

Report on Social Impact Assessment for Land Acquisition
(For Setting up of Industrial Park in Sector 103, SAS Nagar)

GREATER MOHALI AREA DEVELOPMENT AUTHORITY (GMADA)

**Social Impact Assessment Report &
Social Impact Management Plan**
*For Setting up of Industrial Park in Sector 103,
SAS Nagar, S.A.S. 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 171.6250 acres of land for Setting up of Industrial Park in Sector 103 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 and Saneta villages 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 (RFCTLARR) 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:

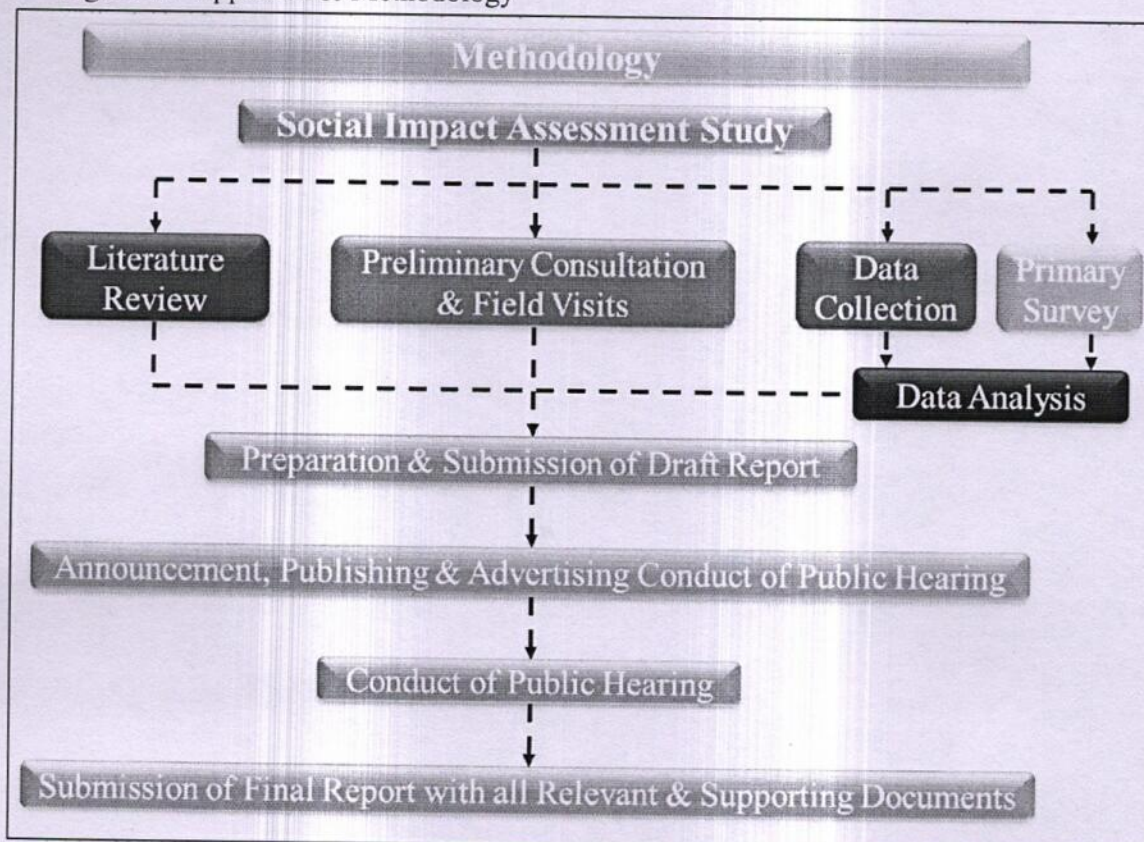
- ✓ Rationale for the project including how the project fits the public purpose criteria listed in the RFCTLARR Act, 2013.
- ✓ A socio-economic and cultural profile of the affected area must be prepared based on available data and statistics, field visits and consultations with stakeholders. The identified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

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

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 RTFCTLARR 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



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.	RFCTLARR 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 RFCTLARR Act, 2013. The details of methodologies include:

- ❖ **Socio-Economic Field Survey:** In order to study the impacts of land acquisition, a socio-economic survey was carried out during the month of 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.

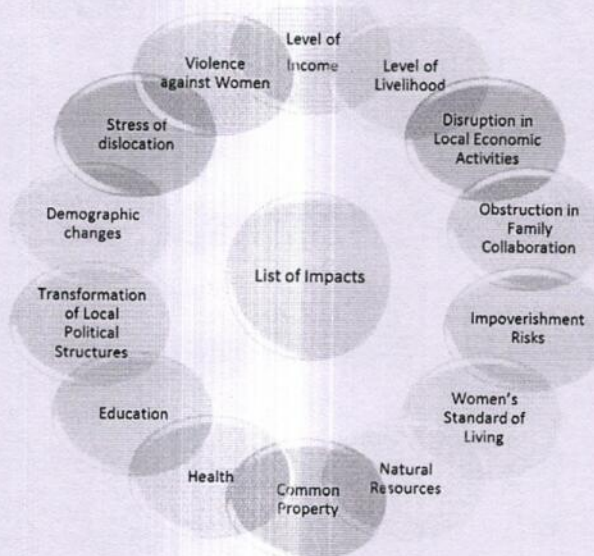
1.8 Social Impacts

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 RFCTLARR 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 Setting up of Industrial Park in the Sector-103” as per approved Master Plan of S.A.S. Nagar LPA, 2031 is located at Dhurali and Saneta villages of Tehsil Mohali in the S.A.S. Nagar District.

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



2.2 Proposed Area for Project

The selected land measures 171.6250 acre for setting up of industrial park in sector 103 of SAS Nagar. The details of the land include 1134 Kanal and 8 Marla comprising 141.80 acres from Dhurali (HB No.-01); 238 Kanal and 12 Marla comprising 29.825 acres from Saneta (HB No.-288). 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 .

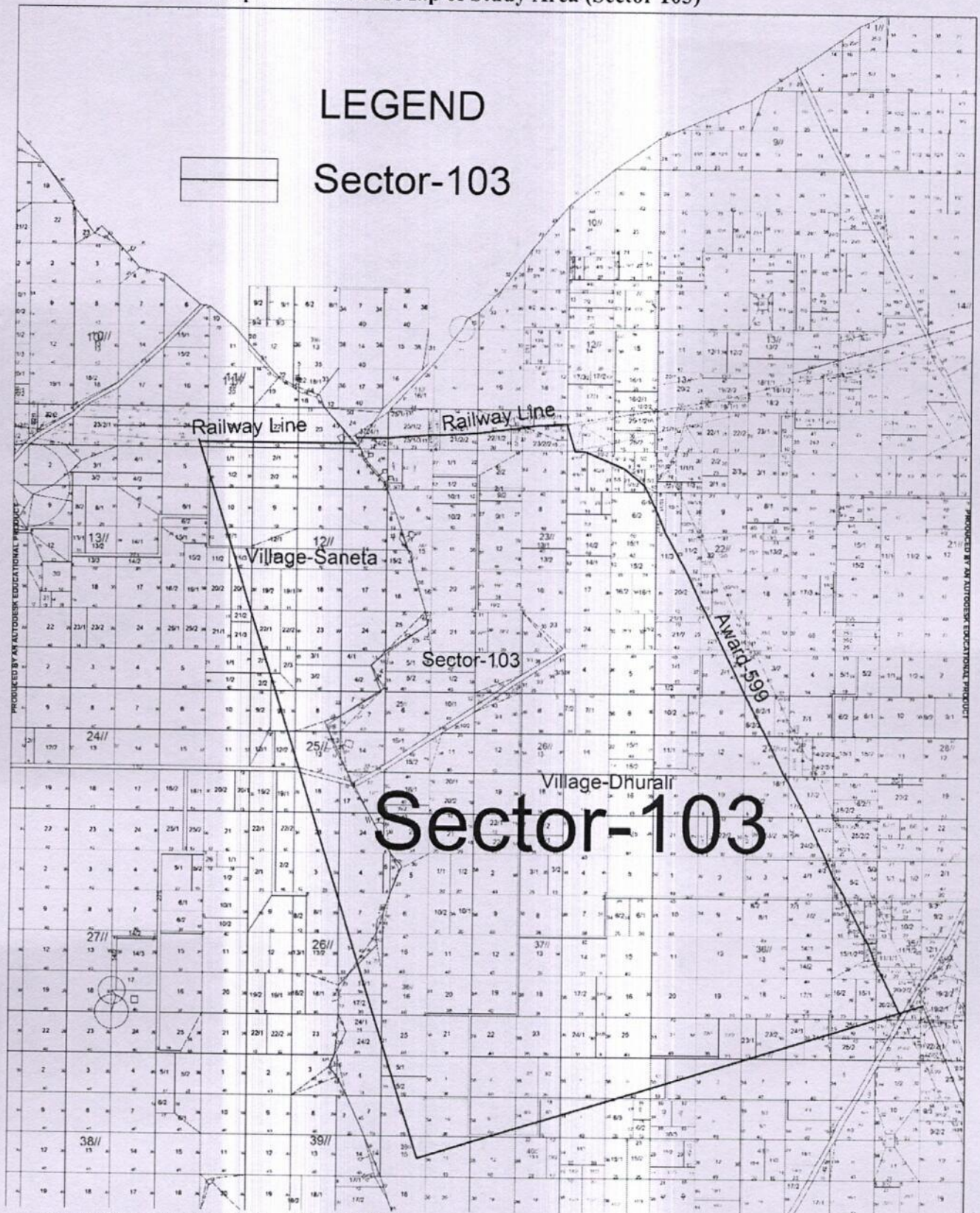
Table 2.1 Project's Land Proposed to be Acquired

Sr No.	Village Name	Proposed Area		Proposed Area in Acres
1.	Dhurali	1134 Kanal	8 Marla	141.80
2.	Saneta	238 Kanal	12 Marla	29.825
Proposed Area to be Acquired for Industrial Park				171.6250

Source: Notification of Social Impact Assessment, dated 23-10-2025

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Map 2.2 Cadastral Map of Study Area (Sector 103)



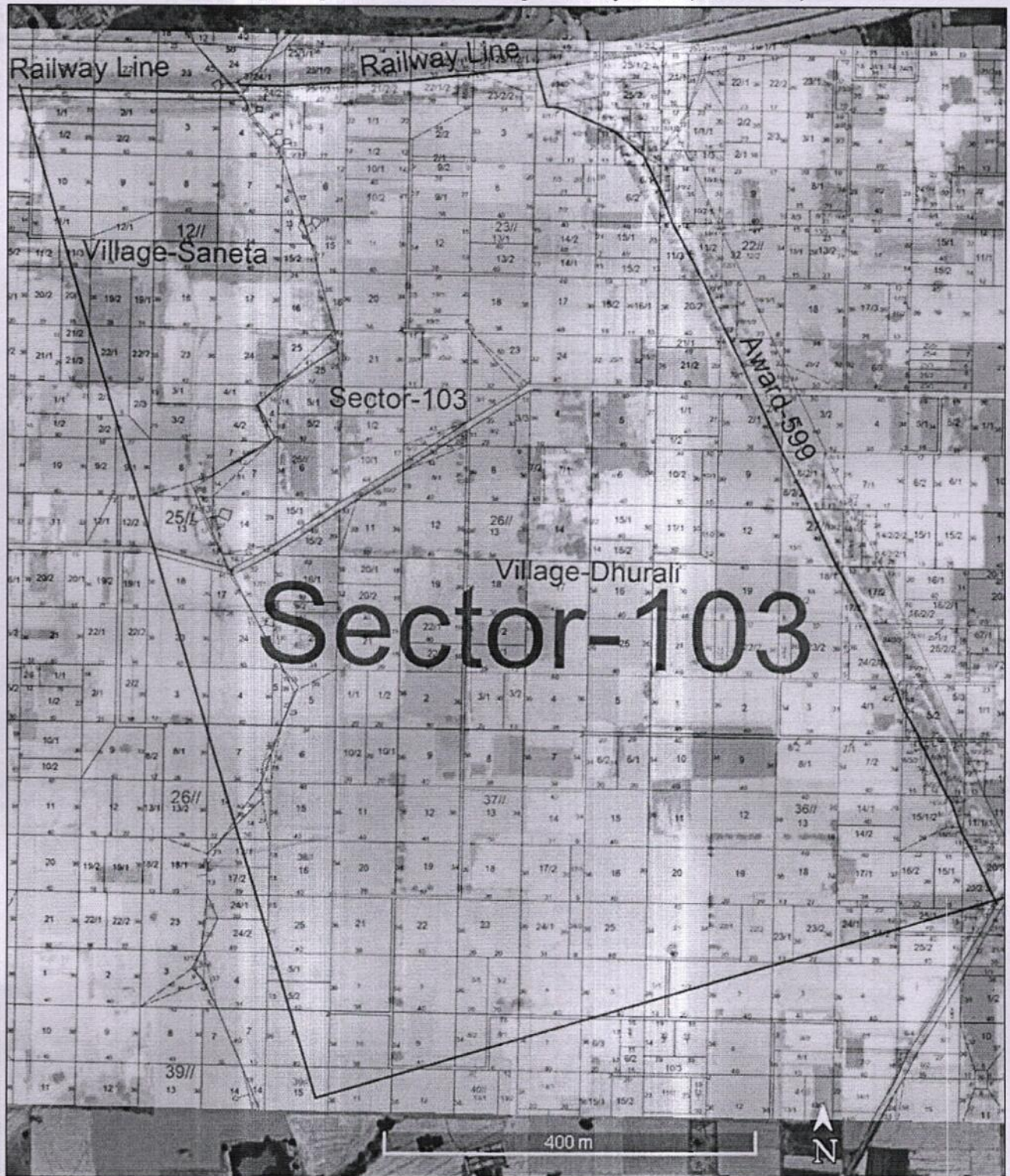
Map 2.3 Satellite View of Study Area and Surroundings (Sector 103)



Source: Google Earth Imagery, December 2025

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Map 2.4 Superimposed Cadastral Map of Study Area (Sector 103)



Source: Superimposed using Natural Features, December 2025

2.3 Justification of Public Purpose

One of the primary objectives of the Social Impact Assessment (SIA) is to examine whether the proposed land acquisition serves a legitimate public purpose as defined under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013. The proposed acquisition of land for setting up an Industrial Park in Sector-103 of S.A.S. Nagar (Mohali) clearly qualifies as a public purpose project under Section 2(1)(e) of the Act, as it is intended for planned development in accordance with the statutory Master Plan.

The Industrial Park is proposed by GMADA, a statutory urban development authority entrusted with the planned and orderly development of the S.A.S. Nagar. The project aligns with the approved S.A.S. Nagar Master Plan, which earmarks Sector-103 for industrial development as part of the long-term growth strategy of the city. The public purpose of the project is justified on multiple grounds.

Firstly, the Industrial Park is expected to act as a major driver of economic growth, attracting industrial investment, boosting manufacturing and allied activities, and strengthening the economic base of the region. It will contribute to employment generation across skilled, semi-skilled, and unskilled categories, thereby providing livelihood opportunities to local residents and reducing dependency on agriculture in a rapidly urbanizing peri-urban area.

Secondly, the project supports the planned utilization of land in a rapidly expanding urban region. S.A.S. Nagar forms part of the Tricity region (Chandigarh–Mohali–Panchkula) and is witnessing increasing pressure on land and infrastructure. Development of Industrial Park at a planned location will help prevent unregulated industrial growth, promote efficient land use, and ensure the provision of adequate infrastructure such as roads, utilities, drainage etc.

Thirdly, the project has wider regional and public benefits, including enhancement of local and regional revenue, development of supporting services and ancillary industries, improvement in connectivity, and creation of organized industrial spaces with environmental and safety controls. The Industrial Park is also expected to facilitate balanced regional development, reduce migration pressures, and integrate local villages into the formal economic framework through employment and service linkages.

In view of the above, the proposed land acquisition for setting up Industrial Park in Sector-103, S.A.S. Nagar, is fully justified as a public purpose project. It is aligned with statutory planning objectives, promotes balanced urban growth, strengthens the regional economy, and serves the larger public interest, subject to fair compensation and implementation of appropriate mitigation measures as outlined in the Social Impact Management Plan (SIMP).

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 and Saneta, Tehsil Mohali, District S.A.S. Nagar. The proposed acquisition for setting up of Industrial Park in Sector-103 would entail about 171.6250 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 2.2)

Table 2.2 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 Planning, Research, 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 103.
 - ❖ 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 both the affected village under this project on 23th December, 2025 where the panchayats, 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 171.6250 acres. The identified land parcels are located within Sector-103 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-103 has been designated to function as an Industrial Park, thereby rendering it highly suitable for the proposed development.

Sector-103 is recognized as one of the premier sectors of S.A.S. Nagar, 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)

Sr. No.	Khasra Number	Area to be acquired	
		Kanal	Marla
1	11//24/2	1	9
2	25/1/3	2	6
3	25/2/2	0	6
4	12//21/1/2	0	9
5	21/2/2	2	13
6	22/1/2	2	17
7	22/2/2	1	1
8	23/1/2/2	0	4
9	23/2/2/2	4	2
10	24/2/1	1	16
11	26	0	10
12	22//10/3/2	0	9
13	11/3	3	12
14	19/2/2	0	3
15	20/2	7	3
16	21/1	1	11
17	21/2	5	11

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18	22/1	2	8
19	23//1/1	4	18
20	1/2	2	13
21	2/1	0	13
22	2/2	7	4
23	3	8	0
24	4/1/2	3	11
25	4/2/1	3	13
26	5/1/1	0	2
27	5/3/2	0	1
28	5/4/2	1	12
29	5/5	1	6
30	6/2	7	13
31	7/1	1	0
32	7/2	3	11
33	7/3	3	9
34	8	8	0
35	9/1	5	14
36	9/2	1	18
37	10/1/1	2	4
38	10/1/2	0	9
39	10/2	5	7
40	11	8	0
41	12	7	4
42	13/1	3	7
43	13/2	4	4
44	14/1	3	7
45	14/2	4	13
46	15/1/1	2	14
47	15/1/2	2	8
48	15/2	2	18
49	16/1	4	4
50	16/2	3	16
51	17	8	0
52	18	8	0
53	19/1	5	6
54	19/2	1	18
55	20	8	0
56	21	8	0

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57	22/1	2	4
58	22/2	5	16
59	23	7	9
60	24	7	2
61	25/1	5	7
62	25/2	1	16
63	24//4	2	7
64	5/1	2	3
65	5/2	5	8
66	5/3	0	9
67	6	6	14
68	15	4	8
69	16	2	2
70	25	2	16
71	25//4	1	8
72	5/1	4	0
73	5/2/1	1	15
74	5/2/2	2	5
75	6/1	3	4
76	6/2	4	16
77	7	5	16
78	8	0	13
79	13	0	14
80	14	7	12
81	15/1	3	9
82	15/2	3	9
83	16/1	6	13
84	16/2	1	7
85	17/1	3	13
86	17/2	0	12
87	24	1	0
88	25	7	18
89	26//1/1	4	0
90	1/2	4	0
91	2/1	7	1
92	2/2	0	8
93	3/1	1	14
94	3/2	3	6
95	3/3	1	13

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96	4	8	0
97	5	8	0
98	6	8	0
99	7/1	6	0
100	7/2	2	0
101	8	7	12
102	9/1	6	17
103	9/2	0	12
104	10/1/1	5	10
105	10/1/2	0	1
106	10/2	1	11
107	11	7	15
108	12	8	0
109	13	7	12
110	14	8	0
111	15/1	4	18
112	15/2	3	2
113	16	8	0
114	17	8	0
115	18	7	12
116	19	8	0
117	20/1/1	0	13
118	20/1/2	3	7
119	20/2	4	0
120	21	8	0
121	22/1	4	0
122	22/2	4	0
123	23/1	3	16
124	23/2	3	16
125	24	8	0
126	25	8	0
127	27//1/1	6	0
128	1/2	2	0
129	2/1	5	18
130	8/2/2	1	18
131	9	8	0
132	10/1	2	10
133	10/2	6	0
134	11/1	5	0

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135	11/2	3	0
136	12	8	0
137	13/1	5	10
138	17/3	1	7
139	18/2	7	19
140	19	8	0
141	20	8	0
142	21	8	0
143	22/1	1	12
144	22/2	6	8
145	23/1	1	12
146	23/2	6	8
147	24/1	1	0
148	24/2/1	3	18
149	35//11/2/3	0	4
150	20/2/3 min	2	10
151	36//1	8	0
152	2	8	0
153	3	7	4
154	4/1	7	6
155	5/1	0	9
156	6/2/2	1	1
157	6/3/2	2	15
158	6/4/1	0	2
159	6/4/3	0	1
160	7/1	0	9
161	7/2	7	11
162	8/1	7	11
163	8/2	0	8
164	9	7	11
165	10	7	11
166	11	8	0
167	12	8	0
168	13	8	0
169	14/1	4	9
170	14/2	3	11
171	15/1/2	6	14
172	15/2/2	0	1
173	15/3/2	0	11

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174	16/1	3	12
175	16/2	4	8
176	17/1	7	2
177	17/2	0	17
178	18	8	0
179	19	8	0
180	20	8	0
181	21	7	11
182	22/1	3	16
183	22/2	4	0
184	23/1 min	2	9
185	23/2 min	4	4
186	24/1 min	1	18
187	24/2 min	1	19
188	25/1 min	1	7
189	37//1/1	4	0
190	1/2	4	0
191	2	8	0
192	3/1/1	0	19
193	3/1/2	4	0
194	3/2	2	12
195	4	8	0
196	5	8	0
197	6/1	3	16
198	6/2	3	16
199	7	7	12
200	8	7	12
201	9	8	0
202	10/1	4	0
203	10/2	4	0
204	11	8	0
205	12	8	0
206	13	7	4
207	14	7	11
208	15	8	0
209	16	8	0
210	17/1	1	16
211	17/2	6	4
212	18	7	12

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213	19	7	11
214	20	7	11
215	21	7	12
216	22	8	0
217	23	8	0
218	24/1	6	4
219	24/2	1	16
220	25	8	0
221	38//5	6	12
222	6	7	19
223	7	0	6
224	14 min	2	9
225	15	8	0
226	16	8	0
227	17/1 min	3	13
228	17/2 min	1	2
229	24/1 min	0	9
230	24/2 min	0	2
231	25 min	7	18
232	39//5/1 min	3	8
233	5/2 min	2	16
234	6 min	3	18
235	15 min	1	3
236	40//1	7	12
237	2/1	0	12
238	2/2	7	8
239	3/1	4	0
240	3/2	4	0
241	4	8	0
242	5 min	6	19
243	7 min	1	9
244	8/1 min	1	11
245	8/2 min	2	13
246	9min	7	2
247	10	7	4
248	11 min	2	7
249	12 min	0	3
250	41//1/1 min	1	11
251	1/2 min	2	7

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252	2 min	1	9
253	338/1	0	14
254	338/2 min	0	14
255	339 min	8	12
256	366	0	16
257	367/2	12	12
Grand Total of Village Dhurali		1134	8

Source: Land Records, December 2025

Table 3.1 presents 2025), a total of 257 khasra numbers have been identified in the village, covering an aggregate area of 1134 Kanal 8 Marla, which corresponds to approximately 141.80 acres. The proposed land parcels are widely distributed across the revenue estate of Dhurali, indicating that the acquisition is not confined to a single compact block but involves multiple, scattered khasra numbers of varying sizes. The area of individual khasras ranges from very small fragments (less than one kanal) to larger continuous parcels of 7–8 kanals, reflecting a typical agrarian landholding pattern characterized by fragmentation over generations.

Most of the identified khasra numbers fall under agricultural land categories, with land presently being used for cultivation or lying vacant depending on seasonal and economic conditions. The presence of several khasra numbers marked as “min” indicates partial acquisition of certain land parcels.

Table 3.2 Detail of Proposed Khasra Numbers in Village Saneta (HB No.-288)

Sr. No.	Khasra Number	Area to be acquired	
		Kanal	Marla
1	10//25/2/2 min	0	4
2	11//21/3	1	2
3	22/3	1	2
4	23/3	1	0
5	12//1/1	3	16
6	12//1/2 min	3	18
7	2/1	3	16
8	2/2	4	4
9	3	8	0
10	4	5	12
11	6	1	6
12	7	8	0
13	8	8	0
14	9	8	0
15	10 min	5	14
16	11/1 min	1	16
17	11/3 min	2	0

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18	12/1	4	0
19	12/2/1	3	11
20	12/2/2	0	8
21	13/1	4	0
22	13/2/1	2	1
23	13/2/2	1	10
24	13/2/3	0	8
25	14/1	4	0
26	14/2/1	1	9
27	14/2/2	2	5
28	14/2/3	0	5
29	15/1	1	12
30	15/2	2	3
31	16	5	18
32	17	8	0
33	18	8	0
34	19/1	2	16
35	19/2/1	3	12
36	19/2/2	1	12
37	20/1 min	1	8
38	21/2 min	0	1
39	22/1 min	4	3
40	22/2	2	16
41	23	8	0
42	24	8	0
43	25	5	3
44	13//5 min	0	6
45	25//2/1 min	1	8
46	2/2 min	0	1
47	2/3 min	3	6
48	3/1	2	18
49	3/2/1	2	11
50	3/2/2	2	11
51	4/1	2	11
52	4/2	4	4
53	7	2	4
54	8/1	3	6
55	8/2	4	0
56	9/1 min	2	10

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57	12/2 min	0	9
58	13 min	7	17
59	17	2	13
60	18 min	4	16
61	23 min	3	14
62	24	7	4
63	26//3 min	1	10
64	4	8	0
65	5	2	0
66	7 min	7	3
67	14 min	2	10
68	110	0	2
69	271/1	4	4
Grand Total of Village Saneta		238	12

Source: Land Records, December 2025

Table 3.2 provides a total of 69 khasra numbers have been identified, covering an aggregate area of 238 Kanal 12 Marla, equivalent to approximately 29.83 acres. The identified khasra numbers in Saneta comprise a mix of complete and partial land parcels, with several entries marked as "min," indicating partial acquisition of the concerned khasra numbers. The area of individual land parcels varies considerably, ranging from very small fragments (less than one kanal) to larger holdings of up to 8 kanals, reflecting a fragmented landholding pattern typical of peri-urban villages.

Most of the land proposed for acquisition in Saneta is agricultural in nature, either under cultivation or lying fallow depending on seasonal practices. Field observations indicate that these land parcels are largely located outside the Lal Dora boundary, thereby minimizing impacts on village habitation areas and residential structures. However, the presence of partial acquisitions raises concerns related to leftover uneconomic land fragments, which were also highlighted by landowners during stakeholder consultations and the public hearing.

Although the total area involved in Saneta is comparatively smaller than that of Village Dhurali, the acquisition is expected to affect multiple landowners and households, primarily through the loss of agricultural land and associated livelihood sources rather than physical displacement.

Ownership patterns in these villages are predominantly joint and multiple-claimant holdings, with several khasras shared among extended families or large groups of co-owners. In such cases, compensation amounts will be divided among numerous stakeholders, which may reduce per-household financial resilience, especially where land constitutes the primary asset base.

Note:

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

3.2 Impact of Land Acquisition on Assets and Livelihood

The proposed land acquisition for the development of the Industrial Park in Sector-103, S.A.S. Nagar (Mohali) has resulted in direct, livelihood-centric social impacts across the villages of Dhurali and Saneta, 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 3.3 Assets and Livelihood Impact of Land Acquisition on Affected Families

Attributes	Affected Land Parcels of Dhurali & Saneta
Baag	1
Fruit-Trees	28
Non- Fruit-Trees	46
House	19
Tubewell	6
Dairy Farm	2
Affected Families	42

Source: Stakeholders' Consultations and Field Visit, December 2025

The project area is characterized by actively cultivated agricultural land, supported by tubewell-based irrigation systems and interspersed with horticultural patches, field-boundary trees, cattle sheds, and small dairy units. As evident from field observations and images, the land proposed for acquisition is economically productive and not barren, underscoring the significance of land as a critical livelihood asset for affected households. Consequently, the social impacts are predominantly economic and livelihood-oriented, rather than displacement-oriented.

Figure 3.1 Agricultural Land and Trees located in Project Affected Area



Source: Transact Walk and Field Visit, December 2025

Importantly, large-scale physical displacement from village abadi areas is not envisaged, as most of the affected khasra numbers lie outside the main residential settlements. However, a cluster of approximately 19 houses, occupied by Harjit Singh and other families living as a hamlet, has been identified within the acquisition boundary. The cluster is located near to the Dhurali-Saneta intervillage road. The structures present are modest, and functionally linked to adjoining agricultural land, livestock rearing, and allied activities. (Refer Figure 3.2)

Figure 3.2 A Cluster of Houses falling in Project Affected Area (Sector 103)

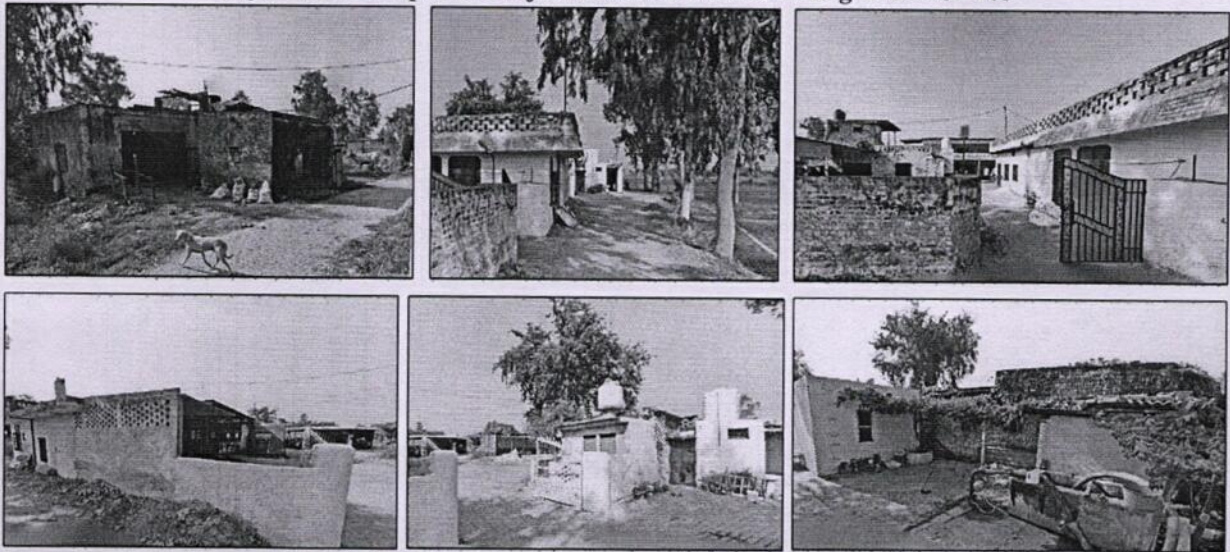


Source: Satellite Imagery. December 2025

While the scale and form of these structures do not constitute an organized residential colony, the families residing here will experience direct asset loss and livelihood disruption, necessitating careful compensation and transition support. Given the limited number, and location outside notified *abadi* areas, the impact does not trigger a full-scale Rehabilitation and Resettlement (R&R) Plan, but does require individualized safeguards under the Social Impact Management Plan (SIMP).

Field assessment confirms that a total of 42 families are directly and indirectly affected by the acquisition. These families derive livelihood support from a combination of crop cultivation, horticulture, dairy activities, wage labour, and household-based economic practices. The loss of land therefore translates into loss of regular income streams, reduced agricultural self-reliance, and increased vulnerability during the transition phase—particularly for families with limited diversification of livelihoods.

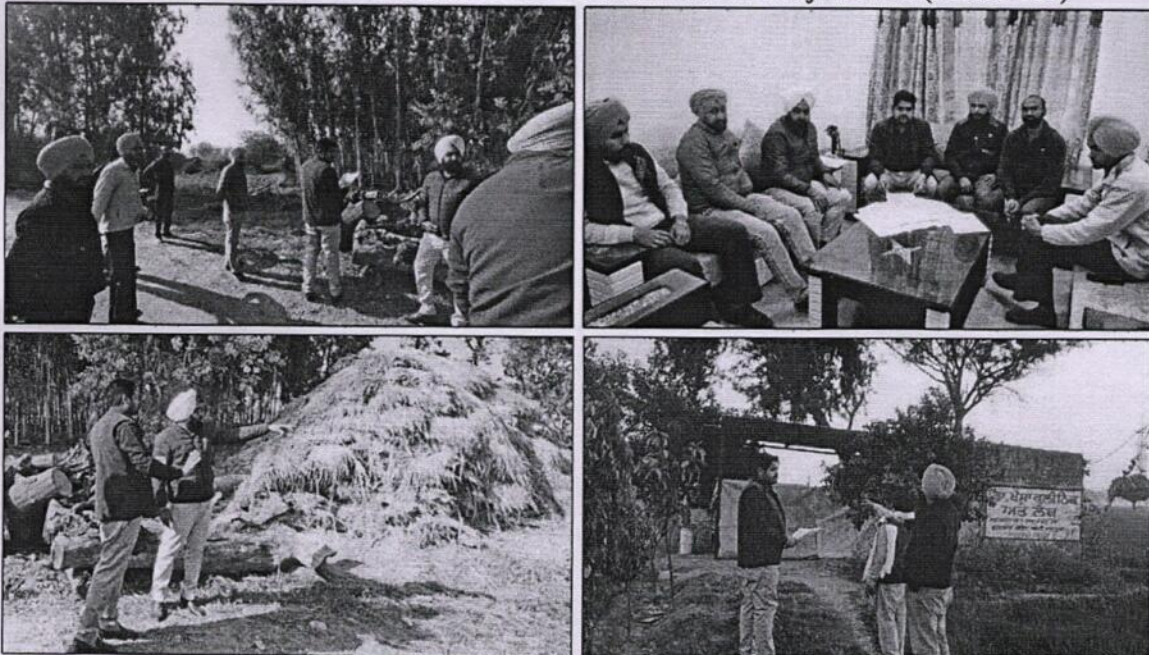
Figure 3.3 Glimpse of Project Affected Houses falling in Sector 103



Source: Transact Walk and Field Visit, December 2025

From an infrastructure and access perspective, the inter-village road connecting Dhurali and Saneta 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.

Figure 3.4 Individual Stakeholder Consultation in Project Area (Sector-103)



Source: Transact Walk and Field Visit, December 2025

Additionally, natural drainage channels are present within the project footprint, playing an important role in rainwater flow and field drainage. Their disturbance could aggravate waterlogging, soil degradation, and downstream impacts. From both environmental and social resilience perspectives, these drainage lines should be retained in situ, with green buffers and dense plantation along their banks where width permits. 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 3.4)

Table 3.4 Comparative Study of Demographic Profile of Project Affected Villages

Indicators		Punjab State	S.A.S. Nagar District	Dhurali (1)	Saneta (288)
Population	2011	27,743,338	994,628	2128	2258
Household		5,486,851	203,886	385	407
Average HH Size		5.1	4.9	7.1	5.5
Sex Ratio		895	879	873	848
Child Sex Ratio		---	---	683	778
Population 0-6		---	---	244	265
Literacy Rate		75.84%	83.80%	87.63%	79.98%
Workforce	Participation Rate (%)	9,897,362	355,995	648	1577
		35.70%	35.80%	34.39%	79.13%
	Main Workers (%)	8,450,936	316,236	623	1397
		85.39%	88.83%	96.14%	88.59%
	Marginal Workers (%)	1,446,426	39,759	25	180
		14.61%	11.17%	3.86%	11.41%
	Cultivators (%)	1,934,511	40,867	104	484
		19.55%	11.48%	16.05%	30.69%
	Agricultural Labourers (%)	1,588,455	21,791	14	247
		16.05%	6.12%	2.16%	15.66%
	Household Industry (%)	385,960	13,501	11	386
		3.90%	3.79%	1.70%	24.48%
	Other Workers (%)	5,988,436	279,836	519	460
		60.51%	78.61%	80.09%	29.17%

Source: Census of India, 2011

In terms of population size, Dhurali and Saneta are medium-sized rural settlements with populations of 2,128 and 2,258 respectively. Together, they represent a relatively small demographic base when compared to the district and state levels, yet their populations are significantly dependent on land-based and peri-urban livelihoods. The number of households stands at 385 in Dhurali and 407 in Saneta, indicating a fairly even distribution of households across both villages.

The average household size in Dhurali is notably high at 7.1 persons, which is substantially above the district (4.9) and state (5.1) averages. This suggests the predominance of joint or extended family structures, which may increase the number of dependents relying on a single landholding or livelihood source. Saneta records an average household size of 5.5, slightly above the district and state averages, indicating mixed nuclear and joint family systems. Larger household sizes imply higher livelihood dependency ratios, thereby heightening the potential socio-economic impact of land acquisition on affected families.

The sex ratio in both villages—873 in Dhurali and 848 in Saneta—is lower than the Punjab state average (895) and close to or below the district average (879). This reflects a degree of gender imbalance, which is a relevant social consideration under the SIA framework, particularly in terms of access to education, employment, and social welfare schemes.

The child sex ratio presents a matter of concern, especially in Dhurali, where it is recorded at 683, significantly lower than normative levels. Saneta, with a child sex ratio of 778, also reflects imbalance, though comparatively better than Dhurali. Such trends point towards underlying social vulnerabilities and emphasize the need for gender-sensitive planning and safeguards during project implementation.

The population in the 0–6 age group constitutes 244 children in Dhurali and 265 children in Saneta, indicating a sizeable young population that will require access to education, health services, and future employment opportunities. Any long-term development intervention in the area should therefore consider inter-generational impacts and the creation of sustainable livelihood pathways.

In terms of literacy, Dhurali demonstrates a high literacy rate of 87.63%, which is significantly above both the district (83.80%) and state (75.84%) averages. Saneta records a literacy rate of 79.98%, which is higher than the state average but slightly below the district level. The relatively high literacy levels in both villages suggest a population that is better positioned to adapt to non-agricultural and industrial employment opportunities, provided adequate skill development and training support are extended.

Overall, the demographic analysis indicates that while Dhurali and Saneta retain rural characteristics, they exhibit features of a transitional peri-urban society with relatively high literacy and large household sizes. These characteristics underscore the importance of livelihood-focused mitigation measures, transparent compensation, and local employment opportunities within the proposed Industrial Park, in order to minimize adverse social impacts and ensure inclusive development in line with the objectives of the Social Impact Assessment.

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 villages. 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 villages 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 villages—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 villages 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. None of the village have any Schedule Tribe (ST) population. Table 3.7 presents the distribution of Scheduled Caste (SC) population across the both the villages based on Census of India, 2011 data.

In Dhurali, 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.

In Saneta, the SC population is relatively higher both in absolute and proportional terms. Out of a total population of 2,258, 542 persons belong to SC, constituting 24.00% of the village population. This signifies that nearly one-fourth of Saneta's population belongs to SC communities, highlighting the village's greater social vulnerability in comparison to Dhurali. The gender composition remains similar to Dhurali, with 301 males (55.54%) and 241 females (44.46%), indicating near gender parity within the SC population.

Table 3.5 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%
Saneta	2,258	542	24.00%	301	55.54%	241	44.46%

Source: Census of India, 2011

The presence of a substantial SC population in both villages—particularly in Saneta—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 villages Dhurali and Saneta 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-103.

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 contrast, Saneta records an exceptionally high WPR of 79.13%, reflecting a very high level of economic participation. This suggests that a large proportion of Saneta's population is engaged in productive activities, making livelihood security a particularly critical issue for this village under the SIA.

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. Saneta also shows a high share of main workers (88.59%), closely aligned with the district average, while marginal workers constitute 11.41%, suggesting a mix of stable and seasonal employment.

The livelihood structure differs notably between the two villages. 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.

In Saneta, agriculture plays a much more prominent role. Cultivators form 30.69% of the workforce, significantly higher than both district and state averages, indicating strong dependence on land-based livelihoods. Agricultural labourers account for 15.66%, which is also considerably higher than the

district average. Additionally, household industry employment is notably high at 24.48%, suggesting the presence of small-scale, family-based economic activities. In contrast, the share of other workers is relatively low (29.17%), indicating limited diversification into non-agricultural sectors.

Overall, the workforce analysis reveals distinct livelihood sensitivities between the two villages. Dhurali's economy is more diversified and non-agricultural in nature, suggesting relatively greater adaptability to industrial and urban employment opportunities arising from the project. Saneta, however, is highly dependent on agriculture and household-based activities, making it more vulnerable to land acquisition and changes in land use.

3.5 Conclusion

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

- The project-affected area of Sector-103 comprises predominantly productive agricultural land, supported by tubewell irrigation, horticulture, dairy activities, and household-based livelihoods, indicating high economic dependence on land.
- 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.
- A cluster of about 19 houses, located outside the main abadi but within the acquisition boundary, will experience direct asset loss and livelihood disruption; however, the scale does not warrant a full Rehabilitation & Resettlement Plan, though individualized safeguards under SIMP are essential.
- In total, 42 families are directly or indirectly affected, many of whom rely on agriculture, dairy, wage labour, and small household enterprises, making income security a key concern during transition.
- Dhurali and Saneta exhibit different vulnerability profiles: Dhurali has a more diversified, non-agricultural economy, while Saneta shows strong dependence on cultivation, agricultural labour, and household industries, increasing sensitivity to land acquisition.
- Large household sizes, especially in Dhurali, indicate higher dependency ratios, thereby amplifying the socio-economic impact of livelihood loss.
- Low sex ratio and child sex ratio, particularly in Dhurali, reflect underlying social vulnerabilities, necessitating gender-sensitive planning and safeguards.
- Relatively high literacy levels in both villages 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.

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- 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.
 - 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-103 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 (IOCPGSA 2003), a conventional way of conceptualizing social impacts is as changes to one or more of the following:

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

- ❖ Bare minimum – The fact as claimed by the acquiring body that the land proposed for acquisition is the bare minimum required was verified with the help of 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 171.6250 acres has been proposed to be acquired. This land will be acquired according to provisions of Land Acquisition Rehabilitation & Resettlement Act 2013 for the setting up of Industrial Park in Sector-103. 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 Panchayats 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 103 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 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	Acquisition of productive agricultural land in Dhurali and Saneta leading to loss of cultivated area and income sources	Temporary disturbance due to site clearance, earthwork, and movement of construction machinery	Establishment of Industrial Park as per Statutory Plan, resulting in planned development
2	Loss of land-based assets such as fruit and non-fruit trees, tubewells, dairy units, and farm-linked structures affecting 42 families	Removal of remaining temporary structures and farm utilities within project footprint	Compensation and asset replacement enabling economic transition of affected families
3	Livelihood impact on agriculture land, dairy unit, and household-industry-dependent families due to loss of productive land	Short-term employment opportunities for local skilled and unskilled labour during construction	Long-term employment generation in industrial, ancillary, logistics, and service sectors
4	Impact on a cluster of 19 houses located outside village abadi, resulting in asset loss but limited physical displacement	Temporary access restrictions and inconvenience to nearby residents	Improved housing options and income stability through enhanced employment opportunities
5	Psychological stress and uncertainty among affected families regarding compensation and livelihood transition	Temporary dust, noise, traffic movement, and safety concerns in adjoining areas	Improved quality of life due to better infrastructure, services, and economic growth
6	Potential disruption to intervillage connectivity, agricultural <i>rastas</i> , and access to fields if not integrated in planning	Temporary diversion or regulated use of roads and access paths	Retention and integration of intervillage road and access networks ensuring long-term connectivity
7	Concerns related to loss of irrigation systems and impact on natural drainage lines	Risk of soil erosion and water flow disruption if drainage is not managed	Planned storm-water drainage, green buffers, and plantation improving environmental resilience
8	No displacement from village abadi areas as land lies outside notified residential limits	Managed construction activities with monitoring and grievance redressal	Strengthening of local and regional economy and integration of Sector-103 with S.A.S. Nagar growth

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

During the pre-construction stage, the primary social impacts arise from the acquisition of productive agricultural land in the villages of Dhurali and Saneta. This leads to the loss of cultivated land, standing crops, and income sources for affected households. Land-based assets such as fruit and non-fruit trees, tubewells, small dairy units, and farm-linked structures are also affected, resulting in livelihood disruption for about 42 families. A cluster of approximately 19 houses located outside the main village abadi areas will experience asset loss, though large-scale physical displacement is not anticipated. This stage is also marked by psychological stress and uncertainty among affected families regarding compensation, land pooling options, and future livelihood security. Additionally, concerns related to potential disruption of intervillage connectivity, agricultural access paths (*rastas*), irrigation systems, and natural drainage channels have been identified, highlighting the need for careful planning and integration at the design stage.

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In the construction stage, social impacts are largely temporary and localized. Activities such as site clearance, earthwork, and construction operations may cause short-term disturbances in the form of dust, noise, increased traffic movement, and restricted access near the project area. Temporary removal of remaining farm utilities and informal structures may also occur. However, this phase is expected to generate short-term employment opportunities for local skilled and unskilled labour, partially offsetting livelihood losses experienced during land acquisition. With appropriate planning and supervision, impacts on inter-village roads, agricultural access paths, and drainage systems can be minimized through regulated construction practices, temporary diversions, and safety measures.

The operation stage of the project is anticipated to yield predominantly positive and long-term social outcomes. The establishment of the Industrial Park as per the approved Master Plan will result in organized industrial land use and contribute to regional economic growth. Compensation and asset replacement mechanisms are expected to facilitate the transition of affected families towards non-agricultural and industrial livelihoods. Long-term employment opportunities are likely to be generated in industrial units, ancillary services, logistics, and allied sectors, improving income stability and overall quality of life. Planned infrastructure, improved connectivity, and integrated drainage and green buffer systems are expected to enhance environmental resilience and social well-being. Overall, while the pre-construction and construction stages involve manageable and largely reversible social impacts, the operational phase is expected to deliver substantial socio-economic benefits to the project area and the wider S.A.S. Nagar region.

Table 4.2 Anticipated Impacts in Study Area

Impact	Positive	Negative	No Impact
Level of Income	✓ Increase in long-term income through industrial and allied employment opportunities	✗ Short-term income loss due to loss of agricultural land	---
Level of Livelihood	✓ Diversification towards industrial, service, and non-farm livelihoods	✗ Disruption of agriculture-, dairy-, and household-industry-based livelihoods during transition	---
Safety & Security of People	✓ Improved safety due to planned infrastructure, lighting, and regulated industrial development	---	---
Disruption in Local Economic Activities	---	✗ Temporary disruption to agriculture and allied activities during acquisition and construction	---
Obstruction in Family Collaboration	---	---	✓ No significant impact, as no large-scale displacement or family separation is involved
Impoverishment Risks	✓ Reduced in long term due to employment generation and compensation	✗ Temporary risk for agriculture-dependent households	---

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Impact	Positive	Negative	No Impact
Women's Standard of Living	✓ Improved access to employment, services, and household income in long term	Short-term stress due to livelihood uncertainty	---
Natural Resources (Soil, Air, Water, Forests)	✓ Planned drainage, green buffers, and plantation in operation stage	Temporary dust, noise, and soil disturbance during construction	---
Common Property Resources	✓ Planned roads, parks, and public spaces within Industrial Park	Temporary loss or realignment of agricultural rastas	---
Health	✓ Improved access to healthcare and services due to industrial development	Short-term exposure to dust and noise during construction	---
Education	✓ Improved access to education and skill development linked to industrial growth	---	---
Stress of Dislocation	---	Psychological stress during land acquisition and livelihood transition	---
Violence Against Women			No adverse impact anticipated; regulated industrial environment expected

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

Many of the landowner claims that their livelihood will get affect 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, common property, education, 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	Land	Adverse (Permanent)	Acquisition of agricultural land for Industrial Park leads to permanent change in land use from agriculture to industrial development.
2	Livelihood & Income	Adverse (Short to Medium Term)	Loss of agricultural land, dairy units, and allied activities affects income sources of 42 affected families, especially in Saneta where dependence on cultivation is high.
3	Physical Resources	Adverse (Limited)	Impact on tubewells, field access paths (rastas), trees, and irrigation-linked assets located within acquired khasra numbers.
4	Private Assets	Adverse (Localized)	Loss of houses (19), cattle sheds, horticulture patches, and small dairy-related structures situated outside abadi areas.
5	Public Services & Utilities	Temporary Adverse	Trees and utility lines (electricity, water) along the Dhurali-Saneta inter-village road may be affected during development unless integrated into layout.

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S.N.	Impact	Nature of Impact	Reasons
6	Health	Temporary Adverse	Dust, noise, and increased vehicular movement during construction phase may cause short-term health inconvenience.
7	Cultural & Social Cohesion	Neutral to Mild Adverse	No major cultural or religious property affected; however, disruption of traditional agrarian lifestyle may affect social cohesion temporarily.
8	Gender-based Impacts	Indirect / Mild Adverse	Women from agriculture- and dairy-dependent households may face income insecurity during transition phase; however, no direct displacement observed.

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 setting up Industrial Park in Sector-103.

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.

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* –

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Table 4.4 Analysis of Various Possible Social Impacts

Positive Impacts	Negative Impacts	Remarks
Planned development of Industrial Park in Sector-103 in accordance with the notified Master Plan of S.A.S. Nagar	Permanent loss of agricultural land in Dhurali and Saneta	Land is acquired for a statutory public purpose; impacts are largely livelihood-oriented
Long-term employment generation in industrial, manufacturing, logistics, and allied service sectors	Short-term livelihood disruption for agriculture- and dairy-dependent households	Livelihood transition expected through compensation, skill development, and local employment preference
Diversification of local economy and reduced long-term dependence on agriculture	Loss of productive assets such as tubewells, trees, cattle sheds, and small dairy units	Asset replacement and compensation required under SIMP
Increase in household income potential due to proximity to industrial and service employment	Temporary income uncertainty during land acquisition and transition phase	Mitigated through timely compensation and land pooling/monetary options
Improved physical infrastructure (roads, drainage, utilities) and regional connectivity	Temporary disturbances due to construction activities (dust, noise, traffic)	Construction-phase impacts are short-term and manageable
Better integration of Dhurali and Saneta with Mohali's urban-industrial growth corridor	Psychological stress among affected families regarding compensation and future livelihood	Requires transparent communication, grievance redressal, and counselling
Enhanced scope for skill development and youth employment	Limited loss of scattered residential structures outside abadi areas	Does not trigger full R&R; individualized safeguards required
Potential improvement in access to services and amenities post-development	Disruption of agricultural rastas and inter-village movement if not planned carefully	Retention/integration of existing roads and access paths strongly recommended
Overall regional economic growth benefiting Mohali and GMADA region	Higher vulnerability of SC and agriculture-dependent households, especially in Saneta	Targeted safeguards and inclusive measures needed under SIMP

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-103. Importantly, it was noted that no significant adverse impacts are anticipated on local economic activities, family cohesion, education, common property resources, local governance structures, or women's safety, except for concerns related to the cultural site.

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	Adverse (Unavoidable)	Provide fair and timely compensation as per RFCTLARR Act, 2013; offer land pooling or monetary options; ensure transparency in valuation and award process.
2	Loss of Built-up Property / Houses (Hamlet Structures)	Adverse (Limited)	Compensation at replacement cost; advance notice for vacating structures; support for shifting movable assets; individualized assistance under SIMP.
3	Loss of Productive Assets (Tubewells, Dairy Units, Cattle Sheds)	Adverse	Compensation at market/replacement value; assistance for re-establishment of livelihood assets wherever feasible.
4	Loss of Trees (Fruit & Non-fruit)	Adverse	Compensation as per Horticulture/ Forest Department rates; compensatory plantation within Sector-103; preference to native species along roads and green buffers.
5	Loss of Livelihood / Income	Adverse (Short-term)	Livelihood restoration measures including skill development, employment preference to affected families in Industrial Park, and facilitation of alternative income sources.
6	Impact on Inter-village Road and Agricultural Rastas	Potential Adverse	Retain and integrate Dhurali-Saneta intervillage road within project layout; preserve or realign field access paths to maintain connectivity.
7	Disturbance to Natural Drainage Lines	Potential Adverse	Preserve natural drainage channels in situ; provide green buffers and plantation along drainage lines to prevent waterlogging and soil degradation.
8	Construction-related Disturbances (Dust, Noise, Traffic)	Temporary	Implement construction management plans; dust suppression, noise control, regulated working hours, and traffic management measures.
9	Psychological Stress and Uncertainty among Affected Families	Adverse (Temporary)	Continuous stakeholder consultation; clear communication on compensation timelines; grievance redressal mechanism and counselling support.
10	Impact on Vulnerable Groups (SC households, agriculture-dependent families)	Adverse (Moderate)	Targeted safeguards under SIMP; priority in employment, skill training, and welfare scheme linkage; special attention during compensation and transition phase.

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

4.4 Alternatives Considered

As part of the Social Impact Assessment, alternatives to the proposed acquisition for setting up of the Industrial Park in Sector-103, S.A.S. Nagar (Mohali) were examined in accordance with the objectives of the approved Master Plan and the provisions of the RFCTLARR Act, 2013. The assessment considered the feasibility of alternative locations, design modifications, and the option of non-acquisition.

The project site in Sector-103 has been earmarked for industrial use under the notified Sahibzada Ajit Singh Nagar Master Plan, prepared under the Punjab Regional and Town Planning and Development Act, 1995. The location offers strategic advantages including proximity to major transport corridors, availability of a contiguous land parcel of adequate size, and integration with the planned urban-industrial framework of Greater Mohali. No other comparable land parcels of similar scale and zoning are available within the planning area that could accommodate an industrial park without significant deviation from the statutory Master Plan.

The option of shifting the project to an alternate location was examined; however, it was found that relocation would require substantial changes to the Master Plan, lead to fragmentation of industrial development, and potentially cause greater social and environmental impacts elsewhere. Similarly, the option of partial development or scattered acquisition was found to be unsuitable, as it would undermine the functional efficiency, infrastructure planning, and economic viability of a planned industrial park.

The “no-project” alternative was also considered. While this option would avoid immediate land acquisition impacts, it would impede planned industrial growth, limit employment generation, and constrain the economic development objectives of the region. Non-implementation of the project would also result in underutilization of land already designated for industrial use under statutory planning provisions.

Within the proposed site, efforts have been made to minimize social impacts through design-level considerations, such as preserving the Dhurali–Saneta inter-village road, maintaining natural drainage channels, and limiting displacement from village abadi areas. These measures reflect a preference for impact avoidance and minimization rather than relocation of the project.

In view of the above, the SIA team concludes that no viable alternative exists to the proposed acquisition for the Industrial Park in Sector-103 that would meet the project objectives with lower overall social and economic costs. The selected option represents the most suitable and least disruptive alternative in the context of planned development, provided that appropriate mitigation, compensation, and livelihood restoration measures are effectively implemented under the Social Impact Management Plan (SIMP).

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 villages of Dhurali and Saneta, it is evident that the proposed acquisition of land for setting up of an Industrial Park in Sector-103, 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, large-scale physical displacement from village abadi areas is not envisaged. A limited number of

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households residing in hamlet-type structures 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-103, 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-103, S.A.S. Nagar (Mohali), in accordance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) 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 proposed Industrial Park in Sector-103 entails a transition of land use from predominantly agricultural to industrial and allied activities. The Social Impact Management Plan (SIMP) therefore prioritizes livelihood transition, employment security, social inclusion, environmental safeguards, and community integration, while ensuring full compliance with the RFCTLARR Act, 2013. The mitigation framework is structured to address impacts across pre-construction, construction, and operational phases of the Industrial Park. Various measures to avoid, mitigate and compensate impacts are discussed below –

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, 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, particularly in Saneta village where social vulnerability is higher.
- Women shall be encouraged to participate in Skill Development training, Home-based enterprises, and Service and support roles linked to the Industrial Park.
- Gram Panchayats 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 inter-village 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, or
 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 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.

5.3.6 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.

5.3.7 Construction Phase Impact Management

- Construction schedules shall be planned to minimize disturbance to surrounding villages.
- 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-103 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 171.6250 acres of land in four villages for Sector-103 will primarily be governed by the statutory framework of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013). As the impacts identified under this project are predominantly related to land and livelihood loss, and do not involve 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:

- ✓ 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 Panchayats, and affected persons during the acquisition process;
- ✓ Public disclosure of the SIA Report in accordance with Section 7(5) of the RFCTLARR Act, 2013;

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- ✓ 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.

References

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- Primary Census Abstract, Census of India, 2011.
- Census of India, 2001 & 2011.

Annexure-1: Notification of Social Impact Assessment



Government of Punjab
Department of Housing and Urban Development
(Housing-1 Branch)

NOTIFICATION OF SOCIAL IMPACT ASSESSMENT

Notification No: H-U-H1/115/2025-6H1/1358.

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 setting up of Industrial park in Sector – 103 falling in villages Dhurali and Saneta 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 **171.6250 acres** of land. This land shall be acquired from Villages Dhurali and Saneta, Tehsil Mohali, District Sahibzada Ajit Singh Nagar. Thus, the affected area shall be Villages Dhurali and Saneta, 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(1) of "*The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act 2013*", (NO. 30 OF 2013).

Report on Social Impact Assessment for Land Acquisition
(For Setting up of Industrial Park in Sector 103, SAS Nagar)

It is hereby notified that the acquisition of land under the proposed project falls under the provision of section 2(1)-(e) *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				
Sr No.	Village Name	Area		Acres
		Kanal	Marla	
1.	Dhurali	1134	8	141.8
2.	Saneta	238	12	29.825
Total Area				171.6250

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-H1/115/2025-6H1/ 1359

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 Setting up of Industrial Park in Sector 103, SAS Nagar)



ਪੰਜਾਬ ਸਰਕਾਰ
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ
(ਮਕਾਨ ਉਸਾਰੀ-1 ਸ਼ਾਖਾ)

ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ ਸਬੰਧੀ ਅਧਿਸੂਚਨਾ

ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੰ: H-U-H1/115/2025-6H1/358

ਮਿਤੀ: 23/10/2025

ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ, (ਗਮਾਡਾ) ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਵੱਲੋਂ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ, ਮੋਹਾਲੀ ਦੇ ਵਿਕਾਸ ਲਈ ਕਾਰਜ ਸੌਂਪਿਆ ਗਿਆ ਹੈ। ਇਸ ਸਬੰਧੀ ਗਮਾਡਾ ਵੱਲੋਂ ਡਰਾਈਂਗ ਨੰਬਰ ਡੀ.ਟੀ.ਪੀ. ਐਸ.ਏ.ਐਸ. ਨਗਰ, 2280/2016, ਮਿਤੀ 05.12.2016 ਰਾਹੀਂ ਪ੍ਰਵਾਨਤ ਮਾਸਟਰ ਪਲੈਨ ਦੇ ਸਨਮੁੱਖ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ ਵਿਖੇ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਸਥਾਪਿਤ ਕਰਨ ਦੇ ਉਦੇਸ਼ ਤਹਿਤ ਸੈਕਟਰ-103 ਵਿਖੇ ਪੈਂਦੇ ਪਿੰਡ ਧੁਰਾਲੀ ਅਤੇ ਸਨੇਟਾ, ਤਹਿਸੀਲ ਮੋਹਾਲੀ ਜ਼ਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ ਵਿੱਚ ਪੈਂਦੀ 171.6250 ਏਕੜ ਜਗ੍ਹਾ ਨੂੰ ਭੌਂ ਪ੍ਰਾਪਤੀ ਐਕਟ, 2013 ਤਹਿਤ ਐਕੁਆਇਰ ਕਰਨ ਹਿੱਤ ਤਜਵੀਜ਼ ਕੀਤਾ ਗਿਆ ਹੈ।

ਇੱਥੇ ਇਹ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ, ਭੌਂ ਪ੍ਰਾਪਤੀ ਤੋਂ ਪ੍ਰਭਾਵਿਤ ਖੇਤਰ ਨਾਲ ਸਬੰਧਤ ਗ੍ਰਾਮ ਪੰਚਾਇਤਾਂ ਨਾਲ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਤੋਂ ਬਾਅਦ ਹੀ ਅਮਲ ਵਿੱਚ ਲਿਆਂਦਾ ਜਾਵੇਗਾ। ਉਪਰੋਕਤ ਸਕੀਮ ਲਈ ਪ੍ਰਸਤਾਵਿਤ ਭੌਂ ਪ੍ਰਾਪਤੀ 171.6250 ਏਕੜ ਦੀ ਹੋਵੇਗੀ। ਇਹ ਜ਼ਮੀਨ ਤਹਿਸੀਲ ਮੋਹਾਲੀ ਜ਼ਿਲ੍ਹਾ ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ ਵਿੱਚ ਪੈਂਦੇ ਪਿੰਡ ਧੁਰਾਲੀ ਅਤੇ ਸਨੇਟਾ ਵਿੱਚੋਂ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾਵੇਗੀ, ਜਿਸ ਕਰਕੇ ਉਕਤ ਪਿੰਡ ਹੀ ਇਸ ਦਾ ਪ੍ਰਭਾਵਿਤ ਖੇਤਰ ਹੋਣਗੇ। ਇਸ ਦੇ ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ ਦੇ ਮੁੱਖ ਉਦੇਸ਼ ਇਸ ਪ੍ਰਕਾਰ ਹਨ:-

- 1) ਇਹ ਮੁਲਾਂਕਣ ਕਰਨਾ ਕਿ, ਕੀ ਤਜਵੀਜ਼ ਭੌਂ ਪ੍ਰਾਪਤੀ ਲੋਕ ਹਿੱਤ ਦੀ ਪੂਰਤੀ ਕਰਦੀ ਹੈ?
- 2) ਭੌਂ ਪ੍ਰਾਪਤੀ ਤੋਂ ਪ੍ਰਭਾਵਿਤ ਪਰਿਵਾਰਾਂ ਦੀ ਗਿਣਤੀ ਦਾ ਅੰਦਾਜ਼ਾ ਲਗਾਉਣਾ ਅਤੇ ਅਜਿਹੇ ਪਰਿਵਾਰਾਂ ਵਿੱਚੋਂ ਕਿੰਨੇ ਪਰਿਵਾਰ ਉਜੜ/ਤਬਦੀਲ ਹੋ ਸਕਦੇ ਹਨ, ਦੱਸਣਾ।
- 3) ਇਹ ਵਿਚਾਰਿਆ ਜਾਣਾ ਕਿ ਤਜਵੀਜ਼ ਭੌਂ ਪ੍ਰਾਪਤੀ ਕਰਨ ਨਾਲ ਕਿਸ ਹੱਦ ਤੱਕ ਜਨਤਕ ਅਤੇ ਨਿਜੀ ਭੌਂ, ਮਕਾਨ, ਬਸੇਵੇ ਅਤੇ ਹੋਰ ਸਾਂਝੀਆਂ ਸੰਪਤੀਆਂ ਪ੍ਰਭਾਵਿਤ ਹੋ ਸਕਦੀਆਂ ਹਨ।
- 4) ਇਹ ਦੱਸਣਾ ਕਿ ਕੀ ਤਜਵੀਜ਼ ਕੀਤੀ ਭੌਂ ਲੋੜੀਂਦੇ ਪ੍ਰੋਜੈਕਟ ਲਈ ਘੱਟ ਤੋਂ ਘੱਟ ਹੈ?
- 5) ਬਦਲਵਾਂ ਸਥਾਨ (ਭੌਂ ਪ੍ਰਾਪਤੀ ਦੇ ਬਦਲੇ) ਸਪੱਸ਼ਟ ਕੀਤਾ ਜਾਣਾ (ਜੇਕਰ ਕੋਈ ਹੈ)।
- 6) ਸਮਾਜਿਕ ਪ੍ਰਭਾਵਾਂ ਦਾ ਅਧਿਐਨ, ਪ੍ਰਾਕਿਰਤੀ ਅਤੇ ਇਹਨਾਂ ਪ੍ਰਭਾਵਾਂ ਨੂੰ ਐਡਰੈਸ ਕਰਨ ਲਈ ਲੋੜੀਂਦੀ ਕੀਮਤ ਅਤੇ ਅਜਿਹੀ ਕੀਮਤ ਦਾ ਪ੍ਰੋਜੈਕਟ ਤੇ ਖਰਚ ਆਉਣ ਵਾਲੀ ਸਮੁੱਚੀ ਕੀਮਤ ਉਪਰ ਪ੍ਰਾਜੈਕਟ ਦੇ ਸਮੁੱਚੇ ਲਾਭਾਂ ਨਾਲ ਵੇਖਦੇ ਹੋਏ ਅਸਰ ਵੇਖਿਆ ਜਾਣਾ।

ਇਹ ਅਧਿਸੂਚਨਾ ਉਕਤ ਮੰਤਵਾਂ ਲਈ ਲੋੜੀਂਦੇ ਸਮਾਜਿਕ ਪ੍ਰਭਾਵਾਂ ਦੇ ਅਸਰ ਦਾ ਅਧਿਐਨ ਸ਼ੁਰੂ ਕਰਨ ਲਈ "ਰਾਈਟ ਟੂ ਫੋਅਰ ਕੰਪਨੇਸ਼ਨ ਅਤੇ ਟਰਾਂਸਪੇਰੈਂਸੀ ਇੰਨ ਲੈਂਡ ਐਕੁਜ਼ੀਸ਼ਨ, ਰੀਬੈਲੀਟੇਸ਼ਨ ਅਤੇ ਰੀਸੈਟਲਮੈਂਟ ਐਕਟ 2013" ਦੀ ਧਾਰਾ 4 (1) ਤਹਿਤ ਜਾਰੀ ਕੀਤੀ ਗਈ ਹੈ।

Report on Social Impact Assessment for Land Acquisition
(For Setting up of Industrial Park in Sector 103, SAS Nagar)

ਇੱਥੇ ਇਹ ਅਧਿਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ ਪ੍ਰਸਤਾਵਿਤ ਪ੍ਰੋਜੈਕਟ ਲਈ ਭੋ ਦੀ ਪ੍ਰਾਪਤੀ ਉਕਤ ਐਕਟ ਦੀ ਧਾਰਾ 2(1)-(ਈ) ਪ੍ਰੋਜੈਕਟ ਫਾਰ ਪਲੈਨਡ ਡਿਵੈਲਪਮੈਂਟ ਦੇ ਅਧਿਨਿਯਮ ਦੇ ਤਹਿਤ ਆਉਂਦੀ ਹੈ। ਇਸ ਕਰਕੇ ਧਾਰਾ 2(2) ਦੇ ਅਨੁਸਾਰ ਪੰਚਾਇਤ/ਭੋ ਮਾਲਕਾਂ ਦੀ ਸਹਿਮਤੀ ਪ੍ਰਾਜੈਕਟ ਲਈ ਲੋੜੀਂਦੀ ਨਹੀਂ। ਇਸ ਤੋਂ ਇਲਾਵਾ ਇਸ ਕੇਸ ਵਿੱਚ ਸਮੁੱਚਾ ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ (ਐਸ.ਆਈ.ਏ), ਸਬੰਧਤ ਗ੍ਰਾਮ ਪੰਚਾਇਤ ਅਤੇ ਪ੍ਰਭਾਵਿਤ ਪਹਿਵਾਰਾਂ/ਵਿਅਕਤੀਆਂ ਨਾਲ ਪਬਲੀਕ ਨੋਟਿਸ ਜਾਰੀ ਕਰਦੇ ਹੋਏ ਵਿਚਾਰ ਵਟਾਂਦਰੇ ਰਾਹੀਂ ਤਿਆਰ ਕੀਤਾ ਜਾਵੇਗਾ।

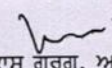
ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ (ਐਸ.ਆਈ.ਏ), ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ (ਐਸ.ਆਈ.ਏ), ਦੀ ਅਧਿਸੂਚਨਾ ਦੇ ਜਾਰੀ ਹੋਣ ਦੀ ਮਿਤੀ ਤੋਂ ਸ਼ੁਰੂ ਹੋਵੇਗਾ ਜੋ ਕਿ 6 ਮਹੀਨੇ ਦੇ ਵਿੱਚ- ਵਿੱਚ ਮੁਕੰਮਲ ਕੀਤਾ ਜਾਵੇਗਾ। ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ (ਐਸ.ਆਈ.ਏ) ਦੀ ਰਿਪੋਰਟ ਨਾਲ ਧਾਰਾ 4 (6) ਦੇ ਅਧੀਨ ਨਿਰਧਾਰਤ ਸਮਾਜਿਕ ਪ੍ਰਭਾਵਿਤ ਪ੍ਰਬੰਧਕੀ ਯੋਜਨਾ (ਐਸ.ਆਈ.ਐਮ.ਪੀ) ਦੀ ਪਬਲਿਕੇਸ਼ਨ ਐਕਟ ਦੀ ਧਾਰਾ 6(1) ਵਿੱਚ ਦਰਸਾਏ ਅਨੁਸਾਰ ਕੀਤੀ ਜਾਵੇਗੀ।

ਸਮਾਜਿਕ ਪ੍ਰਭਾਵ ਮੁਲਾਂਕਣ (ਐਸ.ਆਈ.ਏ) ਤਿਆਰ ਕਰਨ ਦੇ ਵਕਤ ਇਸ ਪ੍ਰੋਜੈਕਟ ਵਿੱਚ ਦਿਲਚਸਪੀ ਰੱਖਣ ਵਾਲੇ ਵਿਅਕਤੀ ਨਿਮਨ ਪਤੇ ਤੇ ਸੰਪਰਕ ਕਰ ਸਕਦੇ ਹਨ:-

ਭੋ ਪ੍ਰਾਪਤੀ ਕੂਲੈਕਟਰ, ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ, ਪੁੱਡਾ ਭਵਨ (ਸੈਕਟਰ-62) ਸਾਹਿਬਜ਼ਾਦਾ ਅਜੀਤ ਸਿੰਘ ਨਗਰ।

ਭੋ ਦਾ ਵੇਰਵਾ				
ਲੜੀ ਨੰ:	ਪਿੰਡ ਦਾ ਨਾਮ	ਰਕਬਾ		ਰਕਬਾ (ਏਕੜ ਵਿੱਚ)
		ਕਨਾਲ	ਮਰਲਾ	
1.	ਧੁਰਾਲੀ	1134	8	141.8
2.	ਸਨੇਟਾ	238	12	29.825
ਕੁੱਲ ਜੋੜ				171.6250

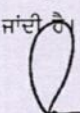
ਸਥਾਨ:-ਚੰਡੀਗੜ੍ਹ
ਮਿਤੀ:- 23.10.2025


ਵਿਕਾਸ ਗਰਗ, ਆਈ.ਏ.ਐਸ.
ਪ੍ਰਮੁੱਖ ਸਕੱਤਰ, ਪੰਜਾਬ ਸਰਕਾਰ,
ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ

ਪਿੱਠਅੰਕਣ ਨੰ:H-U-H1/115/2025-6H1/1359

ਮਿਤੀ: 23/10/2025.

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਕੰਟਰੋਲਰ, ਪ੍ਰਿਟਿੰਗ ਅਤੇ ਸਟੇਸ਼ਨਰੀ, ਪੰਜਾਬ ਨੂੰ ਭੇਜਦੇ ਹੋਏ ਇਸ ਨੋਟੀਫਿਕੇਸ਼ਨ ਨੂੰ ਪੰਜਾਬ ਸਰਕਾਰ ਦੇ ਗਜਟ (ਅਸਾਧਾਰਣ) ਵਿੱਚ ਛਾਪਣ ਦੀ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ।


ਵਧੀਕ ਸਕੱਤਰ

Annexure-2: Notice of Public Hearing

ਦਫਤਰ ਭੋਂ ਪ੍ਰਾਪਤੀ ਕੁਲੰਕਟਰ, ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ,
(ਪੂਰਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ)

ਸੇਵਾ ਵਿਖੇ

ਸਰਪੰਚ,
ਮਾਣਕ ਮਾਜਰਾ, ਨਾਨੂ ਮਾਜਰਾ, ਸੋਹਣਾ, ਸੰਭਾਲਕੀ, ਪੁਰਾਲੀ ਅਤੇ ਸਨੇਟਾ।
ਜਿਲ੍ਹਾ ਐਸ.ਏ.ਐਸ.ਨਗਰ।

ਨੰ. ਗਮਾਡਾ-ਐਲ.ਏ.ਸੀ.2025/ 84 53-60
ਮਿਤੀ: 28/11/25

ਵਿਸ਼ਾ:- ਐਸ.ਏ.ਐਸ.ਨਗਰ ਵਿਖੇ ਸੈਕਟਰ, 87, ਸੈਕਟਰ 101 ਦਾ ਬਚਦਾ ਹਿੱਸਾ ਅਤੇ ਸੈਕਟਰ 103 ਦੀ ਸਥਾਪਨਾ ਲਈ ਭੋਂ ਪ੍ਰਾਪਤ ਕਰਨ ਬਾਰੇ-ਧਾਰਾ 5 ਅਧੀਨ ਨਿਜੀ ਸੁਣਵਾਈ।

ਪੰਜਾਬ ਸਰਕਾਰ, ਮਕਾਨ ਉਸਾਰੀ ਤੇ ਸਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਵੱਲੋਂ ਲੋਕ ਮੰਤਵ ਲਈ ਵਿਸ਼ੇਸ਼ ਸਬੰਧੀ ਸ਼ਬੰਧਾਂ ਲਈ ਆਪ ਦੇ ਪਿੰਡ ਦੀ ਭੋਂ ਪ੍ਰਾਪਤੀ ਥਾਪਤ RFLARR Act, 2013 ਦੀ ਧਾਰਾ 4 ਅਧੀਨ ਨੋਟੀਫੀਕੇਸ਼ਨਾਂ ਜਾਰੀ ਕੀਤੀਆਂ ਗਈਆਂ ਹਨ ਕਿ ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ ਭਾਸ਼ਾ ਦੇ ਅਪਵਾਹਾਂ ਵਿੱਚ ਮਿਤੀ 24-10-2025 ਨੂੰ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਵਾਈਆਂ ਜਾ ਚੁੱਕੀਆਂ ਹਨ। ਉਕਤ ਐਕਟ ਵਿੱਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਦੀ ਰੋਸ਼ਨੀ ਵਿੱਚ Social Impact Assessment Study ਕਰਨ ਦਾ ਕੰਮ ਗੁਰੂ ਨਾਨਕ ਦੇਵ ਯੂਨੀਵਰਸਿਟੀ, ਅੰਮ੍ਰਿਤਸਰ ਨੂੰ ਸੌਂਪਿਆ ਗਿਆ ਹੈ। ਇਸ ਯੂਨੀਵਰਸਿਟੀ ਦੀ ਟੀਮ ਪ੍ਰਭਾਵਿਤ ਏਰੀਏ ਵਿਖੇ ਲੋਕਾਂ ਦੇ ਵਿਚਾਰ ਲੈਣ ਲਈ ਹੇਠ ਲਿਖੇ ਪ੍ਰੋਗਰਾਮ ਅਨੁਸਾਰ ਯੋਜਨਾ ਬੰਨ੍ਹੀ:-

ਪਿੰਡ ਦਾ ਨਾਮ	ਸੁਣਵਾਈ ਦੀ ਮਿਤੀ ਅਤੇ ਸਮਾਂ	ਸੁਣਵਾਈ ਲਈ ਥਾਂ
ਮਾਣਕ ਮਾਜਰਾ	22-12-2025 10.30 ਵਜੇ (ਪੂਰਵ ਰੂਪਰਿਹ)	ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ
ਨਾਨੂ ਮਾਜਰਾ	22-12-2025 12.30 ਵਜੇ (ਬਾਅਦ ਰੂਪਰਿਹ)	ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ
ਸੋਹਣਾ	22-12-2025 3.00 ਵਜੇ (ਬਾਅਦ ਰੂਪਰਿਹ)	ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ
ਸੰਭਾਲਕੀ	23-12-2025 10.30 ਵਜੇ (ਪੂਰਵ ਰੂਪਰਿਹ)	ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ
ਪੁਰਾਲੀ	23-12-2025 12.30 ਵਜੇ (ਬਾਅਦ ਰੂਪਰਿਹ)	ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ
ਸਨੇਟਾ	23-12-2025 3.00 ਵਜੇ (ਬਾਅਦ ਰੂਪਰਿਹ)	ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ

ਆਪ ਜੀ ਨੂੰ ਬੇਨਤੀ ਕੀਤੀ ਜਾਂਦੀ ਹੈ ਕਿ ਉਕਤ ਉਲੀਕੇ ਗਏ ਪ੍ਰੋਗਰਾਮ ਅਨੁਸਾਰ ਪ੍ਰਭਾਵਿਤ ਏਰੀਏ ਵਿਖੇ ਮੁਨਾਫੀ ਕਰਵਾਉਣ ਤੋਂ ਇਲਾਵਾ ਇਸ ਪੱਧਰ ਦੀ ਨਕਲ ਪਿੰਡ ਦੀਆਂ ਮਸ਼ਹੂਰ ਥਾਵਾਂ ਜਿਵੇਂ ਕਿ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ, ਮੰਦਿਰ, ਮਸਜਿਦ, ਜੰਜ ਘਰ, ਸਰਾਂ, ਆਦਿ ਦੇ ਨੋਟਿਸ ਬੋਰਡ ਤੇ ਚਸਪਾ ਕਰਵਾਈ ਜਾਵੇ ਤਾਂ ਜੋ ਪ੍ਰਭਾਵਿਤ ਏਰੀਏ ਦੇ ਲੋਕ ਟੀਮ ਸਾਹਮਣੇ ਹਾਜ਼ਰ ਹੋ ਕੇ ਆਪਣੇ ਆਪਣੇ ਵਿਚਾਰ ਦੇ ਸਕਣ।

ਪਿੱਠ ਐਕਟ ਨੰ. ਗਮਾਡਾ-ਐਲ.ਏ.ਸੀ.2025/

ਮਿਤੀ:

ਉਪਰੋਕਤ ਦਾ ਉਤਰਾ ਸਮੇਤ ਪਬਲਿਕ ਨੋਟਿਸ ਦੇ :

- ਜੀ.ਐਮ./ਆਈ.ਟੀ.) ਗਮਾਡਾ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਪਬਲਿਕ ਨੋਟਿਸ ਨੂੰ ਗਮਾਡਾ ਦੀ ਬੈਂਚ-ਸਾਈਟ ਤੇ ਅਪਲੋਡ ਕੀਤਾ ਜਾਵੇ।
- ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ, ਗਮਾਡਾ ਨੂੰ ਭੇਜ ਕੇ ਲਿਖਿਆ ਜਾਂਦਾ ਹੈ ਕਿ ਇਸ ਪਬਲਿਕ ਨੋਟਿਸ ਨੂੰ 2 ਅਪਵਾਹ (ਅੰਗਰੇਜ਼ੀ ਅਤੇ ਪੰਜਾਬੀ) ਵਿੱਚ ਟਪਵਾ ਕੇ ਅਪਵਾਹਾਂ ਦੀ ਬਣਿਗ ਇਸ ਦਫਤਰ ਨੂੰ ਰਿਕਾਰਡ ਹਿੱਤ ਮੇਜ਼ੀ ਜਾਵੇ।

ਨੌਬੀ/ਉਪਰੋਕਤ ਅਨੁਸਾਰ

ਮੁੱਖ ਪ੍ਰਾਪਤੀ ਕੁਲੰਕਟਰ

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 23th December, 2025 at Gurudwara (a common religious place) at village Dhurali and Saneta 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 171.6250 acres by GMADA in two villages. *(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 Panchayats. *(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:

Village Dhurali

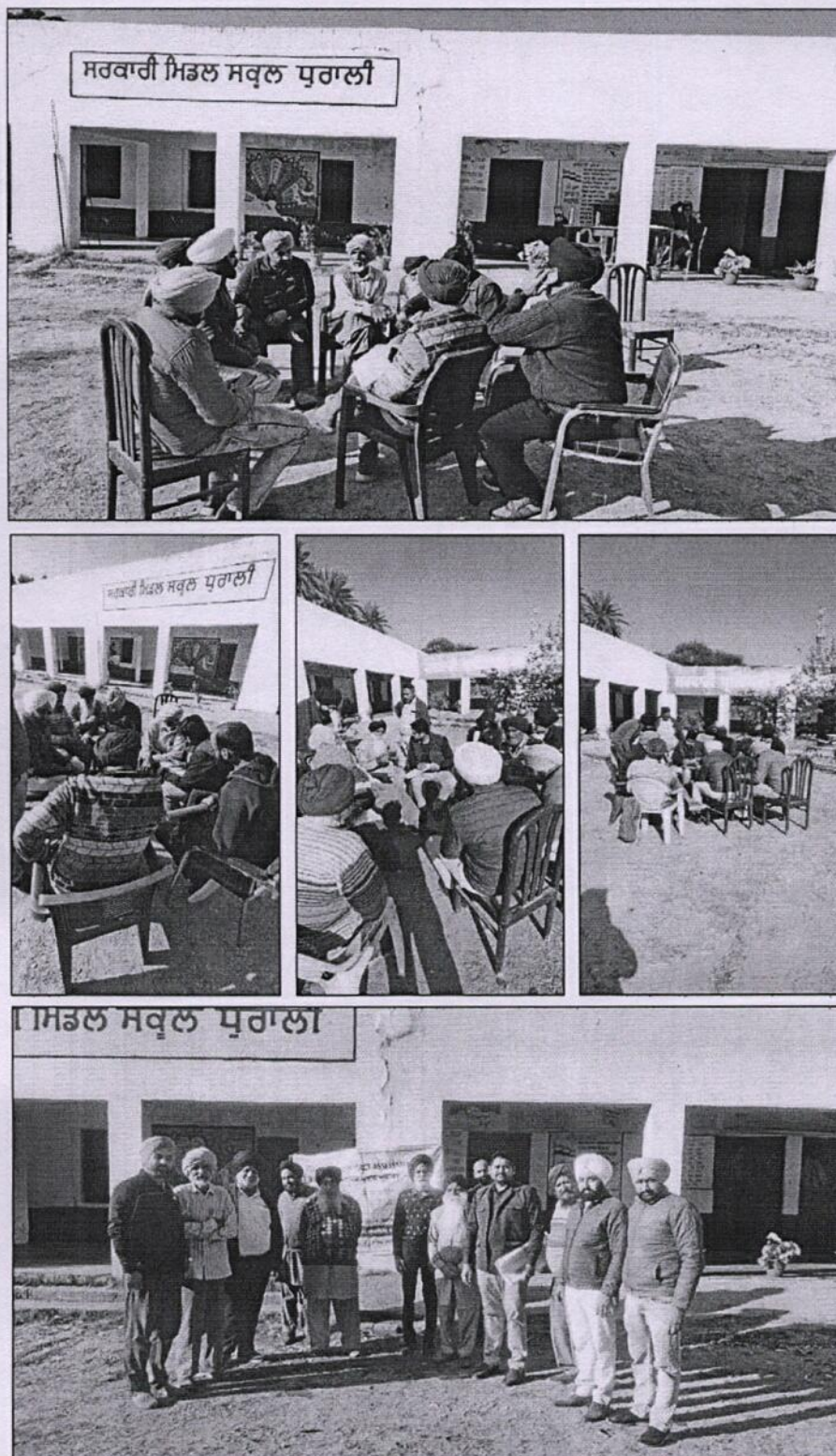
- ❖ During the public hearing held in Village Dhurali, the affected landowners, villagers, and elected representatives expressed favour to the proposed land pooling mechanism, except one land owner. It is be primarily due to past experiences with land acquisition and development projects.
 - In 2011, 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.

- ❖ In Village Saneta, the affected families and stakeholders expressed conditional support for the proposed Industrial Park, subject to the incorporation of specific social, economic, environmental, and infrastructural safeguards.
- ❖ As stated by Sh. Daljinder Singh, Numberdar, GMADA should consider providing 1200 sq. yards of residential land and 1200 sq. yards of commercial land, on the lines of provisions reportedly extended in Sector-84.

Common Observations:

- ❖ 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.
- ❖ 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 villages 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.

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



(a) Public Hearing held on 23/12/2025 in Saneta



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-103, 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.

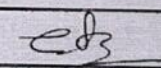
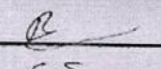
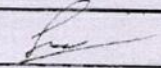
The public hearing witnessed active participation from landowners, cultivators, local residents, representatives of Gram Panchayats, and other stakeholders from the affected villages, namely Dhurali and Saneta. There were about 50 participants in village Dhurali and around 15 participants attended the consultation in village Saneta, representing a refusal to the low compensation against their land and assets. 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 and that all affected khasra numbers lie outside the Lal Dora boundary, implying no displacement from village habitation areas.

Report on Social Impact Assessment for Land Acquisition
(For Setting up of Industrial Park in Sector 103, SAS Nagar)

ਹਾਜ਼ਰੀ ਰਿਪੋਰਟ

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

ਲੜੀ ਨੰਬਰ	ਤੋਂ ਮਾਲਕ ਦਾ ਨਾਮ	ਪਿੰਡ ਦਾ ਨਾਮ	ਮਾਥਾਇਲ ਨੰਬਰ	ਹਸਤਾਖਰ
(1)	Gurpreet Singh	Dhureli	9781005600	
(2)	Balwinder	"	941781741	
(3)	ਗੁਰਦੇਵ ਸਿੰਘ		9876020122	G.S.
(4)	ਰੁਣਦੀਪ ਸਿੰਘ		9501456018	ਰੁਣਦੀਪ ਸਿੰਘ
(5)	ਜਗਤਾਰ ਸਿੰਘ		9876014088	J.S.
(6)	ਰਵਿੰਦਰ ਸਿੰਘ		9915217272	ਰਵਿੰਦਰ ਸਿੰਘ
(7)	ਦਲਜੀਤ ਸਿੰਘ		9611462447	
(8)	Mohinder Singh		9815538241	Mohinder
(9)	ਗੁਰਦੇਵ ਸਿੰਘ	Dhureli	98-88487	ਗੁਰਦੇਵ ਸਿੰਘ
(10)	Kripal Singh		9779032222	Kripal Singh
(11)	Devinder Kaur		946404725	Devinder Kaur
(12)	Sachin Singh		854104581	ਸਚਿਨ ਸਿੰਘ
(13)	Gurbal Singh		978167814	ਗੁਰਬਲ ਸਿੰਘ
(14)	Harbans Singh		9815644844	ਹਰਬਨ ਸਿੰਘ
(15)	ਗੁਰਦੇਵ ਸਿੰਘ		9815032450	ਗੁਰਦੇਵ ਸਿੰਘ
(16)				
(17)				
(18)				
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Report on Social Impact Assessment for Land Acquisition
(For Setting up of Industrial Park in Sector 103, SAS Nagar)

ਹਾਜ਼ਰੀ ਰਿਪੋਰਟ

ਵਿਸ਼ਾ:- ਸੈਕਟਰ-103 ਐਸ.ਏ.ਐਸ. ਨਗਰ ਵਿਖੇ ਪਿੰਡ ਸਨੇਟਾ ਪ੍ਰਾਪਤ ਕੀਤੀ ਜਾ ਰਹੀ ਤੋਂ ਸਬੰਧੀ ਤੋਂ
ਪ੍ਰਾਪਤੀ ਐਕਟ 2013 ਦੀ ਧਾਰਾ 5 ਤਹਿਤ ਨਿੱਜੀ ਸੁਣਵਾਈ ਦੀ ਮੀਟਿੰਗ ਮਿਤੀ 23.12.2025
ਸਬੰਧੀ।

ਲੜੀ ਨੰਬਰ	ਤੋਂ ਮਾਲਕ ਦਾ ਨਾਮ	ਪਿੰਡ ਦਾ ਨਾਮ	ਮਾਥਾਇਲ ਨੰਬਰ	ਹਸਤਾਖਰ
(1)	ਗੁਰਦੇਸੀਪੁਰ ਮਾਣੀ	ਸਨੇਟਾ	819592/132	ਗੁਰਦੇਸੀਪੁਰ
(2)	ਤਗਤਗਮ EX ਮਾਣੀ	ਸਨੇਟਾ	977952/90	ਤਗਤਗਮ EX ਮਾਣੀ
(3)	ਸਾਹਿਬਪੁਰ ਮਾਣੀ	ਸਨੇਟਾ	985564/794	ਸਾਹਿਬਪੁਰ ਮਾਣੀ
(4)	Ravinder Kumar Punch	Santla	98887-54861	Ravinder
(5)	Ram Arun	Santla	76463-30034	Ram
(6)	ਗੁਰਦੇਸੀਪੁਰ			
(7)				
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