach road. Therefore, it is established that the land required for the project is the absolute bare minimum extent needed, as per sub-section 4(d) of Section 4 of the RFCTLARR Act, 2013.

The detailed description indicates that a minimum of 2525.08 square meters of bare land is required for the completion of the approach road in Maidangarhi village. This land can be readily acquired from Khasra No. 442.

A survey conducted to assess the land ownership status at Khasra No. 442 revealed that only three of them claimed ownership of land within the project-affected site. Notably, it was revealed that, apart from Mr. Narayan Sing Dagar, Mr. Vijay Kumar Dagar, and Shri Jaspla, all others had sold their land to Mr. Jaspal. The following tables delineates the details of the landowners and

their respective land shares, as recorded by the Tehsildar office Khatauni, juxtaposed with the shares claimed by the current claimants..

136/c

श्री.
आमदा दिशानिर्देश तहसीलदार साकेत साहब बाबत
नंबर 442 (5-1) ग्राम में दान गढ़ी (श्रीमि आधिग्रहण-
न्येत) उपरोक्त खसरा नंबर में श्रीमिदारान की
निम्न लिखित हैं।

खसरा	मुताबिक खतौनी श्रीमिदारान के नाम
(5-1)	① श्रीमति सावित्री व/० प्रेमसिंह 1/15 भाग
	② M/s Elevation Holding (P) Pvt 1/15 भाग
	③ M/s Gurukul leather 1/15 भाग
1/15	④ सतबीर व/० श्रीमति कुलकौर 1/45 भाग
	⑤ राजवीर व/० श्रीमति कुलकौर 1/45 भाग
	⑥ शकुन्तला व/० श्रीमति कुलकौर 1/45 भाग
5/6 भाग	⑦ सुभाष व/० रामरति
	⑧ आदर्श व/० रामरति
	⑨ अनिल कुमार कुलशेखर व/० रामरति
	⑩ नागेश्वरी पुत्री रामरति
1/6 भाग	⑪ राजकला
	⑫ अंकुर
	⑬ श्रीमति कविता देवी
	⑭ श्रीमति कंचन
	⑮ अशोक कुमार व/० श्रीमति रामरति
	हर 1/15 भाग

P-T-0 —

(1)

- 16 श्री-मति अशी बसवाल 1/3 भाग
- 17 मानसिंह डागर 1/12 भाग
- 18 नारायण सिंह डागर 1/12 भाग
- 19 श्री-मति लक्ष्मी 1/12 भाग
- 20 श्री-मति माया 1/12 भाग

जिस प्रकार objection/case information लगे हैं।
 आमतौर पर निम्न प्रकार के प्रमाण (1990-91)
 प्राप्त होना चाहिए। प्रमाण (असल)
 की अवलोकन करना सश्री अफियादीयों को पत्रिक द्वारा
 प्रतिलिपि प्रमाण प्रमाणित होना चाहिए। रिपोर्ट परी है।

ASO/NT/ASD

14/09/2023

आवेदन में Court case No
 LS. No. 117/19 दाखल है।
 ASO/NT अफियादीयों के objection पर है।

Anilkumar DM
 14/9/23 (147)

Teh (Saket) Main Amritsar the label Mark of 4 Gen.
 As per previous records no case found up to 81 reg
 DLR Act, 1974 in the control of R/S/SPM (Smt) 1991/23

Teh (drt)

17/09/2023

Table 7.1: Land Share holder by DM office (South) Revenue Records

Sl. No	Name of Land owners	Share in Land as per Tehsildar office Khatauni	Share of current claimants
1	Smt. Savitri W/o Prem Singh	1/5*	No claims submitted
2	M/S Elevation Holding Pvt. Ltd.		
3	M/S Gurukul Leather		
4	Satbeer S/o Smt phool Kaur	1/15*	No claims submitted
5	Raajveer S/o Smt phool Kaur		
6	Sakuntala D/o Smt phool Kaur		
7	Subhash S/o Ramrati	1/15*	No claims submitted
8	Adarsh S/o Ramrati		
9	Anil Kumar kulshrestha S/o Amrati		
10	Nageswari D/o Ramrati		
11	Rajkala		
12	Ankur		
13	Smt Kavita Devi		
14	Smt Kanchan		
15	Ashok kumar S/o Smt Ramrati	1/3*	2/3
16	Smt Yashi Jaspal		
17	Maan Singh Dagar	1/3*	1/3
18	Narayan Singh Dagar		
19	Smt. Lakshmi		
20	Smt Maya		

*Subject to verify by DM office before the settled the compensations

This table underscores the disparity between official records and the assertions of current claimants regarding the ownership shares of the land. Additionally, it indicates a lack of clarity on the ownership status for many parties, necessitating further investigation and clarification from the DM office before the settlement of compensation. Since only three individuals have asserted ownership over this 2525.08 sq. land during the survey, the SIA team surveyed only these claimants because they laid claim to the land.

This revision adds clarity by specifying the purpose of the land and providing context regarding the survey conducted to determine land ownership.

Table 7.2: Description of the proposed land for Acquisition

S.No	Khasara No. and Names	Portion of land	Area of Land (Sq. Mtr)
1	Vijay Singh dagar	1/6*	420.85
2	Narayan Singh Dagar	1/6*	420.85
3	Mr. Jaspal	2/3*	1683.38
Total Land			2525.08

Source: *Socio-economy survey by SIA team and data provided by District Administration Office.*

At present, approximately three families, comprising three landowners with 13 family members, do not reside in the areas affected by the road project. These families are engaged in other livelihood activities. The construction of the road will not result in the dismantling of any structures, potentially causing no social disruption and livelihood loss for the affected families and individuals, except for the market price of land.

However, while implementing the project, it is crucial to consider the potential losses mentioned above and assess their impact on the socio-economic conditions of the people. Compensation should be provided to mitigate these effects. Additionally, exploring possible alternatives for the proposed land acquisition is advisable. A plan of action should be prepared to execute mitigation measures aiming to reduce the intensity of negative impacts. The overall socio-economic survey indicates that the families affected by the project may be willing to relinquish their land only if they receive proper compensation as per the RFCTLARR Act 2013.

7.5 Determination of Compensation

As per the section 26 and 27 of RFCTLARR Act, 2013, while determining the compensation the DA (District Administration) shall adopt following criteria to assess the market value of land and amount of compensation.

- Market value specified in the Indian Stamp Act, 1899, for the registration of sale deeds or agreement to sell where land is situated,
- Average sale price of similar type of land in the village or situated in the nearest village or nearest vicinity,

- Consented amount of compensation as agreed upon under sub-section (2) of section 2 in case of acquisition of lands for private companies,
- R& R package as per RFCTLARR Act, 2013.

7.6 Total cost estimation of Proposal Land Acquisition Project

In adherence to the RFCTLARR Act, 2013, the SIA study must determine the realistic cost of various components. However, the estimated cost is subject to change due to differences in plot sizes, as outlined in the LG's notification and the statements of the landowners. According to the LG's notification, 2525.08 sq. mt. of private land in Maidangarhi Village, Chhatarpur, is slated for the construction of an approach road.

During the initial survey, the IIPA research team received names of 20 persons and families belonging to khasra no 442 from the tehsildar office, with many lacking contact details and proper addresses. The SIA team made efforts to contact individuals with provided contact information, resulting in only three persons coming forward to claim ownership rights over the 2525.08 sq. mt. land, as listed in table 7.2. Despite urging those contacted to inform their relatives and acquaintances, only three individuals expressed their rights.

Given these diverse and vague claims, the IIPA Research Team suggests that the final compensation amount for land acquisition be determined by the competent authority after thorough verification of land records and surveys. Additionally, an appropriate escalation factor should be applied to bring the costs to the December 2023 price level. Taxes and duties, including Customs Duty, Excise Duty, Sales Tax, Works Tax, VAT, etc., where applicable, should be calculated based on prevailing rates and included in the cost estimates separately.

According to the LARR Act, the determination of the market rate of the land for compensation should be conducted by the DM Office at the time of compensation. To facilitate this process, the IIPA team approached the Registrar Office located at Mehrauli, New Delhi, seeking assistance in establishing the land rate. However, the Registrar Office informed them that the acquisition of sale deeds of properties sold in the area, which can assist the competent authority in determining the market rate of the land, shall be provided by the Registrar Office located at Hauz Khas.

As per the LG's notification, GNCTD, 2014, (Copy attached) the Maidangarhi revenue village of Chhatarpur falls under the F zone, where the minimum rates for valuation of land are set at Rs.

56,640 per sq. mtr. It's essential to note that the actual land value will be determined based on the maximum price of similar land sold in the last two years in the area. Therefore, the sale deeds from the Hauz Khas Registrar Office will serve as the basis for this determination.



Figure 7.2: Project affected location and site

7.7 Compensation, Rehabilitation & Resettlement Plan

The PAFs have suggested different Rehabilitation & Resettlement Plan (RRP) to mitigate the negative socio-economic impacts of this project according to LARR Act, 2013. The IIPA research team has recorded PAFs concerns and asked for probable RRP to ensure that the various adverse impacts are mitigated and the positive benefits are enhanced. Some of the major demands of PAFs and are mentioned below;

1. Compensation for loss of Land
2. Allotment of land near the affected site
3. Compensation for structures and other immovable assets at their replacement cost
4. Compensation for loss of livelihood of land owners/ workers/labourers
5. Shifting allowance

1. Compensation for Land:

According to LG's notification, the total land to be acquired for the proposed project is 2525.08 sq. meters. The DM office provided details for three affected families (see Table

7.2). However, during a visit to the project-affected site, the IIPA SIA team found that there is no clarity in the actual landownership among the 3 land owners as how much land they are going to lose with this land acquisition. **So that, IIPA has not been able to suggest individual compensation of project affected persons.**

The suggested land price shall be calculated based on the average of the circle rate for the respective zone. The valuation of losses should be considered based on consultations with Hauz Khas, Delhi revenue office as well as the project-affected people. The information regarding the sale price obtained from the revenue office has been treated as the actual transaction rate for compensation, and the information obtained from the affected people or villagers is treated as the existing non-official market value. In this project, the compensation for land shall be determined according to the market value, in accordance with Section 26 of the LARRA Act-2013. The market value of the land, as mentioned under Section 26 of the act, needs to be multiplied by the radial factor (based on the distance of the project from the urban area, as notified by the appropriate government – e.g., multiplication by 2 in rural areas and multiplication by 1 in urban areas). Additionally, the value of assets attached to the land or building (mentioned in Section 29 of the LARRA Act-2013) and Solatium (which includes 100% market value multiplied by 2 plus the value of assets in rural areas or multiplied by 1 plus the value of assets in urban areas) need to be included in the compensation calculation.

The proposed alignment passes through urban areas, and compensation for the respective land is calculated based on the circle rate, with twice that amount considered according to the new Act. The circle rate indicates a sale value of Rs. 56640 per square meter; therefore, under the LARR Act, the financial compensation for each square meter of land acquisition should be Rs. 113,280. However, this requires reconciliation by the DM Office, and compensation should be calculated accordingly.

Table 7.3: Tentative compensation of rate of Project affected land

S.No	Khasara No. and Names	Portion of land	Area of Land (Sq. Mtr)	Agriculture rate of project Affected land (5 Crore per acre)*	Minimum Residential circle rate (as per Revenue Records)*
1	Vijay Singh dagar	1/6*	420.85	If the project site falls within a rural area, then a multiplier by a factor 4 will be applied under compensation and, If the project site falls within an urban area, then it will be multiplied by a factor of 2.	If the project site falls within a rural area, then a multiplier by a factor 4 will be applied under compensation and, If the project site falls within an urban area, then it will be multiplied by a factor of 2.
2	Narayan Singh Dagar	1/6*	420.85		
3	Mr. Jaspal	2/3*	1683.38		
Total			2525.08		

*subject to be verification by the District Magistrate's office before determining compensation

2. **Allotment of land near the affected site:** The landowners at the Project Affected Site said that they will not have any objection if new land is allotted to them nearby their present site. They said that they have been holding this land for years and they have families who will be benefited. If they find a land nearby, their family will not suffer.
3. **Compensation for loss of livelihood of land owners/workers/labourers:** During the SIA, it has been found that no labourers were attached with this land therefore no need to be compensated appropriately along with land owners for the loss of their livelihood.
4. **Compensation for loss of rental Income:** As per the survey no construction was **therefore** after land acquisition, no one is going to be deprived of any income.
5. **Shifting allowance:** As per the LARR Act one time shifting assistance shall be given to affected family who requires relocating due to the project. In this case, it is not applied as no family is living at the project affected site.

7.8 Limitations

1. During the field survey, many landowners, based on data provided by the DM office, did not contact the SIA team despite several attempts. Consequently, IIPA has been unable to propose individual compensation for project-affected individuals..
2. There is significant ambiguity regarding the exact location and ownership of the current project-affected sites. Therefore, the IIPA team cannot suggest specific compensation for the affected individuals. The IIPA SIA team suggests that compensation should be provided according to the land records of the District Magistrate's Office of South Delhi.

7.9 Public Hearing and Social Impact Management plan (SIMP)

After the submission of the draft SIA report to the Land Building Department, GNCTD, IIPA will hold a public hearing in the affected area under Section 4(6) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. Adequate publicity will be given about the date, time, and venue for the public hearing to ascertain the views of the affected families, which will be recorded and included in the Social Impact Assessment Report.

Following the receipt of feedback and objections from the PAFs (Project Affected Families), the SIA team will prepare a Social Impact Management Plan (SIMP). This plan will be an integral part of the Social Impact Assessment for Land Acquisition in Maidangarhi Village, South Delhi. The SIMP will be executed in accordance with the Gazette Notification issued by the Land and Building Department, Government of NCT of Delhi, on 14.12.2023 (Notification F. No. 2016/L&B/LA//7111).

Chapter 8:

Social Impact Management plan

The Social Impact Management plan (SIMP) is a part of the Social Impact Assessment for Land Acquisition in Maidangarhi revenue Village, Gaushala Road, South Delhi. The SIMP has been prepared as part of Social Impact Assessment, which has been carried out as per the Gazette Notification issued by the Land and Building Department, Government of NCT of Delhi on 06.12.2024 (Notification **9(34)/L&B/LA/2023/7846**). The Land and Building Department intends to acquire land pertaining to *comprises Khasra Nos. 442, totaling an area of 2525.08 sq. meters in the revenue estate of Maidangarhi*, South, District of National Capital Territory (NCT) of Delhi. The SIA Study has been carried out by the IIPA SIA Unit, New Delhi as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013.

The IIPA SIA Unit has carried out a study assessing the social impacts of this proposed acquisition. On the basis of social impacts identified in the SIA report, the strategies presented in this SIMP are based on interactions with key stakeholders as well as relevant provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013) and RFCTLARR (SIA and Consent) Rules, 2014. This report includes the recommendations, entitlement framework and Computation of entitlements and roles and responsibilities for the finalization, monitoring of the Land Acquisition, Rehabilitation and Resettlement award.

8.1 Recommendations for the Acquisition of Land

The benefits of the Gaushala road facilitates access for emergency services, ensuring that medical emergencies and other critical situations can be addressed promptly and effectively at CAPFIMS. The construction of a road in the future may coincide with broader infrastructure improvements, such as Market upgrades and enhanced public spaces, contributing to the overall economic development of the area. It is evident that acquiring private land will serve a public purpose, ensuring the completion of the project. The successful completion of the project will enhance accessibility, promoting education and healthcare, improving safety, stimulating economic development, fostering infrastructure development, promoting community integration, and facilitating public service access.

Any further delay in the project will lead to an increase in the overall cost, impacting both the Government of Delhi, DDA and all other related persons and organizations, as well as the residents and local community. If the project is stopped, it will not only result in a loss of funds but also a waste of the entire manpower and resources invested in the project so far. The required land for completing the project is best suited for this project and cannot be relocated to another site now (according to DDA officers). Since no families live there and the land is not used for agricultural purposes, the social costs and benefits of the proposed land acquisition have been assessed assuming that there is no change in the economic nature of the affected land or the quantity of land. Furthermore, this land does not have any residential buildings or economic activity, etc. This portion of land to be acquired for the completion of the project has minimal effects on the local community.

As mentioned in Chapter 7, the socio-economic impacts of this acquisition will critically rely on the market value of land determined as per Section 26 of the LARR Act. After comparing the social costs of the project vis-à-vis the benefits that will accrue to the landowners once the project is completed, the IIPA SIA unit is of the view that:

- The proposed project fulfills the criteria set by subsection (4) of Section 4 of the Land Acquisition Act 2013, which requires that the project serves the public purpose.
- The costs that will be incurred by the landowner can be adequately mitigated by the land acquiring authority and are replaceable.
- There are no local people's livelihoods dependent on the land other than landowners, and they will lose their livelihood options; therefore, rehabilitation provisions may need to be implemented.
- The SIA team received complex land ownership claims from the PAFs, which essentially require varying levels of examination and engagement among stakeholders in the resolution process.
- The IIPA SIA team suggests that there is a need for accurate demarcation of land ownership and proper documentation of Khasra No. 442 of Maidangarhi. This can only

be achieved if the District Administration and the land acquiring body (DDA) conduct a detailed survey of the aforementioned land and determine the land ownership.

Therefore, land can be acquired for the project as requested by the Requiring Body (DDA) so that the project can be completed. However, the acquisition of land should be subject to the conditions and recommendations laid down below:

1. The compensation amount to be given to the land owner should be based on the fair market value of the land, sale deed or temporary circle rate or the market rate of the proposed urban land in the surrounding area. Also the land records of DM office South should be checked to determine the actual land ownership before giving compensation.
1. The concerns of the landowner regarding multiple claims on the same piece of land need to be addressed immediately so that the tension can be resolved, which can only be done through a detailed survey by the DM office.

8.2 Entitlement Matrix for the landowner

The land to be acquired comes under the built-up zone but is an open land and located in the Urban Area. According to the Land Acquisition Act 2013, compensation for urban areas is twice the market value of the acquired property.

The Table below provides the entitlements of the landowner as per the provisions of the RFCTLARR Act, 2013.

Table 8.1: Valuation of losses of Affected Land Owners

Sl. No	Name of Land owners	Affected Plot Area			Remarks
		Tentative Land shares from the land to be Acquired	Agriculture rate of project Affected land (5 Crore per acre)*	Minimum Residential circle rate Tentative (as per Revenue Records Rs. 56640/- per sq mtrs)*	
1	Smt. Savitri W/o Prem Singh	1/5*	If the project site falls within a rural area, then a multiplier by a factor 4 will be applied under compensation and,	If the project site falls within a rural area, then a multiplier by a factor 4 will be applied under compensation and,	No one has claimed yet (the land owners not be traceable during many filed visit)
2	M/S Elevation Holding Pvt. Ltd.				
3	M/S Gurukul Leather				
4	Satbeer S/o Smt phool Kaur	1/15*	If the project site falls within an urban area, then it will be multiplied by a factor of 2.	If the project site falls within an urban area, then it will be multiplied by a factor of 2.	No one has claimed yet (the land owners not be traceable during many filed visit)
5	Raajveer S/o Smt phool Kaur				
6	Sakuntala D/o Smt phool Kaur				
7	Subhash S/o Ramrati	1/15*	If the project site falls within an urban area, then it will be multiplied by a factor of 2.	If the project site falls within an urban area, then it will be multiplied by a factor of 2.	No one has claimed yet (the land owners not be traceable during many filed visit)
8	Adarsh S/o Ramrati				
9	Anil Kumar kulshrestha S/o Amrati				
10	Nageswari D/o Ramrati				
11	Rajkala				
12	Ankur				
13	Smt Kavita Devi				
14	Smt Kanchan				
15	Ashok kumar S/o Smt Ramrati	1/3*			Affected persons not be cooperate during many field visit by IIPA team
16	Smt Yashi Jaspal				

17	Maan Singh Dagar	1/3*			Affected families concerns that, Market Rate is too high as compare to Circle rate
18	Narayan Singh Dagar				
19	Smt. Lakshmi				
20	Smt Maya				
Total Land to be acquired		2525.08 Sq. mtrs			

*Subject to verification of demarcation of land by competent authority.

Table 8.2: Entitlement Matrix for the landowner

S. No.	Type of Loss	Unit of Entitlement	Entitlement	Manner of determination of value and Safeguard Provision	Implementing Agency
1	Implementing Agency	Landowners whose names are recorded in the Khatauni/ revenue records	Market value of land	To be determined as provided under section 26	Delhi Development Authority (DDA)
			Factor by which the market value is to be multiplied in the case of urban areas	1 (One for Urban area). 2 (two for under Rural and Agricultural land)	
			Value of assets attached to land or building	To be determined as provided under section 29	
			Solatium	Equivalent to one hundred per cent. of the market value of land mentioned against serial number 1 multiplied by the factor specified against serial number 2 for rural areas or serial number 3 for urban areas plus value of assets attached to land or building against serial number 4 under column (2). The replacement cost of structure is estimated based upon the Basic Schedule Rate (BSR) of the structure, Roads and Buildings Department, Government of GNCTD (Page no. 69)	

LG Notification

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE, EXTRA ORDINARY)
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI,
LAND & BUILDING DEPARTMENT
VIKAS BHAWAN, IP ESTATE, NEW DELHI
(LAND ACQUISITION BRANCH)

NOTIFICATION

.....day of December 2023

F. No. 9(34)/L&B/LA/2023/ : In the exercise of the powers conferred by sub rule (1) of rule 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact, Assessment and Consent) Rules, 2014, read with Government of India, Ministry of Home Affairs Notification No. S.O.2740 (E) dated 21st October 2014, read with S.O. 2004 (E) dated 21st July 2015, the Lieutenant Governor of National Capital Territory of Delhi, is pleased to assign the Indian Institute of Public Administration, Indraprastha Estate, Ring Road, New Delhi 110002 which was identified as Social Impact Assessment Unit vide Notification No. F 8(2)/9/2015/L&B/LA/2373 dated 13th June 2017, to carry out Social Impact Assessment Study and to prepare Social Impact Assessment report for acquisition of land, which the Delhi Development Authority intends to acquire land for public purpose for construction of Road from SAARC University to CAPFIMS at Maidangarhi Revenue Estate of South Revenue District.

The Indian Institute of Public Administration, Indraprastha Estate, Ring Road, New Delhi 110002 shall carry out the Social Impact Assessment study as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 within a period of six months from the date of publication of this notification in official gazette.


By Order and in the Name of Lieutenant Governor,
National Capital Territory of Delhi,



(ASHOK KUMAR YADAV)
Deputy Secretary (Land & Building)
Govt. of NCT of Delhi.

Copy forwarded to:

1. Principal Secretary to Lt. Governor of GNCT of Delhi, Raj Niwas, Delhi 110054.
2. OSD to Chief Secretary, GNCT of Delhi, 5th floor, Delhi Sectt., New Delhi-110002.
3. General Administration Department, GNCT of Delhi-110002 (in duplicate) for Publication in Delhi Gazette.
4. P.S. to Divisional Commissioner/Addl. Chief Secretary, Revenue Department, GNCT of Delhi, 5, Sham Nath Marg, Delhi-110054.
5. P.S. to Addl. Chief Secretary (L&B), GNCT of Delhi, Vikas Bhawan, New Delhi-110002.
6. District Magistrate (HQ-I), Revenue Deptt., 5, Sham Nath Marg, New Delhi 110054
7. District Magistrate (South), M. B. Road, Saket, New Delhi-110068.
8. Director (LM), DDA, Vikas Sadan, New Delhi-110023.
9. Prof. K.K. Pandey, Coordinator, (CUS) The Indian Institute of Public Administration, Indraprastha Estate, Ring Road New Delhi 110002.
10. Additional District Magistrate (South), O/o District Magistrate (South) M. B. Road, Saket, New Delhi-110068.
11. System Analyst (L&B), GNCT of Delhi with the request to upload the notification on the department website today itself.


(ASHOK KUMAR YADAV)
Deputy Secretary (Land & Building)
Govt. of NCT of Delhi.

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE, EXTRA ORDINARY)
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI,
LAND & BUILDING DEPARTMENT
VIKAS BHAWAN, I.P. ESTATE, NEW DELHI
(LAND ACQUISITION BRANCH)

NOTIFICATION

.....day of December 2023

F. No. 9(34)/L&B/LA/2023/ : In the exercise of the powers conferred by sub section (1) and (2) of section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (30 of 2013) read with sub-rule (1) of rule 3 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Rules, 2014, read with Govt. of India, Ministry of Home Affairs Notification No. S.O.2740(E) dated 21- October 2014, read with S.O. 2004 (E) dated 21- July 2015, the Lieutenant Governor of National Capital Territory of Delhi, intends to acquire land for public purpose for construction of Road from SAARC University to CAPFIMS for Delhi Development Authority at Maidangarhi. The land to be acquired for this purpose comprises Khasra Nos. 442 total admeasuring area 2525.08 sq. mtr. in Revenue Estate Maidangarhi. The Indian Institute of Public Administration (IIPA), Indraprastha Estate, Ring Road, New Delhi 110002 has been assigned as the Social Impact Assessment Unit to carry out social impact assessment study in relation to aforesaid land vide Notification no. F.No. 9(34)/L&B/LA/2023/...7846.....dated. 06/12/23

Further, the main objectives of Social Impact Assessment are consultation with stake holders and public, survey and public hearing wherever required. The time period for Social Impact Assessment report and Social Impact Management Plan will be six months from date of publication of this notification in the official gazette and same will be disclosed by the way of websites, posters, leaflets and public hearing as the case may be at the conspicuous places in affected areas, and in the office of District Collector (South), M.B. Road, Saket, New Delhi.

By Order and in the Name of Lieutenant Governor,
National Capital Territory of Delhi,




(ASHOK KUMAR YADAV)
Deputy Secretary (Land & Building)
Govt. of NCT of Delhi.

F. No. 9(34)/L&B/LA/2023/ 7857-67

....06th...day of December 2023

Copy forwarded to:

1. Principal Secretary to Lt. Governor of GNCT of Delhi, Raj Niwas, Delhi 110054.
2. OSD to Chief Secretary, GNCT of Delhi, 5th floor, Delhi Sectt., New Delhi-110002.
3. General Administration Department, GNCT of Delhi-110002 (in duplicate) for Publication in Delhi Gazette.
4. P.S. to Divisional Commissioner/Addl. Chief Secretary, Revenue Department, GNCT of Delhi, 5, Sham Nath Marg, Delhi-110054.
5. P.S. to Addl. Chief Secretary (L&B), GNCT of Delhi, Vikas Bhawan, New Delhi-110002.
6. District Magistrate (HQ-I), Revenue Department, GNCT of Delhi, 5, Sham Nath Marg, New Delhi 110054
7. District Magistrate (South), M. B. Road, Saket, New Delhi-110068.
8. Director (LM), DDA, Vikas Sadan, New Delhi-110023.
9. ✓ Prof. K.K. Pandey, Coordinator, (CUS) The Indian Institute of Public Administration, Indraprastha Estate, Ring Road New Delhi 110002.
10. Additional District Magistrate (South), O/o District Magistrate (South) M. B. Road, Saket, New Delhi-110068.
11. System Analyst (L&B), GNCT of Delhi with the request to upload the notification on the department website today itself.


(ASHOK KUMAR YADAV)
Deputy Secretary (Land & Building)
Govt. of NCT of Delhi