



GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA)

Social Impact Assessment Report & Social Impact Management Plan

*For Development of Remaining Part of the
Industrial Park in Sector 101, SAS Nagar, S.A.S.
Nagar*

Faculty of Physical Planning & Architecture
Guru Nanak Dev University, Amritsar

Report on Social Impact Assessment for Land Acquisition
(For Development of Remaining Part of the Industrial Park in Sector 101, SAS Nagar)

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1. Executive Summary

1.1 Introduction

Government of Punjab had approved the Master Plan for S.A.S Nagar for year 2006 to 2031. The key objective of S.A.S. Nagar Master Plan is to fulfil the employment and housing needs for projected population for the year 2031. The conceptual base for preparing S.A.S. Nagar Master Plan is formulated in line with the vision and objective of Greater Mohali Regional Plan 2008-2058. The proposals have provided strategies to give a boom to existing development by stimulating economic base with a special focus on environment and world class infrastructural provisions. An attempt has been made in Regional Plan of S.A.S. Nagar to ensure that an adequate amount of land is being allocated to various land-uses in order to cater the spatial needs of projected population of 4.5 million for the year 2056 (Singh & Chahal, 2018).

S.A.S. Nagar Mohali, situated in vicinity of Chandigarh, has been witnessing sharp rise in urban population (Singh & Chahal, 2018). During 2001-2011, the highest urban population growth rate has been increased at a rapid rate in S.A.S. Nagar (Mohali) district from 38.3 per cent of its population in towns and cities in 2001 to 54.8 per cent in 2011. Greater Mohali Area Development Authority (GMADA) has been engaged in this process from last many years. Punjab Government is developing Mohali in continuation of Chandigarh, and even developing the surrounding areas, up to Landran, Kharar in terms of various urban activities.

1.2 Background of The Project

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

Keeping the Master Plan of S.A.S Nagar LPA, 2031 and its vision in mind, Government of Punjab through concerned development authority i.e., Greater Mohali Area Development Authority (GMADA) intends to acquire 129.65 acres of land for development of remaining part of industrial park in Sector 101 in Sahibzada Ajit Singh Nagar as per approved Master Plan vide drawing No. DTP(S) 2280/16 dated 05.12.2016 revised on 26.02.2020 & 04.06.2021 in the area of Tehsil Mohali, District Sahibzada Ajit Singh Nagar. The proposed land falls in Dhurali village of Tehsil Mohali, District Sahibzada Ajit Singh Nagar.

1.3 Background of Social Impact Assessment

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCLARR) Act, 2013, has made social impact assessment (SIA) the cornerstone of the new regime that seeks to establish a participative, informed, and transparent process of land acquisition for industrial and infrastructure development in India¹. Social Impact Assessment (SIA) includes the processes of analysing, monitoring and managing the

¹ <https://content.iospress.com/articles/journal-of-resources-energy-and-development/red151206>

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

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

1.4 SIA and SIMP Plan Preparation Process

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

1.5 Aim of Study

The aim of the study is ‘to conduct a social impact assessment study’ in accordance to ‘Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013’.

1.6 Objectives of Study

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

- ✓ Rationale for the project including how the project fits the public purpose criteria listed in the RTFCTLARR Act, 2013.
- ✓ A socio-economic and cultural profile of the affected area must be prepared based on available data and statistics, field visits and consultations with stakeholders. The identified resettlement sites shall be visited and a brief socio-economic profile of the land and its current resident population shall be indicated.

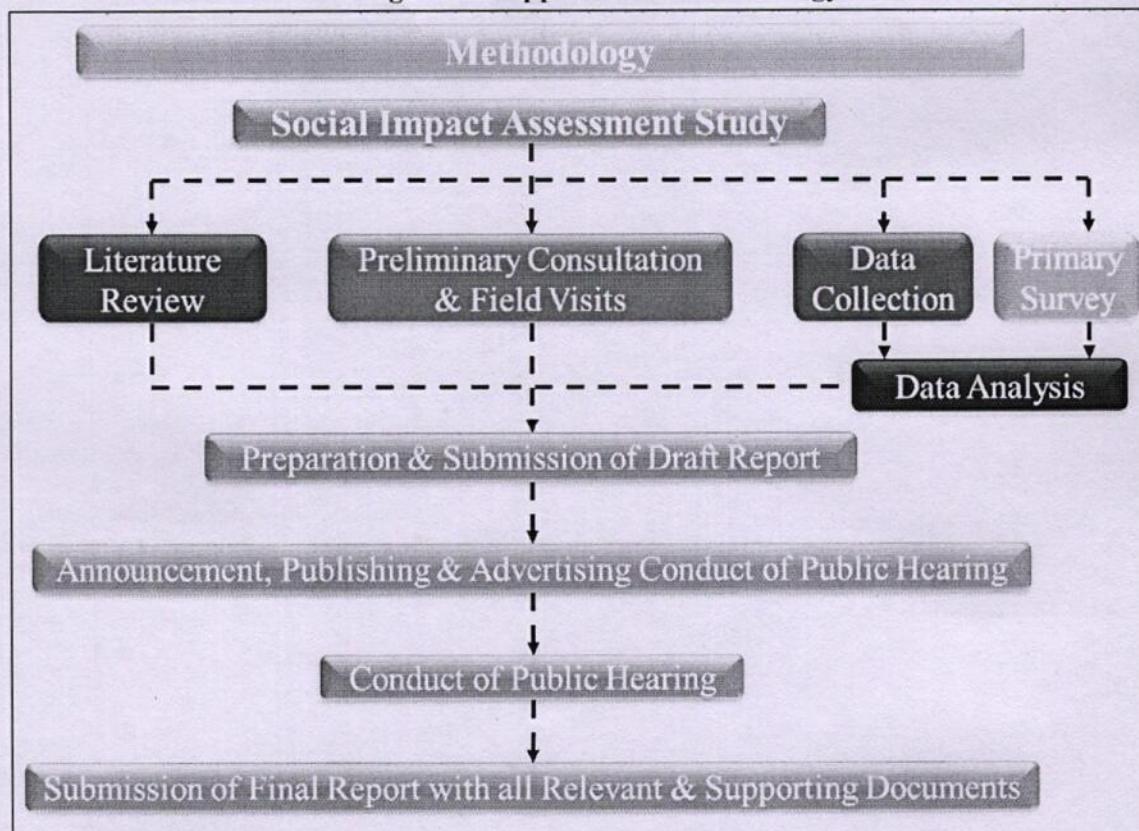
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- ✓ To estimate the number of affected families and number of families among them likely to be displaced.
- ✓ To understand the extent of land acquired is bare minimum needed for the project.
- ✓ To study the social impacts, nature and cost of addressing them and to overview the impact of these costs on the overall cost of the project vis-a-vis the benefit of the project.
- ✓ To understand the extent of land (public and private), houses, settlement and other common properties likely to be affected by the proposed acquisition.
- ✓ To provide a conclusive assessment of the balance and distribution of the adverse social impacts and social costs and benefits of the proposed project and land acquisition, including the mitigation measures, and provide an assessment as to whether the benefits from the proposed project exceed the social costs and adverse social impacts that are likely to be experienced by the affected families or even after the proposed mitigation measures, the affected families remained at risk of being economically or socially worse, as a result of the said land acquisition and resettlement.

1.7 Approach & Methodology to Conduct Social Impact Assessment

The approach that was adopted to conduct social impact assessment and to prepare SIMP is described below and is structured on the scope of work. The SIA has been prepared in accordance with the RTFCLARR Act, 2013. Following figure represents the approach and methodology of SIA study in the form of flow **Figure 1.1**.

Figure 1.1 Approach & Methodology



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The objective of Social Impact Assessment is to prepare a complete inventory of structures, affected families and persons and to identify social impacts. In order to capture data for present exercise, numerous primary, secondary data sources were consulted. Indicative methodology to study above mentioned aspects of SIA is briefly presented in **Table 1.1**.

Table 1.1 Indicative Methodology of Conducting SIA

S.N	Attributes of SIA	Description of Methodology	Source
1	Assess whether the proposed acquisition serves public purpose	Reference to Public Purpose as defined under Section 2 (1) of The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.	RFCLARR Act, 2013
2	Estimate number of Affected families and number of families among them likely to be displaced	From revenue records, obtained from District Administration Office. Conducted survey in proposed area through structured schedule by interviewing.	1. GMADA Records 2. Survey / Field Visit
3	Understand the extent of land (public and private) houses, settlement and other common properties likely to be affected by the proposed acquisition	Ownership details of the land and type of land to be acquired, enumeration of affected properties, trees etc is given in Chapter 2	
4	Understand the extent of land acquired is bare minimum needed for the project	In-depth study of proposed utilization of land to be acquired. (As consulted with GMADA and concerned stakeholders, it is clear that land being acquired is of bare minimum need.)	1. Secondary sources 2. Survey / Field Visit
5	Whether Acquisition at other place is found not feasible.	Alternative analysis of location of project.	
6	Study of social impacts, nature and cost of addressing them and impact of these social cost on overall cost of the project vis-à-vis benefit of the project.	Described in Chapters 3 & 4	

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

- ❖ **Socio-Economic Field Survey:** In order to study the impacts of land acquisition, a socio-economic survey was carried out during the month of December 2025. The data was collected through structured schedule from respondents through personal interviews.
- ❖ **Stakeholder's Consultation and Public hearing:** Consultations with all stakeholders was carried out at individual and village level regarding likely impacts of land acquisition on the livelihood of the people and society.

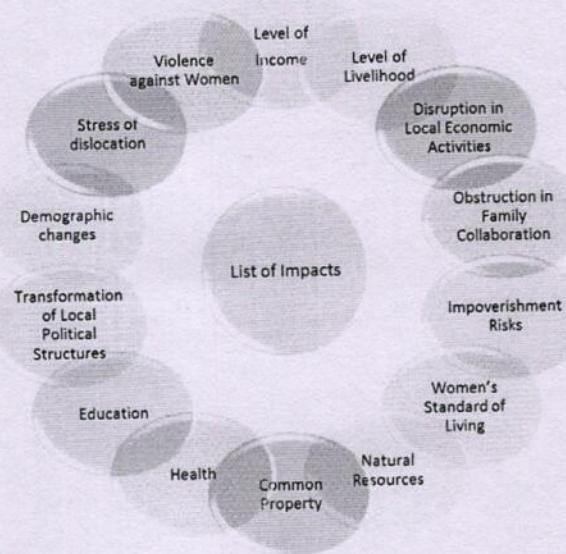
1.8 Social Impacts

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

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

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

Figure 1.2 List of Impacts for Assessment



1.9 Consideration for Alternatives

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

1.10 Determination of Compensation

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

2. Project Details & Team Composition

2.1 Location of Project

The land for the proposed acquisition “for development of remaining part of industrial park in the Sector 101” as per approved Master Plan of S.A.S. Nagar LPA, 2031 is located at Dhurali village of Tehsil Mohali in the S.A.S. Nagar District.

Map 2.1 Master Plan of S.A.S. Nagar LPA, 2031



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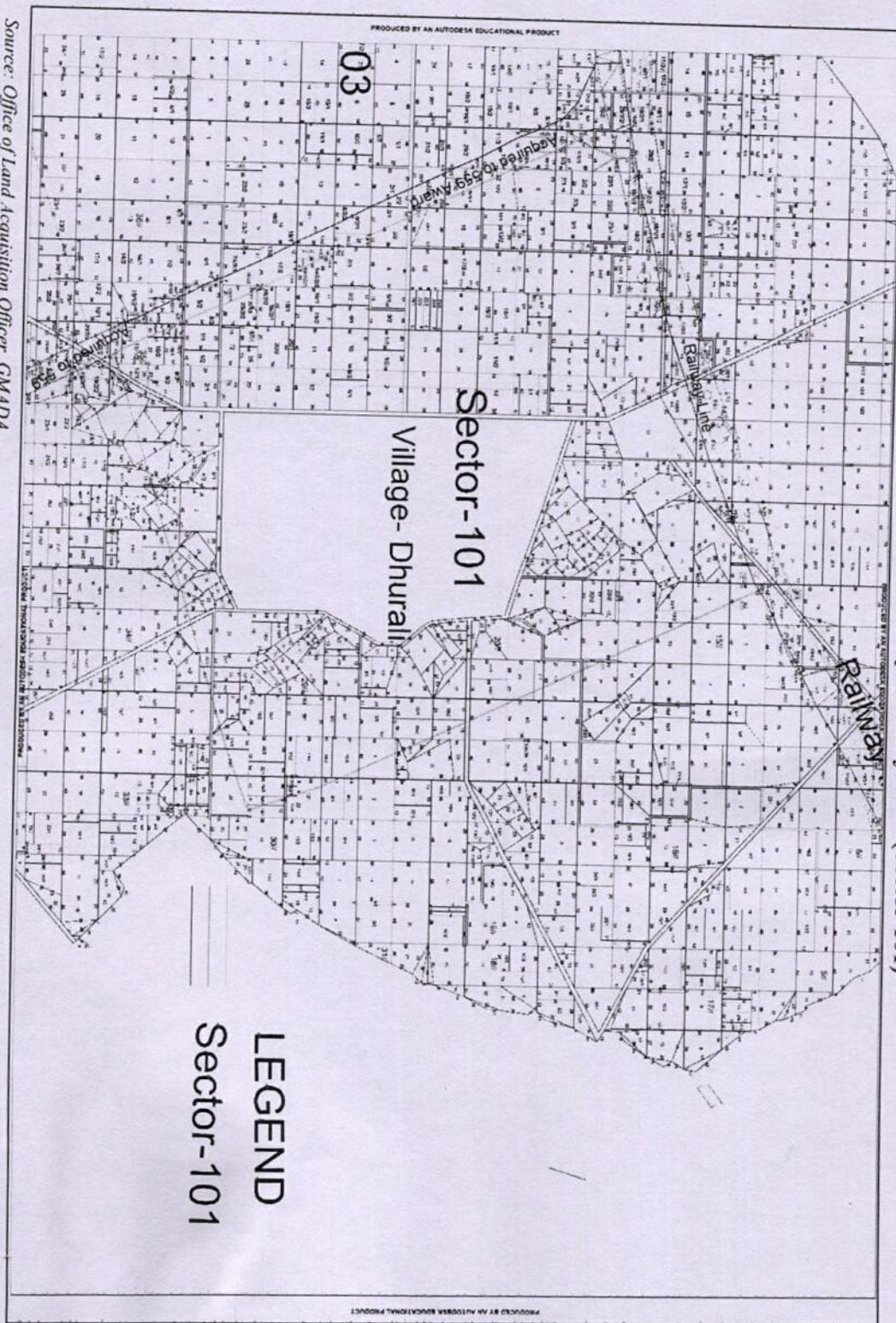
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2.2 Proposed Area for Project

The selected land measures 129.65 acre for development of remaining part of industrial park in sector 101 of SAS Nagar. The details of the land include 1037 Kanal and 4 Marla comprising 129.65 acres from the Gram Panchayat Dhurali (HB No.-01). The *khasra* numbers are under the public as well as private ownerships. The Cadastral Map is shown in the Map 2.2 to Map 2.4 .

Cadastral Map is hollow from the centre and Khasra number of Village Dhurali are not mentioned. From the cadastral map 2.2, it is clear that all the khasra numbers of this project are located outside the Lal Dora boundary (village Phirni) of Dhurali village. Consequently, the proposed land acquisition does not involve abadi land within the core habitation area of any of the affected village.

Map 2.2 Cadastral Map of Study Area (Sector 101)



Source: *Office of Land Acquisition Officer, GMADA*

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Map 2.3 Satellite View of Study Area and Surroundings (Sector 101)

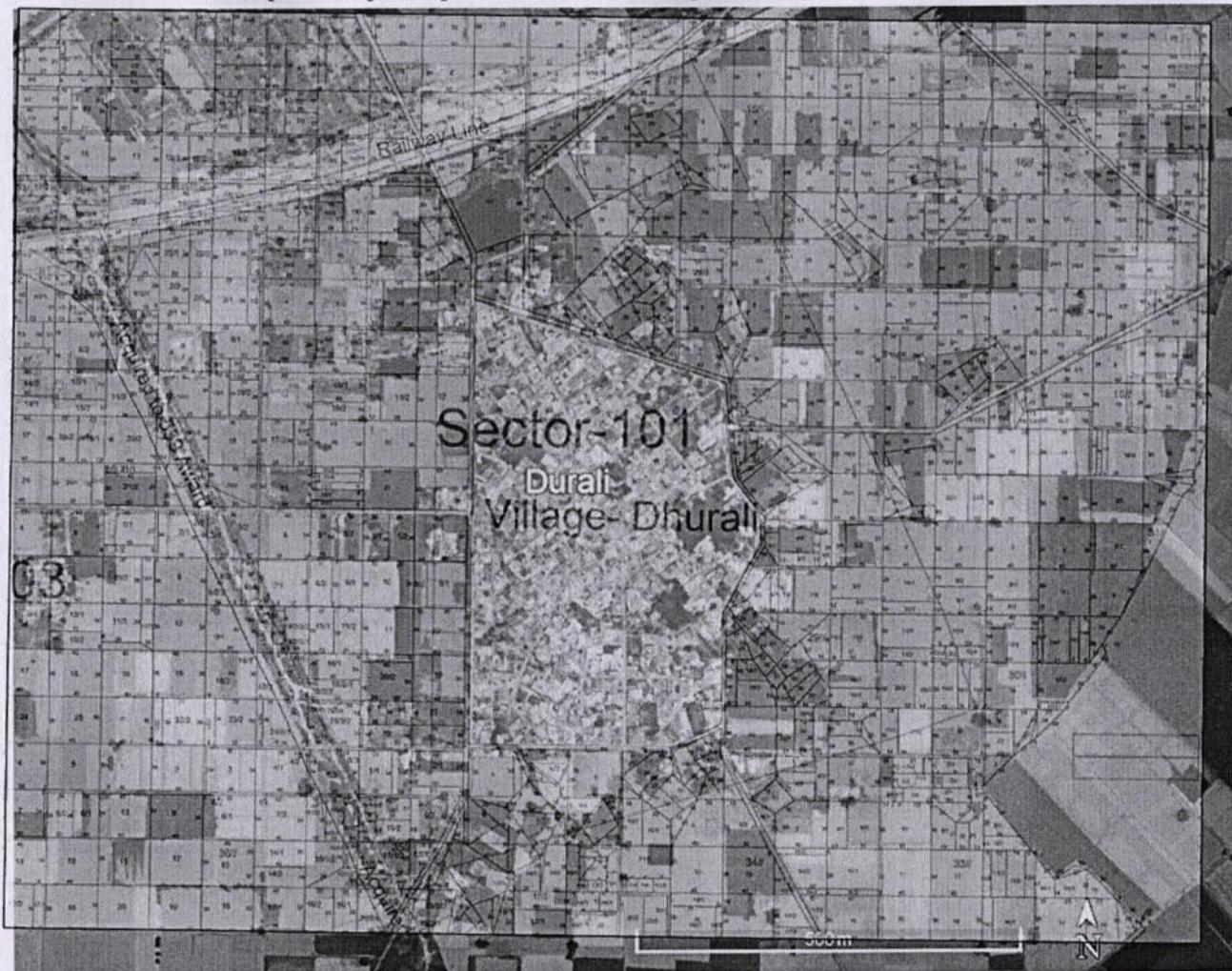


Source: Office of Land Acquisition Officer, GMADA

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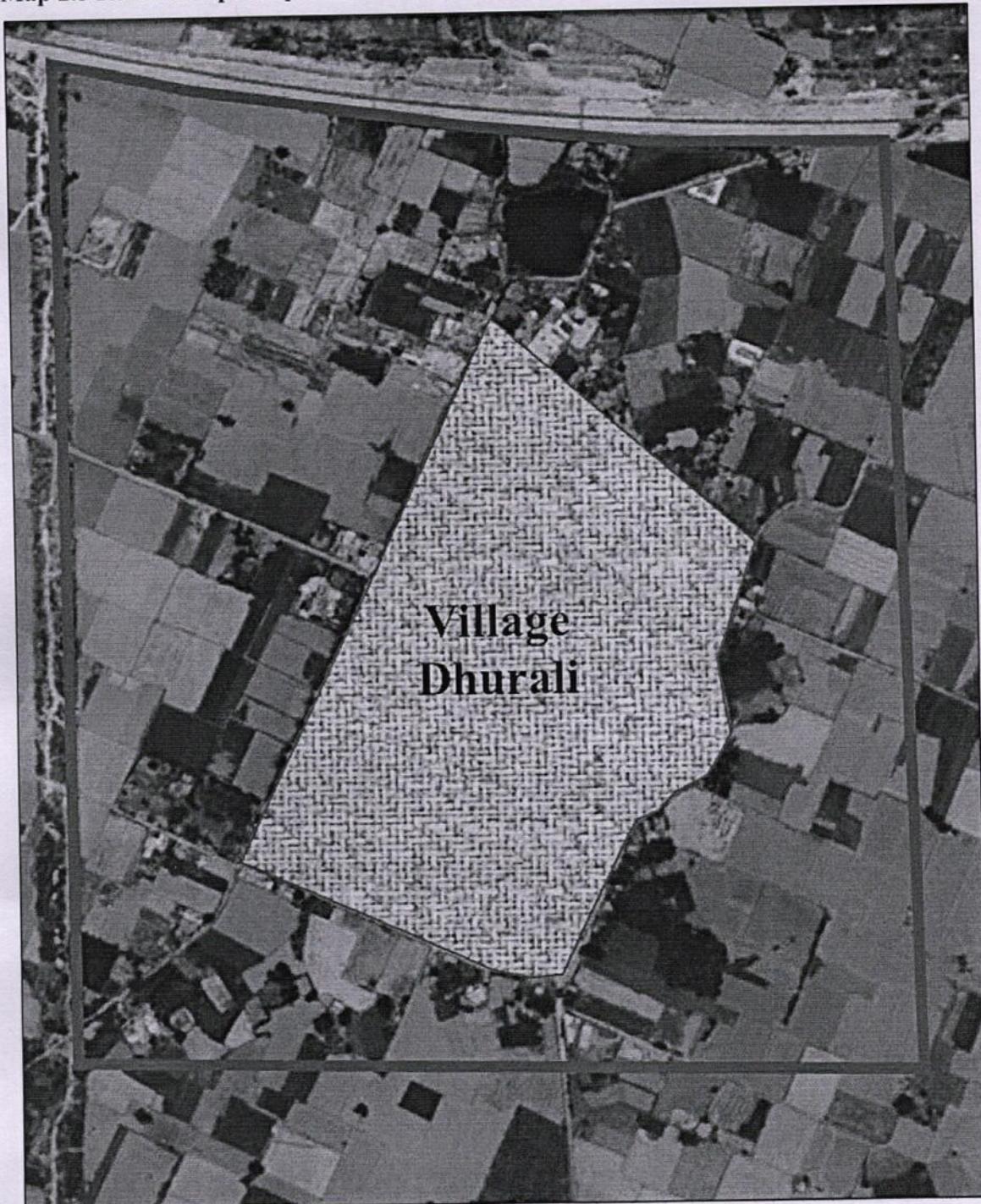
Map 2.4 Superimposed Cadastral Map of Study Area (Sector 101)



Source: Composed by SIA Team

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Map 2.5 Revised Superimposed Cadastral Map of Study Area (Sector 101)



Source: Composed by SIA Team

2.3 Justification of Public Purpose

One of the core objectives of the SIA is to determine whether the proposed land acquisition serves a legitimate public purpose as envisaged under the RFCTLARR, 2013. The proposed acquisition for the development of the remaining part of the Industrial Park in Sector-101,

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S.A.S. Nagar clearly qualifies as a public purpose project under Section 2(1)(e) of the Act, as it relates to planned development in accordance with the statutory Master Plan.

The project is being undertaken by the GMADA, a statutory body mandated to ensure planned, systematic, and sustainable urban and regional development in S.A.S. Nagar. Sector-101 has been designated for industrial use in the approved S.A.S. Nagar Master Plan, and the present proposal seeks to complete and consolidate the development of the remaining portion of an already planned and partially developed Industrial Park, thereby ensuring continuity and optimal utilization of land earmarked for this purpose.

The public purpose of the project is justified on several inter-related grounds:

Firstly, the development of the remaining part of the Industrial Park will strengthen the existing industrial ecosystem in the region. By completing the planned industrial layout, the project will enhance industrial capacity, attract additional investment, and support manufacturing, warehousing, logistics, and allied activities. This consolidation will generate sustained employment opportunities across skilled, semi-skilled, and unskilled categories, benefiting local populations and supporting livelihood transition in a peri-urban area experiencing rapid structural change.

Secondly, the project promotes efficient and planned land use. Partial or fragmented development of industrial areas often leads to under-utilization of infrastructure, irregular growth, and encroachment pressures. Completing the Industrial Park in Sector-101 will ensure coherent spatial planning, optimal use of existing infrastructure investments, and prevention of unregulated or piecemeal industrial development. This is particularly important in the Tricity region, where demand for industrial land is increasing alongside urban expansion.

Thirdly, the project carries broader regional and public benefits. These include enhancement of local and state revenues, development of ancillary and support services, improved infrastructure networks, and integration of surrounding rural and peri-urban areas into the formal industrial economy. The planned industrial development is also expected to reduce outward migration by creating local employment opportunities and contribute to balanced regional development within S.A.S. Nagar and the larger GMADA planning area.

Finally, as the project pertains to the development of the remaining portion of a Master Plan-approved Industrial Park, alternatives in terms of location are limited and impractical. Relocating or abandoning the designated industrial use would undermine statutory planning objectives and compromise the functional integrity of the industrial sector already developed in Sector-101.

In view of the above, the proposed land acquisition for the development of the remaining part of the Industrial Park in Sector-101, S.A.S. Nagar, is fully justified as a public purpose project. It aligns with statutory planning provisions, supports economic growth and employment generation, ensures orderly urban-industrial development, and serves the larger public interest. The realization of these objectives is subject to fair compensation, transparency, and effective implementation of mitigation measures as detailed in the Social Impact Management Plan.

2.4 Team Composition

Faculty of Physical Planning & Architecture, Guru Nanak Dev University, Amritsar has been appointed for carrying out Social Impact Assessment (SIA) and preparation of Social Impact Management Plan (SIMP) in the area of Gram Panchayat Dhurali, Tehsil Mohali, District S.A.S Nagar. The proposed acquisition for development of remaining part of industrial park in Sector 101 would entail about 129.65 acres of land. In this connection GMADA has proposed the acquiring of land under the Master Plan in S.A.S. Nagar.

A team of experts has been constituted by Guru Ramdas School of Planning and Department of Architecture jointly under Faculty of Physical Planning & Architecture, Main Campus GNDU to carry out SIA and prepare SIMP for above said land acquisition. (Refer **Table 2.1**)

Table 2.1 Team Composition for the Project

Designation in Project	Name	Designation in University	Specialization
Project Coordinator	Dr. Karmjit Singh Chahal	Professor, Department of Architecture	Architecture & Management
Research Supervisor	Dr. Gopal Kumar Johari	Associate Professor, HOD - Department of Planning	Sociology, Geography & Spatial Planning
	Dr. Rawal Singh Aulakh	Assistant Professor, Department of Architecture	Architecture, AutoCAD expert, Research & Training
Research Investigators	Dr. Ravi Inder Singh	Assistant Professor, Department of Planning	Architecture and Physical Planning, AutoCAD expert, Research & Training
	Sh. Rohan Soni	Research Associate, Faculty of Physical Planning & Architecture	Rural Planning, Data Interpretation
	Sh. Jony Sharma	Research Associate, Faculty of Physical Planning & Architecture	Data Analysis, Report Writing
	Sh. Yogesh Soni	Research Associate, Faculty of Physical Planning & Architecture	Community Research, Planning, Public Participation.

2.5 Schedule of Consultations

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

2.5.1 Objectives of Stakeholders' Consultations

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

Overall, these consultations will help to develop specific proposal for resource mobilization in the affected area.

2.5.2 Type of Consultation

Following section highlights type of consultations –

- I. **Information Dissemination:** The dissemination process and the type of information shared with the stakeholders during consultation are described on next page: -
 - ❖ Information dissemination focused on the proposed project characteristics and land requirement for the development of Sector 101.
 - ❖ During these consultations, map given by GMADA were used to superimpose it on satellite image to explain about location of proposed land acquisition. This activity helped people to understand the impact on their assets and properties.
 - ❖ Banners carrying information and power point presentation about project were prepared and shared with the stakeholders and local public explaining proposed project. Apart from this, notification of the project issued by Government of Punjab has been distributed and displayed at Local Gurudwara for wider public awareness.
- II. **Consultation during Sample Survey Stage:** SIA at this stage included consultations at individual level, groups of local people and focused group discussions at strategic locations such as Gurudwaras, Dharamshala, Schools, Anganwadi Centre etc. to understand acceptability of the project impacts related to land acquisition. The overall objective of these consultations was to ensure that people participate willingly; they are allowed to express their concerns and opinions; and agreements are reached on their suggestion/preferences which will be eventually shared after preparation of SIA report.
- III. **Public Hearing:** Public Hearing was conducted in the project affected area as per provision of the section-5 of the RFCTLARR Act, 2013 at Gurudwara (a common religious place) at the affected village under this project on 23th December, 2025 where the Panchayat, affected family members, representatives of Revenue Department, GMADA, Social Impact Assessment (SIA) Team, GNDU, Amritsar were present.

3. Existing Scenario

3.1 Land Assessment

3.1.1 Information from Land Inventories and Primary Sources

The total land proposed to be acquired for the project measures approximately 129.65 acres. The identified land parcels are located within Sector 101 of Sahibzada Ajit Singh Nagar (Mohali), which occupies a strategic position within the urban structure of the city. As envisaged in the approved Master Plan of S.A.S. Nagar, Sector 101 has been designated to function as an Industrial Park, thereby rendering it highly suitable for the proposed development.

Sector 101 is characterized by high land values, high industrial development potential, located in leeward side of S.A.S Nagar, and proximity to major transportation corridors and urban amenities. Owing to its locational advantages and planned land-use zoning, the sector holds significant importance in the overall spatial and economic development framework of the city.

The land proposed for acquisition primarily comprises privately owned parcels, as recorded in the latest revenue records. The details regarding the type of land affected, including land ownership, use of land parcels, and extent of acquisition, have been compiled based on land inventories, revenue records, and primary field surveys. A detailed description of the affected land, as per the most recent land records available, is presented in the table below.

Table 3.1 Detail of Proposed Khasra Numbers in Village Dhurali (HB No.-1)

S. N.	Khasra No.	Area to be acquired		Area as per Fard	Acquisition More than 50%	Remark	Land Owners
		K	M				
1	13//15/1/3	0	2	Same	Yes	Chahi	Sant singh s/o Sadhu singh, Surinder, Narinder, Harbhajan s/o Bant singh, Jaswinder kaur, Balwinder kaur d/o Bant singh and others
2	19/2/1	0	12	Same	Yes	Chahi	
3	15/2/3	0	14	Same	Yes	Chahi	
4	16/1	3	16	Same	Yes	Chahi	
5	14//11/1/2	1	14	Same	Yes	Chahi	
6	12/2/2	4	0	Same	Yes	Chahi	
7	35//1/1	4	14	Same	Yes	Chahi	
8	10/6	0	6	Same	Yes	Chahi	
9	13//16/2/2	1	7	Same	Yes	Chahi	
10	17/2/2	4	9	Same	Yes	Chahi	
11	18/1/2	1	11	Same	Yes	Chahi	
12	24/1	1	16	Same	Yes	Chahi	
13	16/3	2	9	Same	Yes	Chahi	
14	17/1/1/2	1	17	Same	Yes	Chahi	
15	24/3/1	0	16	Same	Yes	Chahi	
16	25	7	18	7-8	Yes	Chahi	
17	14//21/3	1	0	Same	Yes	Chahi	Kuldeep, Gulzar s/o Rehmat Ali, Gurdeep, Harjit s/o Ramkaran, Sukhdev, Inderjit, Jagdish s/o Beant singh and others

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K M	Acquisition More than 50%	Remark	Land Owners
		K	M				
18	22//5	8	0	Same	Yes	Chahi	
19	13//17/1/2/2	0	9	Same	Yes	Germumkin Rasta	
20	24/3/2	0	3	Same	Yes	Germumkin Rasta	
21	14//19	2	15	Same	Yes	School	
22	22	5	8	Same	Yes	School	
23	6/2/2	1	12	Same	Yes		Banjar Kadeem
24	7/2	4	6	Same	Yes		
25	8/8/3	1	9	Same	Yes		
26	13	2	11	Same	Yes	Germumkin Chraand	Mustarka Malkan
27	14/1	1	12	Same	Yes		
28	28//1/1	4	0	Same	Yes	Banjar area	
29	Reserve 65	4	3	Same	Yes	School	
30	Reserve 66	2	0	Same	Yes	Hadda Rodi	
31	Reserve 68	7	2	Same	Yes		
32	68/1	1	11	Same	Yes	Chahi	
33	73	0	15	Same	Yes	Open area	
34	76	0	7	Same	Yes	Smaadh	
35	327	1	0	Same	Yes	Germumkin Baada	
36	337/2	2	14	Same	Yes	Rasta	
37	342	0	14	Same	Yes	Rasta	
38	343/3 min	1	12	3-14	Yes	Rasta	
39	344 min	0	4	0-5	Yes	Rasta	
40	350 min	0	19	2-19	No	Rasta	
41	13//18/2/1	1	17	Same	Yes	Chahi	Avtar singh s/o Gurcharan singh s/o Sadhu Singh
42	35//7/2/1	0	4	Same	Yes	Chahi	
43	13//18/2/2	0	3	Same	Yes	Rasta	Madho singh, Kartar singh s/o Syaam singh, Avtar s/o Gurcharan singh
44	7/2/2 min	0	2	0-4	Yes	Rasta	
45	13//19/1/2	2	4	Same	Yes	Chahi	Amar s/o Kundan singh, Rajender, Satwinder s/o Mohan singh and others
46	20/3/2	0	9	Same	Yes	Chahi	Mukhtiyar singh s/o Ujagar singh, Pritam, Sardara singh s/o Sundar singh and others
47	21/2/2	3	4	Same	Yes	Chahi	
48	22/1	4	12	Same	Yes	Chahi	
49	22//2/2	2	11	Same	Yes	Chahi	
50	13//22/2	3	8	Same	Yes	Chahi	Parwinder singh, Amrinder singh s/o Naurang singh s/o Sunder singh
51	23/1	5	12	5-7, 0-5	Yes	Tubewell-Chahi	

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
52	22//2/1	2	1	Same	Yes	Chahi	
53	2/3	3	8	Same	Yes	Chahi	
54	3/1	5	12	Same	Yes	Chahi	
55	13//23/2	1	16	Same	Yes	Chahi	Racchpal s/o Gurcharan singh, Mangat, Racchpal s/o Sadhu singh and other
56	24/2/1	0	4	Same	Yes	Chahi	
57	24/2/2	2	4	Same	Yes	Chahi	Parwinder kaur w/o Harwinder singh, Harpreet Kaur w/o Harpreet singh
58	24/2/3	2	5	Same	Yes	Chahi	
59	14//6/1	5	4	Same	Yes	Chahi	
60	15//11	5	11	Same	Yes	Chahi	
61	20/1	3	8	Same	Yes	Chahi	Keshar s/o Mehri, Hakam, Khushaal, Mohan s/o Amra singh, Rajinder singh s/o Ajmer singh
62	10/2	0	15	Same	Yes	Chahi	
63	27	3	19	Same	Yes	Ambi	
64	29//5/1	2	3	Same	Yes	Chahi	
65	14//11/2	2	4	Same	Yes	Chahi	
66	12/1/2	0	9	Same	Yes	Chahi	Mohan singh s/o Karam singh s/o Jameet singh
67	20/2	4	4	Same	Yes	Chahi	
68	12/1/1	0	3	Same	Yes	Chahi	Surinder kaur d/o Balwinder singh, Manjit, Kashmir, Didar singh s/o Bhajan singh and others
69	20/1	3	16	Same	Yes	Chahi	
70	21/1	3	0	Same	Yes	Chahi	
71	14/2	0	16	Same	Yes	Chahi	
72	15	7	12	Same	Yes	Chahi	
73	19//2/1	6	2	5-7	Yes	Chahi	Darshan singh, Saudagar singh s/o Bhag singh s/o Rulia
74	3	6	16	8-0	Yes	Chahi	
75	4/1 min	1	1	3-8, 0-5	No	Tubewell-Chahi	
76	14//14/3	1	0	Same	Yes	Chahi	
77	26	7	6	Same	Yes	Chahi	
78	15//22/2/1	1	16	Same	Yes	Chahi	
79	22/2/2	2	1	Same	Yes	Chahi	Rajinder singh s/o Ajmer singh, Harpreet singh s/o Rajinder singh
80	23 min	7	8	7-12	Yes	Chahi	
81	29	2	0	Same	Yes	Chahi	
82	20//9	5	15	Same	Yes	Chahi	
83	21//28/1	0	10	Same	Yes	Baag Braani	
84	14//16	6	17	Same	Yes	Chahi	
85	17	4	16	Same	Yes	Chahi	
86	25	4	10	Same	Yes	Chahi	Gurmit kaur, Kuldeep kaur d/o Jagir singh s/o Gopal singh
87	20/2	2	17	Same	Yes	Chahi	
88	19//26	2	6	Same	Yes	Chahi	

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
89	2/2	1	16	Same	Yes	Chahi	
90	20//4/2 min	2	8	4-13	Yes	Chahi	
91	7/1 min	2	3	2-0	Yes	Chahi	
92	14//21/2	4	0	Same	Yes	Chahi	
93	22//6/4	2	13	Same	Yes	Chahi	Karam singh s/o Bant singh, Racchpal singh s/o Gurcharan singh, Sher, Mohan s/o Pritam singh
94	14//23/1/1	0	12	Same	Yes	Rasta	
95	Reserve 70	3	0	Same	Yes	Open area	
96	Reserve 72	3	16	Same	Yes	Open area	
97	Reserve 79	4	0	Same	Yes		Shamlat Patti
98	81	2	1	Same	Yes		
99	82	1	4	Same	Yes		
100	83	0	13	Same	Yes		
101	14//23/1/2	2	17	Same	Yes	Chahi	
102	23/2/1	0	18	6-14	Yes	Rasta	
103	23/2/2	1	10	Same	Yes	Chahi	
104	23/2/3	0	12	Same	Yes	Chahi	
105	24/1/1	0	4	Same	Yes	Chahi	
106	24/1/2	0	8	Same	Yes	Chahi	
107	24/2	6	12	Same	Yes	Dairy farm	
108	21/3	3	2	Same	Yes	Chahi	
109	4/1	2	19	Same	Yes	House-Dairy farm	
110	29	2	13	Same	Yes	Braani-Germumkin	
111	29//17	0	17	Same	Yes	Chahi	
112	32	2	8	Same	Yes	Chahi	
113	14//27	0	17	Same	Yes	Braani	Mahinder singh, Maan singh s/o Bishan singh
114	28	2	8	1-0, 1-8	Yes	Guga Madi, Banjar kadeem	Naurang, Mewa singh s/o Chuhad singh and others
115	15//1/2/2	2	4	Same	Yes	Chahi	
116	2/2 min	2	0	7-13	Yes	Chahi	
117	20//30-31	2	11	Same	Yes	Chahi	
118	15//9/1 min	1	14	4-0	Yes	Chahi	
119	12/1	5	3	Same	Yes	Chahi	
120	28	0	15	Same	Yes	Chahi	
121	9/2	4	0	Same	Yes	Chahi	
122	10/1/1	0	19	Same	Yes	Chahi	
123	10/3/1	0	4	Same	Yes	Chahi	Gurcharan singh s/o Bant singh s/o Ranjit singh and others

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
124	26/2	0	10	Same	Yes	Chahi	Nayab singh s/o Bant singh s/o Ranjit singh and others
125	13	1	3	Same	Yes	Chahi	
126	14	6	4	Same	Yes	Chahi	
127	15/1	1	16	Same	Yes	Chahi	
128	15/2	6	4	Same	Yes	Motor-Chahi	
129	16/2	4	5	Same	Yes	Chahi	
130	28	0	10	Same	Yes	Chahi	
131	41/1	0	5	Same	Yes	Chahi	
132	15//10/1/2	2	3	Same	Yes	Chahi	
133	10/3/2	0	12	Same	Yes	Chahi	
134	26/1	2	18	Same	Yes	Chahi	Balraj s/o Heera singh, Lakhvir, Mangal s/o Jarnail singh and others
135	30//11/2	2	4	Same	Yes	Chahi	
136	20/2	5	4	Same	Yes	Chahi	
137	21/1 min	1	17	Same	Yes	Chahi	
138	15//12/2 min	2	3	Same	Yes	Chahi	
139	13 min	1	5	8-0	Yes	Chahi	
140	18 min	4	14	8-0	Yes	Chahi	
141	19	8	0	Same	Yes	Chahi	
142	22/1	0	13	Same	Yes	Chahi	
143	22/3	3	10	Same	Yes	Chahi	
144	31	1	8	Same	Yes	Chahi	Bakshish, Hajara, Sher, Mohan, Gurmeet, Maan, gyan s/o Pritam singh and other
145	36// 5/3	2	5	Same	Yes	Chahi	
146	6/4/3	0	1	Same	Yes	Chahi	
147	20//7/2 min	3	10	6-0	Yes	Tubewell-Chahi	
148	14/2	4	0	Same	Yes	Chahi	
149	21//9/1	4	4	Same	Yes	Chahi	
150	27//17/1	1	7	Same	Yes	Chahi	
151	25/2/2	5	6	Same	Yes	Chahi	
152	15//24 min	0	9	8-0	No	Tubewell-Chahi	Jasvir, Gurwinder s/o Amrik singh and others
153	30	1	11	Same	Yes	Chahi	Nirmal, Mohan s/o Karam singh, Rajinder kaur w/o Lakhmir singh
154	19// 21/1 min	1	3	3-5	No	Chahi	Manjot, Amandeep s/o Harjit singh and others
155	16/1 min	1	14	3-8	No	Chahi	

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
156	25/2 min	3	15	3-16	Yes	Chahi	
157	21/2 min	0	3	0-19	No	Chahi	
158	21//27	3	14	Same	Yes	Banjar Kadeem	
159	29//5/3	5	6	Same	Yes	Chahi	
160	6/1	5	7	Same	Yes	Chahi	
161	30//1 min	4	12	8-0	Yes	Chahi	
162	30//10/1 min	5	7	5-16	Yes	Chahi	
163	20//1	0	19	Same	Yes	Chahi	
164	10	0	8	Same	Yes	Chahi	
165	28	3	10	Same	Yes	Chahi	
166	8	6	11	Same	Yes	Tubewell-Chahi	
167	13	7	4	Same	Yes	Chahi	
168	14/1	4	0	Same	Yes	Chahi	
169	17	6	4	Same	Yes	Chahi	
170	29	0	7	Same	Yes	Chahi	
171	24	6	14	Same	Yes	Chahi	
172	29//3	0	12	Same	Yes	Chahi	
173	4/2	4	16	Same	Yes	Chahi	
174	20//6/2 min	0	2	Same	Yes	Chahi	Detail Missing
175	15 min	2	1	8-0	No	Chahi	
176	16/2	3	15	Same	Yes	Chahi	
177	25/1	4	4	Same	Yes	Chahi	
178	27	1	10	Same	Yes	Chahi	Kamlesh Kumari, Saroj, Shashi kiran d/o Jagdish Chander and others
179	32	2	7	Same	Yes	Chahi	Cultivator- Rehmat ali s/o Ber din Lakhmir, Jaswinder s/o Jora singh and others
180	33	1	8	Same	Yes	Braani	Jaswinder s/o Ram singh and other
181	34	5	5	Same	Yes	Chahi	Rajinder s/o Darbara singh, Karam singh s/o Bant singh, Jaswinder s/o Pritam singh
182	21//1/1	2	12	Same	Yes	Chahi	
183	22//7/1	1	16	Same	Yes	Chahi	
184	21//1/2	5	8	Same	Yes	Chahi	
185	2/1	5	12	Same	Yes	Chahi	
186	2/2/2	0	16	Same	Yes	House	
187	Reserve 78	2	0	Same	Yes	Baada	
188	2/2/1	1	12	Same	Yes	Germumkin Rudia	Shamlat Patti

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
189	4/2	1	0	Same	Yes	Braani	Jwala singh s/o Saun singh
190	4/3	0	14	Same	Yes	House	
191	26	3	1	Same	Yes	House, Braani	Raghbir singh s/o Saun singh, Balvir, Rajinder s/o Darbara singh
192	5/2	0	5	Same	Yes	Chahi	Cultivator- Jaswinder, Baljinder s/o Gurnam singh
193	9/2	1	7	Same	Yes	Chahi	
194	11/2	5	12	Same	Yes	Chahi	
195	12	8	0	Same	Yes	Chahi	
196	19	8	0	Same	Yes	Chahi	
197	20	8	0	Same	Yes	Chahi	
198	22//1/2/2	0	5	Same	Yes	Chahi	
199	8/3	0	17	Same	Yes	Chahi	
200	11/1	0	1	Same	Yes	Chahi	
201	12/2	6	15	Same	Yes	Chahi	
202	13/1	2	17	Same	Yes	Chahi	
203	19/1/1	3	6	Same	Yes	Chahi	
204	22/3	0	7	Same	Yes	Chahi	
205	21//10	7	11	Same	Yes	Tubewell-Chahi	Sukhdeep s/o Gurbaksh singh, Gurinder s/o Rajinder singh
206	11/1	1	4	Same	Yes	Chahi	
207	22//14/1	2	9	Same	Yes	Chahi	
208	15/1/1	2	9	Same	Yes	Chahi	
209	21//21	7	2	Same	Yes	Chahi	
210	28//1/2	4	0	Same	Yes	Germumkin	
211	2	8	0	Same	Yes	House and Boundary wall	
212	9/1	6	0	Same	Yes	Chahi	
213	12	8	0	Same	Yes	Braani	
214	19	8	0	Same	Yes	Chahi	
215	20/2	6	13	Same	Yes	Chahi	
216	22	4	0	Same	Yes	Chahi	
217	29//4/1	1	18	Same	Yes	Chahi	
218	6/2	2	13	Same	Yes	Chahi	
219	7/1	5	6	Same	Yes	Chahi	
220	30//9/1 min	0	8	4-18	No	Chahi	
221	10/2	2	4	Same	Yes	Chahi	
222	11/1	5	16	Same	Yes	Chahi	
223	12/1	5	7	Same	Yes	Chahi	

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
224	21//22	7	2	Same	Yes	Farm house	
225	28/2	0	9	Same	Yes	Chahi	
226	343/1	0	5	Same	Yes	Braani	Gurpreet, Gurjinder s/o Amar singh s/o Joginder singh
227	28/3	0	9	Same	Yes	Chahi	Pardeep singh s/o Randhir Singh
228	22//1/1/1	3	18	Same	Yes	Chahi	Mahinder, Tarlochan singh s/o Kartar singh
229	1/3	1	0	Same	Yes	Chahi	
230	3/2	2	0	Same	Yes	Chahi	
231	8/1	5	16	Same	Yes	Chahi	
232	8/2	1	6	Same	Yes	Chahi	
233	9	8	0	Same	Yes	Chahi	
234	13/3	0	15	Same	Yes	Chahi	
235	17/2	2	8	Same	Yes	Chahi	
236	10/1/1	2	3	Same	Yes	Chahi	Detail Missing
237	4	8	0	Same	Yes	Chahi	Nikhil Sachdeva s/o Jagdish singh and others
238	6/1	1	19	Same	Yes	Braani	
239	25/3	1	14	Same	Yes	Braani	Krishan chand s/o Maha singh and others
240	6/2	2	19	Same	Yes	Braani	
241	14/3	3	2	Same	Yes	Braani	
242	25/4	1	5	Same	Yes	Chahi	
243	6/3	0	5	Same	Yes	Braani	
244	7/2	6	4	Same	Yes	Braani	
245	25/2	1	5	Same	Yes	Braani	Krishan, Jasvir, Mangal s/o Sita Ram and others
246	13/2	3	12	Same	Yes	Chahi	
247	18	7	12	Same	Yes	Chahi	
248	23/2	6	8	Same	Yes	Chahi	
249	17/3	5	4	Same	Yes	Chahi	
250	14/2	2	9	Same	Yes	Chahi	
251	15/1/2	2	9	Same	Yes	Chahi	
252	15/2	3	2	0-5, 2-17	Yes	Germumkin	
253	16	8	0	Same	Yes	Chahi	
254	17/1	0	8	Same	Yes	Chahi	
255	25/1	1	11	Same	Yes	Chahi	
256	25/5	1	2	Same	Yes	Chahi	
257	27//3/2	4	4	Same	Yes	Chahi	
258	14/1/2	0	4	Same	Yes	Chahi	
259	14/2/1/2	1	0	Same	Yes	Chahi	Amrik singh s/o Bant singh s/o Ranjit singh

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
260	4	8	0	Same	Yes	Chahi	Gurnam s/o Puran singh, Baljinder, Jaswinder s/o Gurnam singh, Nimarjot, Sukhanpreet kaur d/o Paramjit singh
261	5/1	3	16	3-12, 0-2	Yes	Tubewell-Chahi	
262	6/2	3	8	Same	Yes	Chahi	
263	7/1	7	8	Same	Yes	Chahi	
264	8/1/1	0	17	Same	Yes	Chahi	
265	5/2	4	10	0-2, 3-14	Yes	Germumkin-Chahi	Mangal s/o Jarnail singh, Gurjit, Harjit s/o Mahinder singh and others
266	16/1	4	9	Same	Yes	Chahi	
267	16/2/1	3	10	Same	Yes	Chahi	
268	25/1/2	0	8	Same	Yes	Chahi	
269	28//20/1	1	7	Same	Yes	Chahi	
270	27//6/1	4	12	Same	Yes	Chahi	Detail Missing
271	14/2/2/2	3	14	Same	Yes	Chahi	
272	15/1	3	16	Same	Yes	Chahi	
273	15/2	4	4	Same	Yes	Chahi	Dilbag, Ravinder s/o Kuldeep singh and others
274	28//9/2	2	0	Same	Yes	Chahi	
275	10	8	0	Same	Yes	Chahi	
276	11	8	0	Same	Yes	Chahi	
277	29//4/3	1	6	Same	Yes	Chahi	Detail Missing
278	5/2	0	10	Same	Yes	Chahi	
279	7/2	2	5	Same	Yes	Chahi	
280	8/1	1	3	Same	Yes	Chahi	Sucha singh s/o Mehar singh, Gurdyal, Roshan s/o Bant singh, Kaka singh s/o Bakhtor singh and others
281	8/2	3	19	Same	Yes	Chahi	
282	27	1	8	Same	Yes	Chahi	
283	16/1	3	15	Same	Yes	Chahi	
284	25/2 min	4	7	5-5	Yes	Chahi	Nayab s/o Banta singh, Kulwant kaur w/o Paramjit singh
285	18/1	1	14	Same	Yes	Open area	
286	18/2	3	8	Same	Yes	Chahi	
287	23	8	0	Same	Yes	Chahi	Ranbir s/o Gurdyal singh and others
288	24/1	2	16	Same	Yes	Chahi	
289	24/2	1	15	Same	Yes	Chahi	
290	34//4/3 min	0	2	1-10	No	Chahi	
291	29//25/1	0	5	Same	Yes	Chahi	Ujagar singh s/o Basakha singh and others
292	41/2	1	8	Same	Yes	Chahi	
293	37	1	2	Same	Yes	Chahi	

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
294	26	0	14	Same	Yes	Chahi	Amrik s/o Jagir singh and other
295	29	2	9	Same	Yes	Braani	Harbhajan singh s/o Mehar singh and others
296	30	0	18	Same	Yes	Braani	Meet singh s/o Chuhad singh and others
297	31	1	19	Same	Yes	Germumkin Baada	Prem, Harjinder, Kesar s/o Karnail singh and others
298	33	1	4	Same	Yes	Braani	Ranjit, Gurmukh s/o Maluk singh and others
299	34	0	14	Same	Yes	Braani	Pal singh s/o Gurdyal singh and others
300	35	1	2	Same	Yes	Chahi	Partap, Mangal s/o Sadhu singh and others
301	36	1	8	Same	Yes	Chahi	Detail Missing
302	38	1	4	Same	Yes	Chahi	Detail Missing
303	39	2	0	Same	Yes	Chahi	Detail Missing
304	40	1	13	Same	Yes	Chahi	Detail Missing
305	12/2	0	10	Same	Yes	Braani	Parwinder, Ravinder s/o Hardit Ram, Gurmukh s/o Hansa singh and others
306	12/3 min	0	9	0-10	Yes	Braani	
307	19/1 min	0	4	2-8	No	Chahi	
308	20/1	2	16	Same	Yes	Chahi	
309	22 min	1	2	7-12	No	Chahi	
310	12/4 min	0	1	1-4	No	Chahi	
311	12/5 min	0	5	Same	Yes	Chahi	
312	19/2 min	1	8	Same	Yes	Chahi	
313	19/3	3	16	Same	Yes	Chahi	
314	21/2 min	2	9	Same	Yes	Chahi	
315	34//1/1	0	11	Same	Yes	Chahi	
316	2	3	1	Same	Yes	Chahi	
317	34// 4/1 min	0	10	1-0	Yes	Braani	Cultivator- Karam singh s/o Jodh singh
318	10/1 min	0	4	Same	Yes	Chahi	
319	10/2 min	1	2	Same	Yes	Chahi	
320	26	3	3	Same	Yes	Chahi	
321	27	1	10	Same	Yes	Chahi	
322	28 min	0	17	Same	Yes	Chahi	
323	29 min	1	9	Same	Yes	Chahi	
324	30	2	9	Same	Yes	Chahi	
325	31	0	15	Same	Yes	Chahi	
326	32	1	3	Same	Yes	Chahi	
327	35//1/2	2	17	Same	Yes	Chahi	

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
328	2/1	1	11	Same	Yes	Chahi	
329	2/2	6	0	Same	Yes	Chahi	
330	3	7	17	Same	Yes	Chahi	
331	4/1	1	17	Same	Yes	Chahi	
332	4/2	2	4	Same	Yes	Chahi	
333	5	8	0	Same	Yes	Chahi	
334	6/1 min	0	12	Same	Yes	Chahi	
335	6/3 min	1	10	Same	Yes	Chahi	
336	6/4	1	13	Same	Yes	Chahi	
337	7/1	0	12	Same	Yes	Chahi	
338	7/2/3 min	0	10	Same	Yes	Chahi	
339	8/1	3	12	Same	Yes	Chahi	
340	8/2	0	18	Same	Yes	Chahi	
341	9/1/1	0	8	Same	Yes	Chahi	
342	9/1/2	0	12	Same	Yes	Chahi	
343	9/2	5	14	Same	Yes	Chahi	
344	9/3	0	9	Same	Yes	Chahi	
345	10/1	2	11	Same	Yes	Chahi	
346	10/2	2	11	Same	Yes	Chahi	
347	10/3/2	0	15	Same	Yes	Chahi	
348	10/4/1	0	11	Same	Yes	Chahi	
349	10/5	0	3	Same	Yes	Chahi	
350	11/1/2/2	2	17	Same	Yes	Chahi	
351	11/2/1 min	0	6	Same	Yes	Chahi	
352	12/1 min	0	15	Same	Yes	Chahi	
353	12/2 min	1	2	Same	Yes	Chahi	
354	26 min	1	14	Same	Yes	Chahi	
355	36//6/1/1	0	1	Same	Yes	Chahi	
356	61 min	16	15	Same	Yes	Chahi	
357	Reserve 62	18	2	Same	Yes	Chahi	
358	Reserve 67/1	3	15	Same	Yes	Chahi	
359	74 min	2	18	4-12	Yes	Germumkin House	Gurdwara sahib Deh Patti
360	75 min	0	8	Same	Yes	Chahi	
361	77	1	0	Same	Yes	Chahi	
362	Reserve 80	1	16	Same	Yes	Chahi	
363	85 min	1	3	Same	Yes	Chahi	

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S. N.	Khasra No.	Area to be acquired		Area as per Fard K-M	Acquisition More than 50%	Remark	Land Owners
		K	M				
364	86 min	1	14	Same	Yes	Chahi	
365	89 min	2	4	Same	Yes	Chahi	
366	90 min	1	0	Same	Yes	Chahi	
367	327/1 min	0	9	Same	Yes	Chahi	
368	330 min	2	5	Same	Yes	Chahi	
369	336	1	1	Same	Yes	Chahi	
370	339 min	5	6	Same	Yes	Chahi	
371	343/2	0	3	Same	Yes	Chahi	
372	367 min	1	2	Same	Yes	Chahi	
Grand Total		1037	4	-	-	-	-

Source: Land Records, December 2025

Table 3.1 presents the khasra-wise analysis of land proposed for acquisition in Village Dhurali. Study reveals a highly fragmented yet predominantly productive agricultural landscape, involving a large number of individual land parcels. As total land is comprised of a mix of privately owned agricultural land, shamlat land, institutional land, and common property resources. A majority of the khasra numbers are classified as “Chahi” land, indicating irrigated and high-value agricultural holdings. This highlights that the acquisition predominantly affects economically productive land, which forms the backbone of livelihood security for the affected landowners. In addition to Chahi land, limited parcels fall under Braani, Banjar Kadeem, Ambi, and Open Area categories, while some khasras are recorded as Gair Mumkin (roads, rasta, drainage, school, samadh, and other community uses).

In most cases the acquisition exceeds 50% of the recorded holding, and in several instances the entire khasra area is proposed for acquisition. This has important social implications, as such levels of acquisition significantly reduce the residual usability of remaining land parcels, thereby increasing the risk of livelihood disruption, land fragmentation, and long-term economic vulnerability—particularly for small and marginal landholders. A limited number of khasra numbers are marked where acquisition is less than 50%, which may result in irregular and uneconomic residual plots. Such cases warrant special attention, including options for acquisition of the full holding on request of landowners, or provision of alternative livelihood or land pooling mechanisms.

Multiple khasra numbers include associated productive and residential assets, such as tubewells, dairy farms, houses, farmhouses, boundary walls, and motor installations. Acquisition of these khasras therefore entails not only loss of land, but also loss of fixed capital assets and allied livelihood infrastructure, which must be compensated at replacement value as per the Act. In several cases, khasras include Tubewell-Chahi and House-Dairy Farm combinations, indicating mixed land use and higher socio-economic sensitivity.

The acquisition also affects common property resources and public utility land, including Gair Mumkin Rasta (village roads and access paths), schools, shamlat land, open areas, and religious properties such as land associated with Gurdwara Sahib (Deh Patti). These categories carry higher

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social sensitivity, as their acquisition may affect community access, mobility, social cohesion, and religious practices. Preservation, realignment, or equivalent replacement of such assets is therefore essential from an SIA perspective.

Note:

- All the affected khasra numbers in the village are located outside the Lal Dora boundary (village Phirni). Consequently, the proposed land acquisition does not involve *abadi* land within the core habitation area of any of the affected village.

3.2 Impact of Land Acquisition on Assets and Livelihood

The proposed land acquisition for the development of the remaining part of the Industrial Park in Sector 101, S.A.S. Nagar has resulted in direct, livelihood-centric social impacts across the village of Dhurali, with implications primarily linked to the loss of agricultural land, productive assets, and associated income sources. The assessment is based on intensive stakeholder consultations, transect walks, and ground-level verification undertaken in December 2025, supplemented by photographic documentation of affected land parcels, standing crops, trees, tubewells, and residential clusters.

Table 3.2 Assets and Livelihood Impact of Land Acquisition on Affected Families

Attributes	Affected Land Parcels of Dhurali
Baag	1
Fruit-Trees	63
Non- Fruit-Trees	112
House	37
Tubewell	14
Dairy Farm	2
School	1
Cremation Ground	1
Hadda Rodi	1
Affected Families	72

Source: Stakeholders' Consultations and Field Visit, December 2025

Impact on Agricultural Land and Livelihoods

Agriculture constitutes a major source of livelihood for the affected families in Dhurali, with most land parcels classified as irrigated (Chahi) and under regular cultivation. The acquisition of such land directly translates into loss of recurring agricultural income, reduced food security, and diminished livelihood resilience—particularly for households with limited landholdings or high dependency ratios. The presence of one Baag (orchard) further indicates long-term investment in horticulture, which involves gestation periods and sustained returns. Loss of such land results in the erosion of both present and future income streams.

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Figure 3.1 Agricultural Land and Trees located in Project Affected Area



Source: Transact Walk and Field Visit, December 2025

Impact on Trees and Horticultural Assets

The assessment records the loss of 63 fruit-bearing trees and 112 non-fruit trees, reflecting a substantial impact on standing biological assets. Fruit trees, in particular, represent long-term livelihood assets providing seasonal income and supplementary household earnings. Their loss cannot be equated merely to timber value and therefore requires compensation at appropriate horticultural replacement rates, along with consideration of gestation loss. Non-fruit trees, often located along field boundaries and access paths, also contribute to micro-climate regulation, fuelwood, and shade, making their removal both an economic and environmental concern.

Impact on Irrigation and Allied Productive Infrastructure

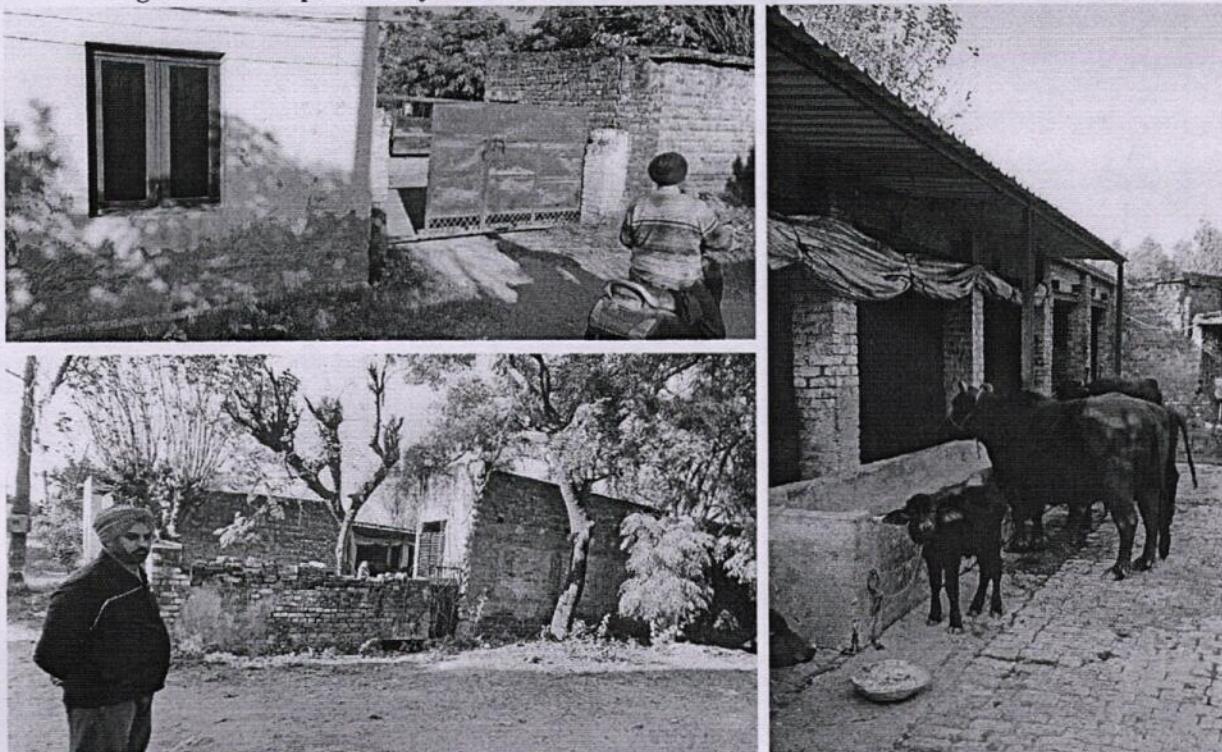
The acquisition affects 14 tubewells, which are critical irrigation sources supporting crop productivity in the village. Loss of tubewells significantly affects the viability of remaining agricultural land and increases dependence on external or less reliable water sources. In addition, two dairy farms are impacted, indicating disruption to livestock-based supplementary livelihoods. Dairy activities often provide stable daily income, particularly for women and elderly family members, and their disturbance may disproportionately affect vulnerable household segments.

Impact on Residential Structures

A total of 37 houses have been identified within the acquisition boundary. These structures are largely scattered, hamlet-type dwellings located outside the main village abadi and are closely integrated with adjoining agricultural land, dairy activities, and farm operations. While the scale of residential impact does not constitute mass displacement or the formation of an organized residential colony, the affected households will experience direct asset loss and livelihood disruption. Such impacts necessitate compensation, advance notice, and individualized transition support under the SIMP, even though a full-scale Rehabilitation and Resettlement (R&R) Plan is not triggered.

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Figure 3.2 Glimpse of Project Affected Houses and Cattle-Sheds falling in Sector 101



Source: Transact Walk and Field Visit, December 2025

Impact on Community and Common Property Resources

The acquisition also affects key community and common property assets, including one school, one cremation ground, and one Hadda Rodi (animal dumping site). These assets hold high social significance and perform essential public functions.

Figure 3.3 Existing Hadda Rodi (left) and Cremation Ground (Right) in ProjectArea



Source: Transact Walk and Field Visit, December 2025

The acquisition of a school and cremation ground, in particular, carries high social sensitivity, as it affects access to education, cultural practices, and community identity. Such impacts extend beyond individual households and require careful planning for relocation, replacement, or functional integration to ensure continuity of services and social cohesion.

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Figure 3.4 Existing School falling in Project Area



Source: Transact Walk and Field Visit, December 2025

Impact on Utilities and Infrastructure

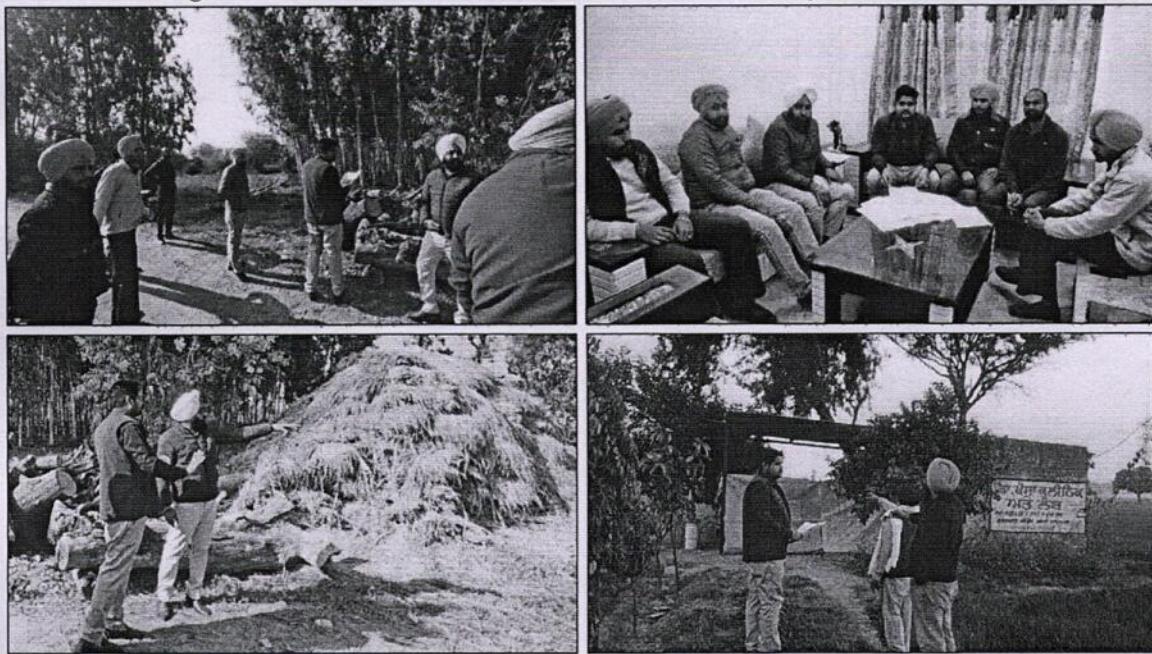
From an infrastructure and access perspective, the inter-village road connecting Dhurali passes centrally through the project area and serves as a vital all-weather connectivity corridor for agricultural operations, movement of people, livestock, and produce. Trees and utility lines (electricity and water supply) are aligned along this road. In SIA terms, retaining this road as an uninterrupted corridor is critical to prevent social fragmentation, ensure continued village-to-village access, and avoid indirect livelihood losses. The SIA therefore strongly recommends preservation and integration of this road within the Industrial Park layout, rather than its diversion or closure.

Extent of Affected Population

Based on field assessment, a total of 72 families are identified as directly and indirectly affected by the land acquisition. These families derive their livelihoods from a combination of crop cultivation, horticulture, dairy farming, wage labour, and allied rural activities. The loss of land and assets therefore poses risks of temporary income disruption, increased vulnerability during transition, and long-term livelihood adjustment, especially for families with limited diversification of income sources.

In summary, the land acquisition for the Industrial Park in Sector-101 results in substantial livelihood-oriented impacts, characterized by loss of productive agricultural land, trees, irrigation infrastructure, livestock-based enterprises, residential structures, and community assets. While physical displacement is limited in scale, the economic and social implications are significant, warranting focused mitigation through fair compensation, livelihood restoration measures, protection or replacement of community assets, and sustained stakeholder engagement as outlined in the Social Impact Management Plan.

Figure 3.5 Individual Stakeholder Consultation in Project Area (Sector 101)



Source: Transact Walk and Field Visit, December 2025

Additionally, existing agricultural *rastas* (field access paths) leading to interior fields have also been identified and can be preserved or realigned to maintain continued access during and after project implementation.

3.3 Demographic Profile of Area

S.A.S Nagar district ranks 20th in area and 12th in population with contribution 3.6 per cent of the total population of the State. Dera Bassi is the most populous and S.A.S Nagar is the least populous tehsil of the district. Average population size of a village in district (1,117) is lower than that of the state (1,425). Bar Majra (7,031) is the largest village in the district followed by Jagatpur (6,673) in the district. The decadal population growth rate in the district is 33.2% which is higher than the state (13.9%). S.A.S Nagar district is relatively more urbanized than the State with 54.8% of its population resides in urban areas as compared to 37.5% of the State. The sex ratio in the district (879) is lower than the state (895). It is ranked 16th among the districts of the state on this parameter. The child sex ratio in the district (841) is also lower than the state (846). It ranks 13th among the districts in the state. The district has 31.8% and 4.0% main workers and marginal workers respectively of total population. (Refer Table 3.3)

Table 3.3 Demographic Profile of Project Affected Village - Dhurali

Indicators		Punjab State	S.A.S. Nagar District	Dhurali (1)
Population	2011	27,743,338	994,628	2128
Household		5,486,851	203,886	385
Average HH Size		5.1	4.9	7.1
Sex Ratio		895	879	873

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Indicators		Punjab State	S.A.S. Nagar District	Dhurali (1)
Child Sex Ratio		---	---	683
Population 0-6		---	---	244
Literacy Rate		75.84%	83.80%	87.63%
Workforce	Participation Rate (%)	9,897,362	355,995	648
		35.70%	35.80%	34.39%
	Main Workers (%)	8,450,936	316,236	623
		85.39%	88.83%	96.14%
	Marginal Workers (%)	1,446,426	39,759	25
		14.61%	11.17%	3.86%
	Cultivators (%)	1,934,511	40,867	104
		19.55%	11.48%	16.05%
	Agricultural Labourers (%)	1,588,455	21,791	14
		16.05%	6.12%	2.16%
Household Industry (%)		385,960	13,501	11
		3.90%	3.79%	1.70%
Other Workers (%)		5,988,436	279,836	519
		60.51%	78.61%	80.09%

Source: Census of India, 2011

The demographic profile of Dhurali village reflects a medium-sized rural settlement with emerging peri-urban characteristics, particularly in terms of literacy and workforce composition. As per Census of India, 2011, Dhurali has a total population of 2,128 persons, residing in 385 households, which is relatively small when compared to the district and state population figures. However, despite its modest population size, the village exhibits distinctive demographic features that are significant from a Social Impact Assessment (SIA) perspective.

The average household size in Dhurali is 7.1 persons, which is substantially higher than the district average (4.9) and the state average (5.1). This indicates the predominance of joint and extended family structures, implying higher dependency ratios within households. Consequently, any loss of land or livelihood resources may impact a larger number of dependents per household, thereby intensifying the socio-economic consequences of land acquisition.

The sex ratio in Dhurali is 873, which is lower than both the Punjab state average (895) and the S.A.S. Nagar district average (879). This reflects a degree of gender imbalance within the population. More concerning is the child sex ratio of 683, which is significantly low and points towards underlying social challenges related to gender equity. From an SIA standpoint, this underscores the need for gender-sensitive planning, safeguarding of women's interests, and inclusive development interventions during project implementation.

Children in the 0–6 age group constitute 244 persons, forming a sizeable proportion of the village population. This highlights the importance of sustained access to education, healthcare, and social services, as well as long-term livelihood planning to ensure future economic stability for the younger generation.

In terms of literacy, Dhurali performs notably well, with a literacy rate of 87.63%, which is higher than both the district (83.80%) and state (75.84%) averages. This relatively high literacy level

suggests a population with better adaptive capacity and potential to transition towards non-agricultural and industrial employment opportunities, provided appropriate skill development and training support is extended.

Overall, the demographic profile of Dhurali indicates a village with high literacy, large household sizes, stable employment patterns, and a mixed livelihood base. While these characteristics point towards a relatively strong capacity for livelihood adaptation, the high dependency ratios and social indicators such as low sex and child sex ratios highlight areas of vulnerability.

3.4 Socio-economic Profile of Area

The socio-economic profile of the project area has been prepared to understand the social composition, economic structure, and vulnerability levels of the population residing in the affected village. This assessment provides the baseline against which the potential impacts of land acquisition and subsequent development are evaluated. Indian society is traditionally stratified along social and economic categories, with caste continuing to play an important role in determining access to resources, livelihood opportunities, and social security. Certain social groups, particularly Scheduled Castes (SCs), are recognized as socially and economically vulnerable and therefore require special consideration under the provisions of the Act, 2013. An assessment of the social category composition of the affected village is therefore essential to ensure that project planning and mitigation measures are inclusive and equitable.

In parallel, an understanding of the economic profile of the village—including WFPR, nature of employment, dependence on agriculture and non-agricultural sectors, and stability of livelihoods—is necessary to assess how land acquisition may influence income security and employment patterns. The socio-economic analysis is based on a combination of secondary data from the Census of India, 2011, and primary data collected through household surveys, stakeholder consultations, and field investigations conducted as part of the SIA. While Census data provides an official demographic and occupational baseline, it is acknowledged that the data is dated. Accordingly, emphasis has been placed on primary survey findings to capture current livelihood trends, employment patterns, and the transformation of the village due to ongoing urbanization and development.

3.3.1. Social Category

In India, the society is stratified into different groups at economic and social level. This means they are ranked up and down according to their social category mainly by their respective castes. The village does not have any Schedule Tribe (ST) population. Table 3.4 presents the distribution of Scheduled Caste (SC) population across the village Dhunali based on Census of India, 2011 data. Out of a total population of 2,128, the Scheduled Caste population comprises 309 persons, accounting for 14.52% of the village population. This indicates a moderate presence of SC households within the village social structure. The gender composition of the SC population shows 170 males (55.01%) and 139 females (44.99%), reflecting a reasonably balanced gender distribution, though with a slight male predominance.

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Table 3.4 Scheduled Caste Population in Study Area

Gram Panchayat	Total Population	Schedules Caste		Male SC		Female SC	
		Total	Share in Total Population	Total	Share in SC Population	Total	Share in SC Population
Dhurali	2,128	309	14.52%	170	55.01%	139	44.99%

Source: *Census of India, 2011*

The presence of a substantial SC population in the village underscores the importance of inclusive planning and targeted safeguards under the SIA framework. SC households are often more dependent on land-based livelihoods, wage labour, or informal employment, and may therefore be disproportionately affected by changes in land use and livelihood patterns resulting from the proposed Industrial Park.

3.3.2. Economic Profile

The economic profile of the project-affected village Dhurali has been analysed using Census of India, 2011 workforce data, in comparison with district and state averages, to understand livelihood structures and potential sensitivity to land acquisition for the proposed Industrial Park in Sector 101.

The Workforce Participation Rate (WPR) in Dhurali is 34.39%, which is marginally lower than both the district (35.80%) and state (35.70%) averages, indicating moderate engagement of the population in economic activities. In terms of employment stability, Dhurali exhibits a very high proportion of main workers (96.14%), significantly exceeding the district and state averages, while marginal workers account for only 3.86%. This indicates relatively stable and sustained employment patterns, implying that loss of land or livelihood assets may directly affect regular income sources.

In Dhurali, cultivators constitute 16.05% of the workforce, higher than the district average (11.48%) but lower than the state average (19.55%), reflecting moderate dependence on agriculture. Agricultural labourers account for only 2.16%, indicating limited reliance on wage-based agricultural work. A dominant share of workers (80.09%) falls under the category of other workers, highlighting strong engagement in non-agricultural activities such as services, trade, construction, and informal urban employment.

Overall, the workforce analysis reveals that Dhurali's economy is diversified and non-agricultural in nature, suggesting relatively greater adaptability to industrial and urban employment opportunities arising from the project.

3.5 Findings

Based on the detailed field investigations, stakeholder consultations, and analysis of secondary and primary data, the Social Impact Assessment arrives at the following findings:

- The project-affected area of Sector 101 comprises predominantly productive agricultural land, supported by tubewell irrigation, horticulture, dairy activities, and household-based livelihoods, indicating high economic dependence on land.

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- Social impacts are primarily livelihood-oriented, arising from the loss of agricultural land and allied assets, rather than large-scale physical displacement from village abadi areas.
- The acquisition involves loss of high-value productive assets, including orchards (Baag), 63 fruit-bearing trees, 112 non-fruit trees, 14 tubewells, and 2 dairy farms, indicating impacts on recurring and future income streams. Fruit trees and horticultural assets represent long-term investments; their loss results in irreversible livelihood impacts beyond immediate compensation, especially due to gestation and yield cycles.
- Residential impacts involve 37 scattered houses and farm-based dwellings located outside the Lal Dora, indicating low physical displacement severity but moderate socio-economic disruption, as houses are closely linked with agricultural and dairy livelihoods.
- A total of 72 families are directly and indirectly affected, many of whom depend on a combination of agriculture, horticulture, dairy, and allied activities, resulting in medium to high cumulative livelihood impact at the household level.
- Acquisition of community and common property resources—including a school, cremation ground, Hadda Rodi, village roads, and hamilat land—represents high social sensitivity, with potential impacts on education access, cultural practices, mobility, and social cohesion.
- The presence of land associated with religious and cultural assets (e.g., Gurdwara-related land) further elevates social sensitivity and requires special safeguards to avoid community conflict.
- Demographically, Dhurali exhibits large household sizes (7.1 persons) and moderate workforce participation, indicating high dependency ratios, which amplify the socio-economic consequences of land and asset loss.
- Low sex ratio and child sex ratio in Dhurali reflect underlying social vulnerabilities, necessitating gender-sensitive planning and safeguards.
- Despite high literacy levels and a diversified workforce, the sudden loss of agricultural land may cause short- to medium-term livelihood stress, particularly for households with limited income diversification. High literacy levels in the village suggest the potential for adaptation to industrial and non-farm employment, provided skill development and local employment opportunities are ensured.
- The Dhurali–Saneta inter-village road, agricultural rastas, utility lines, and natural drainage channels are critical livelihood and access infrastructure and must be preserved and integrated into the project layout to avoid secondary social impacts.
- Overall, the area reflects a transitional peri-urban character, where land acquisition will significantly alter livelihood patterns, underscoring the need for fair compensation, livelihood restoration, protection of local access systems, and priority employment for affected families under the Social Impact Management Plan.
- The proposed project offers substantial public and economic benefits, which significantly outweigh the limited and manageable social impacts, as assessed through a careful examination of both positive and negative cost–benefit parameters.

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- Stakeholder consultations reveal that the community has no objection to land acquisition for the project, except with respect to the identified cultural and religious site, underscoring broad public acceptance of the project.
- No viable alternative site exists for the proposed development, as the project aligns with the statutory Master Plan of S.A.S. Nagar (LPA), which identifies Sector 101 for the potential of industrial development, essential for welfare of the city as well as region.

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4. Social Impacts

4.1 Framework and Approach to Identifying Impact

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

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

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

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- ❖ Bare minimum – The fact as claimed by the acquiring body that the land proposed for acquisition is the bare minimum required was verified with the help of Master Plan provided by acquiring body;
- ❖ The possible alternative – the site for the project and its feasibility was analysed by visiting the site at project area. The claim by acquiring body that the proposed land is the best suitable option was verified by SIA team with the S.A.S. Nagar Master Plan;
- ❖ Land – land measuring 129.65 acres has been proposed to be acquired. This land will be acquired according to provisions of Land Acquisition Rehabilitation & Resettlement Act 2013 for the development of remaining part of Industrial Park in Sector 101. The SIA team visited the site and conducted the transect walk at the above-mentioned location;
- ❖ Possibility of use of any public, unutilized land for the project – to see whether land belonging to the Gram Panchayat or Government land can be used in project.

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

Step 1: Formation of SIA team

Step 2: Literature Review

Step 3: Meeting with various Stakeholders

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

Step 5: Data Processing

Step 6: Reporting

The main impacted from the acquisition would be the primary stakeholders. Since there is no agricultural activity on proposed land therefore there is no loss to food security.

4.2 Description of Impacts at Various Stages of Project Cycle

The social impact for the acquisition of land at Sector 101 has been classified as –

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

Due to the non-availability of a detailed project proposal/feasibility study for the project a detailed assessment could not be made. The main aim of Social Impact Management Plan is to ensure that various adverse impacts are mitigated and positive impacts are enhanced. Social impact management measures shall be implemented during various stages of the project viz. Pre-construction stage, Construction Stage and Operational Stage. A description of the various impacts is identified during different stages of construction which is presented in Table 4.1 –

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Table 4.1 Assessment of Social Impacts at Different Phases of Project

Sr. No.	Pre-Construction Stage	Construction Stage	Operation Stage
1	Loss of ownership and access to agricultural (Chahi) land leading to livelihood insecurity among landowners	Temporary disruption to local mobility due to movement of construction vehicles and machinery	Long-term loss of agricultural livelihoods but creation of industrial and service-sector employment
2	Anxiety and uncertainty among affected families regarding compensation, timelines, and future livelihoods	Dust, noise, and environmental nuisance affecting nearby habitations and remaining farms	Improved economic opportunities and diversification of income sources
3	Impact on productive assets such as fruit trees, tubewells, dairy units, and farm-based structures	Temporary restriction of access to agricultural fields, village roads, and common paths (rastas)	Increased land values and enhanced regional economic activity
4	Acquisition of community assets (school, cremation ground, Hadda Rodi) causing high social sensitivity	Short-term inconvenience to community services until relocation/replacement is completed	Availability of improved infrastructure, utilities, and planned industrial amenities
5	Risk of livelihood vulnerability for small and marginal farmers due to acquisition of more than 50% of holdings	Employment opportunities for local labour during construction phase	Stable and sustained employment opportunities for skilled and semi-skilled local workforce
6	Potential social stress among vulnerable groups, including Scheduled Caste households	Influx of outside labour leading to temporary social and cultural adjustments	Integration of local population into formal industrial economy
7	Need for advance planning for relocation or preservation of utilities and village connectivity	Safety risks due to heavy traffic and construction activities	Improved road connectivity, civic infrastructure, and public services in the area

Source: Assessment based on field visits, transect walks, asset inventory, stakeholder consultations, and Master Plan provisions. December 2025.

During the pre-construction stage, the impacts are predominantly high and livelihood-centric, arising mainly from the acquisition of irrigated agricultural (Chahi) land and associated productive assets. This phase is characterized by loss of land ownership and access, disruption of established agricultural livelihoods, and heightened anxiety among affected families regarding compensation, future income security, and adjustment to non-agricultural livelihoods. The acquisition of more than 50 percent of landholdings in many cases further intensifies vulnerability, particularly for small and marginal farmers and Scheduled Caste households. Additionally, the inclusion of community assets such as a school, cremation ground, and Hadda Rodi introduces socially sensitive impacts that extend beyond individual households and affect collective social life and cultural practices.

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In the construction stage, the impacts are largely moderate and temporary in nature. These include disturbances due to movement of heavy machinery, increased dust and noise levels, and temporary restrictions on access to village roads, agricultural fields, and common paths (rastas). Safety concerns related to construction traffic and short-term inconvenience to community services are also anticipated. However, this phase simultaneously presents short-term positive impacts through the generation of wage employment opportunities for local labour, which can partially offset livelihood disruptions if local hiring is prioritized.

During the operation stage, the social impacts are expected to be largely positive and long-term, provided appropriate mitigation and livelihood transition measures are implemented. While the loss of agricultural land represents a permanent change in land use, it is offset by the creation of sustained employment opportunities in industrial, service, and ancillary sectors, as well as increased land values and improved regional economic activity. Enhanced infrastructure, better road connectivity, and access to planned industrial amenities are likely to contribute to overall socio-economic development and integration of the local population into the formal economy. Although the project entails significant short-term and livelihood-related impacts during the pre-construction and construction stages, the long-term socio-economic benefits during the operational phase can outweigh these impacts if the provisions of the SIA and SIMP are effectively implemented.

Table 4.2 Anticipated Impacts in Study Area

Impact Area	Positive Impact	Negative Impact	No Impact
Land Use Pattern	✓ Planned industrial development and optimized land use	✗ Permanent loss of agricultural land	—
Livelihoods & Employment	✓ Long-term employment in industrial and allied sectors	✗ Short-term livelihood disruption to farmers	—
Income Levels	✓ Increase in household income through industrial jobs and services	✗ Temporary income loss during transition period	—
Agriculture	—	✗ Loss of irrigated (Chahi) land and allied activities	—
Residential Structures	—	✗ Loss of scattered houses and farm-based dwellings	—
Community Assets (School, Cremation Ground, Hadda Rodi)	✓ Scope for planned relocation/upgradation	✗ Temporary disruption to community services	—
Infrastructure & Connectivity	✓ Improved roads, utilities, and planned infrastructure	✗ Temporary access issues during construction	—
Environment (Trees & Green Cover)	✓ Compensatory plantation and green buffers	✗ Loss of fruit and non-fruit trees	—
Social Cohesion	✓ Integration with formal economy and urban services	✗ Initial social stress due to land acquisition	—
Gender & Vulnerable Groups	✓ Opportunities for skill development and employment	—	—

Source: Social Impact Assessment based on field visits, stakeholder consultations, and project analysis, December 2025.

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Many of the landowner claims that their livelihood will get affected thus, adequate compensation must be given to the genuine parties. As mentioned in above table, majority of the respondents feel that their level of income and livelihood will have positive impacts and village demography and stress of dislocation will have no impact after the acquisition of land. There will be no impacts on family collaboration, impoverishment, local political structures and violence against women after land acquisition. After consultation with stakeholders, field visits and desk review, nature of impacts on different parameters have been identified. (Refer Table 4.3)

Table 4.3 Indicative list of Social Impacts

S.N.	Impact	Nature of Impact	Reasons
1	Loss of Agricultural Land	Negative (High)	Acquisition of predominantly irrigated (Chahi) land leading to permanent loss of productive agricultural holdings and reduction in farm-based livelihoods.
2	Impact on Livelihoods	Negative (High)	Dependence of affected families on agriculture, horticulture, dairy, and allied activities results in direct income loss and livelihood disruption.
3	Loss of Trees and Horticultural Assets	Negative (Moderate to High)	Removal of fruit-bearing and non-fruit trees affects long-term income, household subsistence, and ecological balance.
4	Impact on Irrigation Infrastructure	Negative (High)	Acquisition of tubewells reduces irrigation availability, affecting productivity of remaining land and agricultural sustainability.
5	Impact on Dairy and Allied Activities	Negative (Moderate)	Loss of dairy farms and cattle sheds disrupts supplementary and daily income sources, especially for women and elderly members.
6	Impact on Residential Structures	Negative (Moderate)	Acquisition of scattered houses outside village abadi leads to asset loss and relocation stress, though without large-scale displacement.
7	Impact on Community Assets	Negative (High)	Acquisition of school, cremation ground, and Hadda Rodi affects essential social services, cultural practices, and community functioning.
8	Impact on Common Property Resources	Negative (Moderate)	Affected shamlat land, village paths, and open areas reduce shared community access and utility spaces.
9	Impact on Access and Mobility	Negative (Moderate)	Potential disruption to village roads and agricultural rastas during project implementation may affect daily movement and farm operations.
10	Employment Generation	Positive (Long-term)	Development of Industrial Park expected to generate direct and indirect employment opportunities during construction and operation stages.
11	Skill Development Opportunities	Positive (Moderate)	Industrial development may create scope for skill training and diversification of livelihoods beyond agriculture.

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S.N.	Impact	Nature of Impact	Reasons
12	Improvement in Physical Infrastructure	Positive (Long-term)	Planned industrial development brings improved roads, utilities, drainage, and organized infrastructure.
13	Socio-economic Transformation	Mixed	Transition from agrarian to industrial economy may enhance income levels but involves short- to medium-term adjustment challenges.
14	Impact on Vulnerable Groups (SCs, small landholders)	Negative (High)	Higher dependency on land-based livelihoods and limited asset buffers increase vulnerability during transition.

Source: SIA based on field visits, stakeholder consultations, and analysis of project impacts, December 2025.

4.3 Findings of Social Impacts and Mitigation Measures

In the absence of a detailed project proposal or feasibility report—covering aspects such as project phasing, capital cost, detailed design features, infrastructure components, workforce requirements (temporary and permanent), production targets, and risk assessment—a comprehensive quantitative social cost–benefit analysis could not be undertaken at this stage. Consequently, precise monetization of social costs arising from land acquisition is constrained.

However, the SIA has relied on primary data collected through stakeholder consultations, household interactions, transect walks, and field observations, supplemented by secondary information and planning provisions of the Master Plan. Based on these inputs, the social impacts have been assessed qualitatively by weighing the anticipated project benefits against the localized and short-term adverse impacts associated with the acquisition of land for development of remaining part of Industrial Park in Sector 101.

The assessment indicates that while the project entails certain livelihood-related impacts during the pre-construction and construction phases, it is expected to generate substantial long-term socio-economic benefits for the project influence area as well as the wider GMADA and tri-city region. The key anticipated benefits of the project include:

- ✓ Enhanced safety and security through planned urban design, improved road networks, lighting, and surveillance.
- ✓ Improved return on land and asset value, owing to conversion of underutilized agricultural land into high-value commercial and urban uses.
- ✓ Efficient utilization of urban services and infrastructure, aligned with statutory planning norms.
- ✓ Extended asset life and better maintenance, resulting from organized development and regulated land use.
- ✓ Promotion of sustainable living, supported by planned open spaces, civic amenities, and integrated infrastructure.

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During individual and village-level consultations, stakeholders primarily raised concerns related to loss of livelihood, compensation for land and assets, protection of cultural properties, and clarity on land pooling options. These issues were examined in detail through field verification and consultations with affected families and institutions. Based on this process, the nature of impacts—both positive and negative—has been identified and summarized in *Table 4.4* –

Table 4.4 Analysis of Various Possible Social Impacts

Positive Impacts	Negative Impacts	Remarks
Generation of direct and indirect employment opportunities during construction and operation of the Industrial Park	Loss of productive agricultural land, particularly irrigated (Chahi) land	Employment benefits are largely long-term, whereas livelihood losses are immediate and require mitigation
Diversification of local economy from agriculture to industrial and service-based activities	Disruption of traditional agrarian livelihoods and associated income streams	Economic transition may benefit educated and skilled households more than small/marginal farmers
Improvement in regional infrastructure such as roads, drainage, power supply, and utilities	Loss of irrigation infrastructure such as tubewells affecting remaining agricultural viability	Infrastructure gains must be balanced with restoration of essential rural assets
Increased opportunities for skill development and industrial employment for local youth	Temporary unemployment and income insecurity during transition phase	Skill training and local hiring policies are critical to convert potential benefits into actual gains
Enhanced regional economic growth and revenue generation	Impact on vulnerable groups including small landholders, Scheduled Castes, and households with high dependency ratios	Targeted safeguards and inclusive benefit-sharing measures are required
Planned and regulated industrial development preventing haphazard urban growth	Loss of trees, orchards, and horticultural assets with ecological and economic value	Compensatory plantation and horticultural compensation needed
Improved long-term access to markets, services, and urban amenities	Acquisition of community assets such as school, cremation ground, and Hadda Rodi	Replacement or relocation of community facilities is essential to maintain social cohesion
Integration of village economy into the formal industrial and urban framework	Stress related to relocation of scattered houses and farm-based dwellings	Individualized support measures required as impacts are dispersed, not concentrated

Source: Assessment based upon field visit and stakeholder consultation, December 2025.

The above analysis reflects the majority opinion expressed by stakeholders during consultations, wherein most respondents acknowledged the long-term public benefits of the project. Stakeholders generally perceived improvements in safety, infrastructure, and employment prospects following the development of Sector 101. Importantly, it was noted that no significant adverse impacts are anticipated on local economic activities, family cohesion, common property resources, local governance structures, or women's safety, except for concerns related to the education and cultural site.

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Based on the identified impacts, a set of targeted mitigation measures has been formulated to minimize adverse effects and enhance positive outcomes. These measures, aligned with the provisions of the RFCTLARR Act, 2013, and the objectives of the Social Impact Management Plan (SIMP), are presented in **Table 4.5**.

Table 4.5 Proposed Mitigation Measures

S.N.	Type of Impact	Status	Proposed Mitigation Measure
1	Loss of agricultural land (Chahi, Braani, Banjar Kadeem)	Significant	Compensation at market value as per RFCTLARR Act, 2013; option for land pooling where feasible; financial counselling to ensure productive use of compensation
2	Loss of livelihood from agriculture and allied activities	Significant	Livelihood restoration measures including skill development, vocational training, and preference in employment during construction and operation of the Industrial Park
3	Loss of fruit-bearing and non-fruit trees	Moderate to Significant	Compensation as per Horticulture/Forest Department norms including gestation loss; compensatory plantation with native species within and around the project area
4	Impact on irrigation infrastructure (tubewells, motors)	Significant	Compensation at replacement cost; support for restoration or alternative irrigation arrangements for remaining agricultural land, where applicable
5	Impact on dairy farms and livestock-based livelihoods	Moderate	Compensation for structures and assets; assistance for relocation of dairy units and integration into alternative livelihood opportunities
6	Impact on residential structures (scattered houses/hamlets)	Moderate	Advance notice, compensation at replacement value, assistance for shifting, and individualized transition support under the SIMP
7	Acquisition of community assets (school, cremation ground, Hadda Rodi)	High Social Sensitivity	Relocation or reconstruction of facilities at suitable locations in consultation with Gram Panchayat and community; ensure continuity of services before displacement
8	Impact on village access, roads, and agricultural rastas	Moderate to High	Preservation of existing roads where feasible; realignment or construction of alternative access routes to maintain connectivity and agricultural access
9	Impact on vulnerable groups (SC households, small and marginal farmers, women)	Significant	Targeted consultations, priority in livelihood programs, inclusion in skill training and employment opportunities, and monitoring of equity outcomes
10	Temporary construction-phase disturbances (dust, noise, traffic)	Temporary / Moderate	Controlled construction practices, time-bound activities, dust suppression, traffic management plans, and grievance redressal mechanism
11	Loss of common property resources and social cohesion	Moderate	Community engagement, participatory planning for replacement assets, and strengthening of local institutions such as Gram Panchayat
12	Transition-related income insecurity	Short-term but Significant	Timely compensation disbursement, interim support measures, and continuous stakeholder engagement through the project lifecycle

Source: Assessment based upon field visit and stakeholder consultation, December 2025.

4.4 Alternatives Considered

As part of the Social Impact Assessment (SIA) process for the development of the remaining part of the Industrial Park in Sector-101, S.A.S. Nagar (Mohali), various alternatives were examined with the objective of minimizing adverse social impacts while achieving the planned development goals. The assessment of alternatives was guided by statutory planning provisions, technical feasibility, and social considerations.

No-Project Alternative

The option of not undertaking the project was considered. However, this alternative was found to be inconsistent with the approved Master Plan of S.A.S. Nagar, which earmarks Sector-101 for industrial development. Non-implementation of the project would result in underutilization of strategically located land, loss of potential employment generation, and continued pressure on surrounding agricultural land due to unplanned and piecemeal development. Therefore, the no-project option was not considered viable in the larger public interest.

Alternative Location

The possibility of locating the Industrial Park in an alternative area was also examined. However, Sector-101 forms part of a contiguous industrial belt already under development, with substantial public investment made in trunk infrastructure such as roads, drainage, power, and connectivity. Shifting the project to another location would require fresh land acquisition, duplication of infrastructure costs, and could potentially impact other villages. Hence, relocation was not considered socially or economically efficient.

Alternative Design and Layout Options

Within Sector-101, design alternatives were explored to reduce social impacts. These included optimizing the layout to avoid or minimize acquisition of community assets, preserving village access roads and agricultural rastas, and integrating existing infrastructure where feasible. Emphasis was placed on retaining connectivity corridors, minimizing fragmentation of residual landholdings, and providing buffers around socially sensitive sites.

Reduced Land Requirement Alternative

Options for reducing the overall land requirement were reviewed. However, the land proposed for acquisition represents the balance area required to complete the planned Industrial Park as per statutory planning norms. Further reduction would compromise functional planning, infrastructure provision, and plot layout standards, thereby affecting the viability of the project.

Phased Development Approach

A phased development strategy was considered to allow gradual transition of livelihoods and to provide time for affected families to adapt. This approach supports better sequencing of compensation, mitigation measures, and livelihood restoration, thereby reducing social stress during implementation.

Overall, development of the remaining part of the Industrial Park in Sector-101 at the proposed location, with design optimization and phased implementation, emerged as the most feasible option.

4.5 Recommendations on Acquisition

Based on the findings of the Social Impact Assessment, field investigations, stakeholder consultations, and analysis of socio-economic conditions of the affected village of Dhurali, it is evident that the proposed acquisition of land for development of remaining part of Industrial Park in Sector 101, S.A.S. Nagar is aligned with the objectives of planned development as envisaged under the approved S.A.S. Nagar Master Plan. The project falls under the category of planned development and serves a clear public purpose by promoting industrial growth, employment generation, and regional economic development.

The assessment indicates that while the land acquisition will result in localized and livelihood-oriented impacts, particularly due to the loss of agricultural land and allied productive assets, any large- physical displacement from village abadi areas is not envisaged. A limited number of households residing in scattered form within the project area will experience asset loss and livelihood disruption. However, these impacts can be adequately addressed through fair compensation and targeted safeguards under the RFCTLARR Act, 2013 and the Social Impact Management Plan (SIMP).

The SIA has been undertaken to comprehensively assess the depth and nature of social impacts arising from land acquisition and to formulate appropriate mitigation and management measures. The study emphasizes strict adherence to the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, ensuring fairness, transparency, and protection of the rights of affected persons. Adequate compensation, asset replacement, and livelihood restoration measures must be ensured to minimize adverse impacts and facilitate a smooth transition for affected families.

Based on the overall assessment, it is concluded that the potential social and economic benefits of the project significantly outweigh the associated social costs, provided that sensitive issues—particularly those related to cultural and religious properties—are addressed with due care. Accordingly, the land acquisition for the proposed development of the planned Industrial Park in Sector 101, as per the approved S.A.S. Nagar Master Plan (LPA), is recommended to proceed. It is further advised that the acquiring authority ensure timely and fair compensation, effective stakeholder engagement, protection of cultural heritage, and diligent implementation of mitigation measures to promote inclusive, sustainable, and socially harmonious development.

5. Social Impact Management Plan

5.1 Introduction

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

5.2 Approach to Mitigation

The Social Impact Management Plan (SIMP) has been prepared to systematically address and manage the social impacts arising from the acquisition of land for the development of Industrial Park in Sector 101, S.A.S. Nagar (Mohali), in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCLARR) Act, 2013 and the approved S.A.S. Nagar Master Plan.

The SIMP provides a structured framework of mitigation, compensation, enhancement, monitoring, and institutional measures to be implemented during the pre-construction, construction, and operational phases of the project.

The core objective of the SIMP is to:

- ✓ Avoid or minimize adverse social impacts, wherever feasible;
- ✓ Mitigate unavoidable impacts through fair compensation and support measures;
- ✓ Enhance positive social outcomes, particularly employment, infrastructure access, and quality of life;
- ✓ Ensure transparency, inclusiveness, and accountability in project implementation.

Given that the impacts identified under this project are primarily livelihood-oriented rather than displacement-driven, the SIMP focuses on compensation, livelihood restoration, skill enhancement, and social safeguards, rather than large-scale resettlement.

5.3 Measures to Avoid, Mitigate and Compensate Impact

The development of the remaining part of the Industrial Park in Sector-101 involves a structural transformation of land use from irrigated, livelihood-supporting agricultural land to an organized industrial estate. The Social Impact Management Plan (SIMP) therefore adopts a livelihood-first, asset-sensitive, and community-protective approach, recognizing that while physical displacement is limited, economic displacement and social disruption are significant. Various measures to avoid, mitigate and compensate impacts are discussed on next page –

5.3.1 Land Acquisition, Compensation, and Legal Safeguards

- All land acquisition shall be undertaken strictly in accordance with the provisions of the RFCTLARR Act, 2013 and applicable Punjab State Rules, ensuring legality, transparency, and fairness.
- Verification of land titles, ownership, and inheritance claims shall be completed prior to compensation disbursement to avoid disputes and delays.
- Compensation for land, structures, trees, tubewells, cattle sheds/ dairy farm, orchard, and other immovable assets shall be paid within a clearly defined and publicly disclosed timeline, minimizing financial uncertainty for affected families.
- Detailed information regarding compensation components, valuation methodology, timelines, and grievance redressal mechanisms shall be communicated to landowners in simple and accessible formats.
- Wherever applicable, land pooling or alternative benefit mechanisms shall be clearly explained to enable informed choice by landowners.

5.3.2 Rehabilitation and Transitional Support Measures

- The acquisition does not involve displacement from notified village abadi areas; however, a limited number of hamlet-type residential structures located outside abadi limits will experience asset loss.
- As the residential structures are scattered and not part of organized habitation, a full-scale Rehabilitation & Resettlement (R&R) Plan is not triggered.
- Affected households shall receive:
 1. Advance notice prior to possession,
 2. Assistance for shifting movable assets,
 3. Transitional livelihood support where income loss is immediate.
- Special attention shall be given to households with large family sizes, single livelihood dependence, or social vulnerability.

5.3.3 Social Inclusion and Community Safeguard

- Special safeguards shall be ensured for Scheduled Caste households, women, elderly persons, and land-poor families.
- Women shall be encouraged to participate in Skill Development training, Home-based enterprises, and Service and support roles linked to the Industrial Park.
- Gram Panchayat shall be engaged as key partners for Dissemination of information, Identification of vulnerable households, and Community-level grievance resolution.
- Continuous stakeholder engagement shall be maintained through village meetings, help desks, and designated contact officers.

5.3.4 Infrastructure, Access and Connectivity Safeguards

- The Dhurali–Saneta intervillage road, which passes through the project area, shall be retained and integrated into the Industrial Park layout to preserve all-weather connectivity, social mobility, and Intervillage cohesion.
- Existing agricultural rastas and access paths shall be:
 1. Preserved where feasible,
 2. Realigned to ensure uninterrupted access to adjoining fields.
- Utility lines (electricity, water supply) affected during development shall be relocated or restored in advance to avoid service disruption.

5.3.5 Protection of Community Assets and Social Infrastructure

- Acquisition affects high-sensitivity common property resources, including school, cremation ground, Hadda Rodi, and other village access roads and rastas. Such assets shall not be treated as ordinary land parcels. Prior to displacement, the project shall ensure:
 1. Functional replacement at suitable locations,
 2. Continuity of access and usage,
 3. Community consultation on siting and design.
- Cremation ground relocation, if unavoidable, shall be undertaken with cultural sensitivity and community consent, ensuring dignity and accessibility.
- Educational infrastructure shall be re-established or integrated without disruption to schooling.

5.3.6 Livelihood Transition and Industrial Employment Integration

- Given the industrial nature of the project, livelihood mitigation focuses on transition from agriculture to industrial and allied employment:
 1. Priority employment shall be extended to affected families and local residents during:
 2. Construction phase (unskilled and semi-skilled work),
 3. Operational phase (industrial, logistics, maintenance, security, services).
- Skill development and up-skilling programmes shall be facilitated in collaboration with Industrial units, Skill Development Missions, ITIs and vocational institutions.
- Targeted training shall focus on industrial trades, machine operation, electrical works, warehousing, logistics, packaging, and ancillary services.
- Financial counselling shall be provided to support productive utilization of compensation, entrepreneurship, and small enterprise development linked to industrial demand.
- Households dependent on agriculture, dairy, or horticulture shall be supported in diversifying income sources rather than abrupt livelihood discontinuation.

5.3.7 Environmental and Asset Mitigation Measures

- Natural drainage channels within the project area shall be retained in situ and protected through:
 1. Green buffers,
 2. Plantation belts,
 3. Controlled construction near drainage lines.
- Tree loss, where unavoidable, shall be compensated as per Horticulture/Forest Department norms.
- Compensatory plantation shall be undertaken within green belts, Industrial buffers, Roadside avenues, etc.
- Preference shall be given to native and locally suitable species to enhance ecological resilience.
- Construction-phase environmental impacts shall be mitigated through dust suppression measures, noise control, regulated material movement, debris management.

5.3.8 Construction Phase Impact Management

- Construction schedules shall be planned to minimize disturbance to surrounding village.
- Heavy vehicle movement shall be regulated to avoid safety risks to villagers, livestock, and school-going children.
- Spillover of construction material into adjoining agricultural land shall be strictly prevented.
- Temporary access arrangements shall be provided wherever existing paths are disrupted.
- A grievance redress mechanism shall be operational throughout construction to address community concerns promptly.

The SIMP for Sector 101 recognizes that industrial development is not merely a land-use change but a livelihood transition process. Accordingly, mitigation measures emphasize employment integration, skill enhancement, infrastructure continuity, and social inclusion, ensuring that the Industrial Park becomes a catalyst for inclusive regional development rather than a source of social dislocation.

5.4 Monitoring and Institutional Responsibility

The implementation of SIMP shall be monitored by the requiring body in coordination with district administration and concerned line departments. A grievance redressal mechanism shall be established to address concerns of affected persons in a timely manner. Periodic monitoring reports shall be prepared to track compliance with SIMP provisions and corrective actions, if required.

5.5 Institutional Structures and Key Persons

The implementation of mitigation measures under the Social Impact Management Plan (SIMP) for the proposed acquisition of 129.65 acres of land in four village for Sector 101 will primarily be governed by the statutory framework of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCLARR Act, 2013). As the impacts identified under this project are predominantly related to land and livelihood loss, and do not involve

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large-scale physical displacement or organized resettlement, the institutional responsibility largely rests with the revenue and land administration machinery.

Role of the Collector

The Collector, as defined under the RFCTLARR Act, 2013, shall be the nodal authority responsible for land acquisition and compensation-related functions. The term “Collector” includes the District Collector, Deputy Commissioner, or any other officer specifically designated by the appropriate Government to perform the functions of the Collector under the Act. The key responsibilities of the Collector shall include:

- ✓ Verification of land ownership and identification of legal titleholders;
- ✓ Determination of market value and computation of compensation in accordance with statutory provisions;
- ✓ Disbursement of compensation and assistance to entitled persons in a timely and transparent manner;
- ✓ Addressing grievances related to compensation and land acquisition procedures.

Role of the Department of Revenue and Land Records

The Department of Revenue and Land Records shall play a critical supporting role by:

- ✓ Providing authenticated land records, khasra details, and revenue maps;
- ✓ Assisting in accurate land measurement and demarcation;
- ✓ Supporting valuation exercises through verification of circle rates, sale deeds, and other relevant records;
- ✓ Facilitating resolution of ownership disputes, if any, prior to compensation disbursement.

Role of Requiring Body and Planning Authorities

The Requiring Body, in coordination with planning authorities such as GMADA and PUDA, shall be responsible for:

- ✓ Ensuring that land acquisition aligns with the approved S.A.S. Nagar Master Plan;
- ✓ Incorporating social safeguards and mitigation measures into project design and implementation;
- ✓ Coordinating with the district administration for phased acquisition and smooth execution of the project;
- ✓ Ensuring compliance with conditions related to cultural properties, environmental safeguards, and community concerns.

Rehabilitation and Resettlement (R&R) Provisions

As the acquisition does not involve displacement from village abadi areas, and residential structures are scattered and limited in number, a standalone Rehabilitation and Resettlement (R&R) Plan is not warranted. However, in accordance with the RFCTLARR Act, 2013:

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- ✓ Statutory authorities such as the Administrator for Rehabilitation and Resettlement and the Commissioner for Rehabilitation and Resettlement shall be appointed by the appropriate Government, as required under the Act;
- ✓ Any applicable R&R entitlements, if triggered under specific cases, shall be extended in accordance with the Second Schedule of the RFCTLARR Act, 2013.

Disclosure, Consultation, and Transparency

To ensure transparency and stakeholder confidence, the following principles shall guide project implementation:

- ✓ Continuous consultation with representatives of GMADA, PUDA, Gram Panchayat, and affected persons during the acquisition process;
- ✓ Public disclosure of the SIA Report in accordance with Section 7(5) of the RFCTLARR Act, 2013;
- ✓ Disclosure of compensation details, entitlement matrices, and grievance redressal mechanisms at the village level;
- ✓ Establishment of a Grievance Redressal Mechanism (GRM) to address concerns of affected persons in a timely and fair manner.

Institutional Adequacy

Based on the assessment and statutory review, it is concluded that the institutional framework prescribed under the RFCTLARR Act, 2013 is adequate to manage the social and economic impacts arising from the proposed land acquisition. With effective coordination among the Collector, Revenue Department, requiring body, and planning authorities, and with adherence to transparency and consultation principles, the SIMP can be implemented efficiently and equitably.

Note: The institutional structure described above is indicative and subject to change in accordance with State Government norms, rules, or notifications. Accordingly, roles and responsibilities of the concerned authorities may be reassigned, restructured, or modified as deemed appropriate by the State Government from time to time.

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References

- Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation & Resettlement Act, 2013.
- Master Plan of S.A.S. Nagar LPA.
- Office of Land Acquisition Collector, Greater Mohali Area Development Authority (GMADA).
- <https://content.iospress.com/articles/journal-of-resources-energy-and-development/red151206>
- District Census Handbook, Census of India, 2011.
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Annexure-1: Notification of Social Impact Assessment



Government of Punjab
Department of Housing and Urban Development
(Housing-I, Branch)

NOTIFICATION OF SOCIAL IMPACT ASSESSMENT

Notification No:H-U-H1/116/2025-6H1/1350

Dated: 23/10/2025

Greater Mohali Area Development Authority (GMADA), a special Development Authority constituted by the Government of Punjab has been entrusted to do planned development of Sahibzada Ajit Singh Nagar (Mohali). In this connection GMADA has proposed to acquire land for the purpose of development of Remaining part of Industrial Park in Sector 101 falling in village Dhurali in the area of Tehsil Mohali, District Sahibzada Ajit Singh Nagar as per drawing No. DTP, S.A.S Nagar 2280/2016 dated 05.12.2016.

It is hereby notified that the Social Impact Assessment shall be carried out in consultation with the concerned Gram Panchayat in the affected area. The proposed acquisition of aforesaid scheme would entail about **129.6500 acres** of land. This land shall be acquired from Village Dhurali, Tehsil Mohali, District Sahibzada Ajit Singh Nagar. Thus, the affected area shall be Village Dhurali, Tehsil Mohali, District Sahibzada Ajit Singh Nagar. The main objectives of Social Impact Assessment (SIA) are to:-

- a) Assess whether the proposed acquisition serves public purpose.
- b) Estimation of affected families and number of families among them likely to be displaced.
- c) Understand extent of land public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition
- d) Understand extent of land proposed to be acquired is bare minimum needed for the project
- e) Analyse alternate place (if any)
- f) Study of the Social impacts of the project, and nature and cost of addressing them and impact of these costs on the overall cost of the project vis-à-vis the benefit of the project.

This notification is made under the provision of Section-4(I) of "*The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013*", (NO. 30 OF 2013).

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It is hereby notified that the acquisition of land under the proposed project falls under the provision of section 2(1)-(c) *project for planned development*. Thus, provision of section 2 (2) i.e. consent of Gramsabha/land owners is not required for this project. It is to be noted that entire Social Impact Assessment (SIA) shall be carried out in consultation with Panchayat and land owners.

The Social Impact Assessment (SIA) shall commence from the date of issuance of the Social Impact Assessment (SIA) notification, which shall be completed within 6 months. The important output of the Social Impact Assessment (SIA) shall include Social Impact Assessment (SIA) report and Social Impact Management Plan (SIMP) along with the disclosure as prescribed under section 6 of the said act.

Any person interested in the manner Social Impact Assessment (SIA) is being carried out may contact at the following address:-

Land Acquisition Collector, Urban Development, Ground Floor, PUDA Bhawan, Sector 62, Sahibzada Ajit Singh Nagar, Punjab.

Summary of Land Area			
SI No.	Village Name	Area	
		K-M	(in acres)
1	Dhurali	1037-4	129.6500
Grand Total			129.6500

Place - Chandigarh

Date:-23.10.2025


Vikas Garg, IAS

Principal Secretary to Government of Punjab,
Department of Housing & Urban Development,
Chandigarh

Endst No. H-U-H1/116/2025-6H1/ |35|

Dated: 23/10/2025.

A copy is forwarded to the Controller, Printing & Stationary, Punjab, Sahibzada Ajit Singh Nagar with a request to publish this notification in the Punjab Govt. Gazette (Extra Ordinary).


Additional Secretary

Report on Social Impact Assessment for Land Acquisition
(For Development of Remaining Part of the Industrial Park in Sector 101, SAS Nagar)

Annexure-2: Notice of Public Hearing

 ਪੰਚਾਇਕ	<p style="text-align: center;">ਦਫਤਰ ਕੌਂਠੀ ਪ੍ਰਾਪਤੀ ਖੁਲ੍ਹੇਦਾਰ, ਸਹਿਹੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ, (ਪ੍ਰਤਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ)</p> <p style="text-align: center;">ਗਰੰਥ, ਮਾਟਕ ਮਾਜ਼ਗ, ਨਾਨੂ ਮਾਜ਼ਗ, ਮੋਹਾਟਾ, ਮੰਤਾਲਕੀ, ਪੁਲਾਲੀ ਅਤੇ ਸਨੌਟਾ। ਜ਼ਿਲ੍ਹਾ ਗੋਸ਼ਟੀ ਐਸ.ਨਗਰ।</p> <p style="text-align: center;">ਨੰ. ਗਮਾਛਾ-ਐਲ ਏ.ਸੀ.੧੦੨੫/੪੪੫੩-੬੦ ਮਿਤੀ: 28/11/2025</p> <p style="text-align: center;">ਵਿਸਾ:- ਗੋਸ਼ਟੀ ਐਸ.ਨਗਰ ਵਿਖੇ ਸੈਕਟਰ, ੬੭, ਸੈਕਟਰ 101 ਦਾ ਬਚਚਾ ਹਿੱਸਾ ਅਤੇ ਸੈਕਟਰ 103 ਦੀ ਸਥਾਪਨਾ ਲਈ ਕੌਂਠੀ ਪ੍ਰਾਪਤ ਕਰਨ ਵਾਹੀ-ਪਾਰਾ ੫ ਅਧੀਨ ਨਿਸ਼ਾ ਮੁਠਵਾਈ।</p> <p style="text-align: center;">ਪੰਜਾਬ ਸਰਕਾਰ, ਮਹਾਨ ਉਸਾਹੀ ਤੇ ਸਹਿਹੀ ਵਿਕਾਸ ਵਿਭਾਗ ਦੋਕਾਂ ਲੋਕ ਮੰਤਰ ਲਈ ਵਿਸ਼ੇ ਸਥਾਈ ਅਤੀਤ ਲਈ ਆਪ ਦੇ ਪਿੱਤ ਦੀ ਕੌਂਠੀ ਪ੍ਰਾਪਤ ਸੈਕਟਰ LARR Act, 2013 ਦੀ ਪਾਰਾ 4 ਅਧੀਨ ਨੈਟੋਵੀਲੈਸ਼ਨ ਸਾਡੀ ਕੀਤੀਆਂ ਵਾਟੀਆਂ ਦੀ ਕਿ ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਹਿੰਦੂਆਂ ਵਾਂਗ ਦੇ ਅਪਲਾਂ ਦਿੱਤੇ ਮਿਤੀ 24-10-2025 ਨੂੰ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਵਾਈਆਂ ਜਾ ਚੁੱਕੀਆਂ ਹਨ। ਉਕਤ ਐਕਟ ਵਿੱਚ ਕੋਈ ਉਪਦੇਸ਼ ਦੀ ਨਿਗਰਾਵੀ ਵਿੱਚ Social Impact Assessment Study ਕਰਨ ਦਾ ਕੇਤੇ ਗਾਂਧੀ ਨਾਨਕ ਦੇ ਚੁਣੌਤੀਵਾਨਿਟੀ, ਅੰਮ੍ਰਿਤਸ਼ੁਨ੍ਹ ਨੂੰ ਸੰਖਿਆ ਗਿਆ ਹੈ। ਇਸ ਕੁਨੌਰਗੀਗਾਈ ਦੀ ਟੀਮ ਪ੍ਰਕਾਰਿਤ ਏਗੀਜੇਂਸੀ ਦੇ ਵਿਖੇ ਲੋਕ ਲਈ ਤਿਥੇ ਪ੍ਰਕਾਰਾ ਅਨੁਸਾਰ ਦੋਹਾ ਕਰੇਗੀ:-</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th>ਪਿੱਤ ਦਾ ਨਾਮ</th> <th>ਸੁਲਖਾਈ ਦੀ ਹਿੱਸੀ ਮਾਤ੍ਰ ਸਾਲ</th> <th>ਸੁਲਖਾਈ ਲਈ ਥਾ</th> </tr> </thead> <tbody> <tr> <td>ਮਾਟਕ ਮਾਜ਼ਗ</td> <td>22-12-2025 10.30 ਲੋਕੀ (ਪ੍ਰਕਾਰ ਚੁਪਹਿਰ)</td> <td>ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ</td> </tr> <tr> <td>ਨਾਨੂ ਮਾਜ਼ਗ</td> <td>22-12-2025 12.30 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)</td> <td>ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ</td> </tr> <tr> <td>ਮੋਹਾਟਾ</td> <td>22-12-2025 3.00 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)</td> <td>ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ</td> </tr> <tr> <td>ਮੰਤਾਲਕੀ</td> <td>23-12-2025 10.30 ਲੋਕੀ (ਪ੍ਰਕਾਰ ਚੁਪਹਿਰ)</td> <td>ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ</td> </tr> <tr> <td>ਪੁਲਾਲੀ</td> <td>23-12-2025 12.30 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)</td> <td>ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ</td> </tr> <tr> <td>ਸਨੌਟਾ</td> <td>23-12-2025 3.00 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)</td> <td>ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ</td> </tr> </tbody> </table> <p style="text-align: center;">ਆਪ ਜੀ ਨੂੰ ਖੇਡੀ ਕੌਂਠੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਕਤ ਉਕਤ ਕੋਈ ਗਈ ਪ੍ਰਕਾਰਾ ਅਨੁਸਾਰ ਪ੍ਰਕਾਰਿਤ ਏਗੀਜੇਂਸੀ ਦੇ ਵਿਖੇ ਪੁਲਾਲੀ ਕਰਵਾਉਂਦਾ ਹੈ ਇਸ ਪੇਂਹਰ ਦੀ ਤਵਾਤ ਪਿੱਤ ਏਕਾਂ ਮਾਨੁਹ ਬਾਕਾਂ ਜਿਵੇਂ ਕਿ ਯੂਨਿਵਰਸਿਟੀ, ਮੰਦਿਰ, ਮਸਜਿਦ, ਸੰਨ ਘਰ, ਸਰਗ, ਆਦਿ ਦੇ ਨੈਟਵਰਕ ਦੀ ਹਾਪੁ ਕਰਵਾਈ ਜਾਂਦੀ ਹੈ ਤਾਂ ਜੋ ਪ੍ਰਕਾਰਿਤ ਏਗੀਜੇਂਸੀ ਦੇ ਲੋਕ ਟੀਮ ਮਾਨਾਵਾਂ ਹਾਜ਼ਰ ਹੋ ਰਿਹਾ ਹੈ ਅਤੇ ਉਹਾਂ ਵਿਖੇ ਵਿਚਾਰ ਦੇ ਸੰਖੇ।</p> <p style="text-align: center;">ਪਿੱਠ ਅਨੋਕਟ ਨੰ. ਗਮਾਛਾ-ਐਲ ਏ.ਸੀ.੨੦੨੫/</p> <p style="text-align: center;">ਮਿਤੀ: 28/11/2025</p> <p style="text-align: center;">ਪ੍ਰਕਾਰਿਤ ਦਾ ਉਤਕਾ ਗੋਤ ਪਖਲਿਕ ਨੈਟਿਮ ਦੇ :</p> <ol style="list-style-type: none"> 1. ਜੀ.ਐਲ.ਆਈ.ਟੀ. ਗਮਾਛਾ ਨੂੰ ਚੇਤ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਹ ਪਖਲਿਕ ਨੈਟਿਮ ਨੂੰ ਗਮਾਛਾ ਦੀ ਬੇਵ-ਸਾਈਟ ਤੇ ਅਪਲੈਟ ਕੀਤਾ ਜਾਵੇ। 2. ਲੋਕ ਸੰਪਰਕ ਅਦਾਗ, ਹਾਂਚਾ ਨੂੰ ਕੋਈ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਹ ਪਖਲਿਕ ਨੈਟਿਮ ਨੂੰ 2 ਅਪਲਾਂ (ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ) ਵਿੱਚ ਵਾਹਾਂ ਦੇ ਅਧੰਦਾਹਾਂ ਦੀ ਯਦਿਗਾ ਇਹ ਦਫਤਰ ਨੂੰ ਵਿਦਾਹ ਹਿੱਤ ਪੇਸ਼ੀ ਜਾਵੇ। <p style="text-align: center;">ਨੋਂਹੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ</p> <p style="text-align: center;">ਨੋਂਹੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ</p>	ਪਿੱਤ ਦਾ ਨਾਮ	ਸੁਲਖਾਈ ਦੀ ਹਿੱਸੀ ਮਾਤ੍ਰ ਸਾਲ	ਸੁਲਖਾਈ ਲਈ ਥਾ	ਮਾਟਕ ਮਾਜ਼ਗ	22-12-2025 10.30 ਲੋਕੀ (ਪ੍ਰਕਾਰ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ	ਨਾਨੂ ਮਾਜ਼ਗ	22-12-2025 12.30 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ	ਮੋਹਾਟਾ	22-12-2025 3.00 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ	ਮੰਤਾਲਕੀ	23-12-2025 10.30 ਲੋਕੀ (ਪ੍ਰਕਾਰ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ	ਪੁਲਾਲੀ	23-12-2025 12.30 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ	ਸਨੌਟਾ	23-12-2025 3.00 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ
ਪਿੱਤ ਦਾ ਨਾਮ	ਸੁਲਖਾਈ ਦੀ ਹਿੱਸੀ ਮਾਤ੍ਰ ਸਾਲ	ਸੁਲਖਾਈ ਲਈ ਥਾ																				
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ਪੁਲਾਲੀ	23-12-2025 12.30 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ																				
ਸਨੌਟਾ	23-12-2025 3.00 ਲੋਕੀ (ਖਾਮੀ ਚੁਪਹਿਰ)	ਗੁਰੂਨਾਨਾਂ ਸਾਹਿਬ																				

Annexure-3: Feedback from the Public Hearing held on 23/12/2025

As per the provisions of the LARR Act, 2013, “Whenever a Social Impact Assessment is required to be prepared under section-4, the appropriate Government shall ensure that a public hearing is held at the affected area, after giving adequate publicity about the date, time and venue for the public hearing, to ascertain the views of the affected families to be recorded and included in the Social Impact Assessment Report.” Keeping in view this provision under section-5 of the LARR Act, 2013, public hearing was held on 23rd December, 2025 at Gurudwara (a common religious place) at village Dhurali of District S.A.S Nagar. This exercise was done to ascertain and record the views of the families and communities to be affected by the proposed land acquisition of 129.65 acres by GMADA in two village. (Refer Annexure-2)

Public Hearing was attended by the affected families, representatives of GMADA (acquiring body), Officials of Revenue, and Social Impact Assessment team that conducted the SIA study. The SIA team facilitated the whole process and explained in detail the purpose and importance of the public hearing to all the participants especially the members of both the Gram Panchayat. (*list of participants is attached in annexure-5*)

Various aspects regarding the proposed acquisition were discussed in detail during the public hearing. Representatives have also given their views (attached on next page). The entire process was video-graphed as per the provisions of the LARR Act, 2013. The video recording of the proceedings of the public hearing has been included with the report. A detail of the representation during the public hearing are as follows:

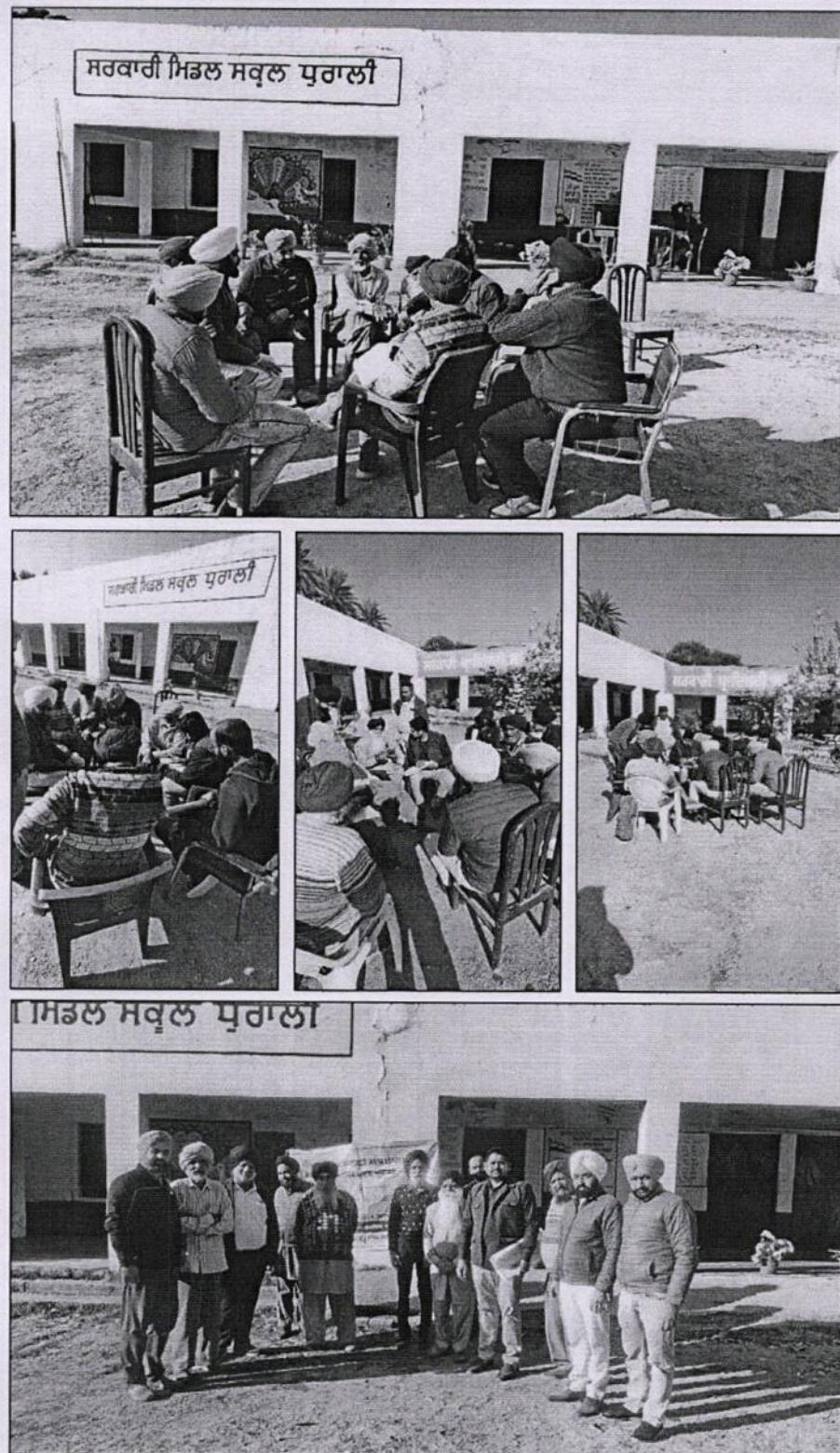
- ❖ During the public hearing, the affected landowners, villagers, and elected representatives expressed favour to the proposed land pooling mechanism, except one land owner. It is be primarily due to past experiences with land acquisition and development projects.
 - In 2011, a substantial parcel of land was acquired for another public purpose; however, the land remains undeveloped till date, resulting in loss of trust among villagers.
 - A similar situation occurred again in 2023, where land was acquired but no visible development has taken place, further reinforcing apprehensions regarding implementation and delivery.
 - Villagers stated that during the 2011 acquisition, they did not receive compensation for standing assets such as trees, borewells, cattle sheds, and other allied structures, leading to financial loss.
 - The land pooling proposals offered earlier did not specify the size, number, or location of plots, making it difficult for landowners to assess benefits.
 - No layout plans or detailed development drawings were presented during earlier consultations, resulting in a lack of transparency.
- ❖ The Industrial Park should be planned and developed in a manner that does not adversely impact the environment or the quality of life of the local population.

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- ❖ First preference in employment opportunities within the Industrial Park—both during construction and operational phases—should be given to affected families and local villagers. Villagers also requested that influx of labour from other States be minimized, with priority given to local workforce.
- ❖ Villagers without substantial landholdings should be provided alternative livelihood opportunities in allied, secondary, and service sectors, including dairy farming, animal husbandry, logistics, maintenance, and other support services.
- ❖ Improvement of village connectivity was emphasized, particularly where the Mustarka Maulkan Rasta passes through the proposed khasra numbers, to ensure uninterrupted access and mobility.
- ❖ Provision of basic civic infrastructure, including drinking water supply and sewerage connections, should be ensured for the village and affected families.
- ❖ Villagers demanded that Letters of Intent (LoI) or equivalent assurances be issued to landowners within one year of the final notification of the project.
- ❖ The family members of Sh. Sharanjeet Singh, Sh. Marinder Singh, and Smt. Baljinder Kaur, owners of land under Khasra Nos. 25 and 26, requested that their entire landholdings, including adjoining parcels, be acquired, as partial acquisition would leave behind scattered and economically unviable remnants.
- ❖ Villagers requested that the Government provide interest at the rate of 12% per annum on the awarded compensation amount, from the date of notification until final payment.
- ❖ Representatives of GMADA clarified during the hearing that affected village are well connected by existing road networks and that basic amenities and facilities would be duly considered as part of the project. GMADA also stated that the project proposal would include public spaces such as parks, sports grounds, and recreational areas, in line with stakeholder suggestions.

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Annexure-4: (a) Public Hearing held on 23/12/2025 in Dhurali



Faculty of Physical Planning & Architecture,
Guru Nanak Dev University, Amritsar

Annexure-5: List of Participants in Public Hearing held on 23/12/2025

As part of the Social Impact Assessment (SIA) process for the proposed acquisition of land for industrial park development in Sector 101, Sahibzada Ajit Singh Nagar (Mohali), a public hearing/public consultation was conducted on 23rd December 2025, in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The objective of the public hearing was to inform affected persons about the proposed project, seek their views, and record concerns and suggestions related to land acquisition and its social impacts.

The public hearing witnessed active participation from landowners, cultivators, local residents, representatives of Gram Panchayat, and other stakeholders from the affected village, namely Dhurali. As per the attendance records, there were about 50 participants in village Dhurali attended the consultation. The attendance sheets indicate participation by both individual landholders and representatives of joint families.

During the public hearing, participants were briefed about the purpose of land acquisition, the extent of land proposed to be acquired, and the statutory provisions governing compensation and rehabilitation. The SIA team explained that the project falls under planned development as per the Master Plan of S.A.S. Nagar.

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 (For Development of Remaining Part of the Industrial Park in Sector 101, SAS Nagar)

ਹਾਜ਼ਰੀ ਰਿਪੋਰਟ

ਵਿਸ਼ਾ:- ਸੈਕਟਰ-101 ਅਤੇ 103 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਪਿੰਡ ਪੁਰਾਲੀ ਪਾਪਤ ਕੀਤੀ ਜਾ ਰਹੀ
 ਤੋਂ ਸਥਾਨੀ ਤੋਂ ਪਾਪਤੀ ਐਕਟ 2013 ਦੀ ਧਾਰਾ 5 ਤਹਿਤ ਨਿੱਜੀ ਸੁਣਵਾਈ ਦੀ ਮੀਟਿੰਗ ਮਿਤੀ
 23.12.2025 ਸਥਾਨੀ।

ਲੜੀ ਨੰਬਰ	ਤੋਂ ਮਾਲਕ ਦਾ ਨਾਮ	ਪਿੰਡ ਦਾ ਨਾਮ	ਮਾਲਕ ਨੰਬਰ	ਹਸਤਾਖਰ
(1)	Gurpreet Singh	Dhuri	9781005600	✓
(2)	Balneet	2	9417817611	✓
(3)	ਗਰੂ ਮਨਿਸ਼		9876020122	G.S
(4)	ਕੁਰਾਨੀ ਪਾਪਤੀ		9501456018	2443/2025
(5)	ਚਗਤਾਂ ਪਾਪਤੀ		9876 9872014088	C.S
(6)	ਕੌਰਾਂ ਪਾਪਤੀ		9915217272	ਕੌਰਾਂ ਪਾਪਤੀ
(7)	Salman Singh		9816168044	✓
(8)	Mohinder Singh		9815538941	Mohinder
(9)	183/3C D. Dhuri	Dhuri	98-834-87 239	183/3C D. Dhuri
(10)	Kripal Singh		9779032222	Kripal Singh
(11)	Devinder Kaur		9464041725	Devinder Kaur
(12)	Sahman Singh		854104581	854104581
(13)	Gurbal Singh		9781678754	9781678754
(14)	Harbans Singh		9815644844	2025/2025
(15)	ਸਾਹਮਿਨ ਪਾਪਤੀ		9815032450	ਸਾਹਮਿਨ ਪਾਪਤੀ
(16)				
(17)				
(18)				
(19)				
(20)				
(21)				
(22)				
(23)				

Faculty of Physical Planning & Architecture,
 Guru Nanak Dev University, Amritsar