

Social Impact Assessment Study (SIA)
for
**Acquisition of land of Revenue Rastas in Village
Manakpur of SAS Nagar District falling in the
Project of Landchester Infrastructure Associates**



Submitted to
Department of Housing and Urban Development
Government of Punjab

Submitted by
State SIA Unit
Department of Economics and Sociology
Punjab Agricultural University, Ludhiana
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CHAPTER-I

Background of the Project

1.1 Background

The Greater Mohali Area Development Authority (GMADA), acting as the Special Development Authority under the Department's administrative control, has been assigned responsibility for planned development in Sahibzada Ajit Singh Nagar (Mohali). To advance mega housing development schemes in Punjab, the Department of Housing and Urban Development, Punjab, through GMADA (SAS Nagar), has entered into an agreement with M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar.

It has come to the attention of the Governor of Punjab that the land designated as revenue rasta, located within the approved Industrial Park known as Aero Business Park of M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar, needs to be acquired by the State Government at the cost of the Company. This acquisition is intended for public purposes, specifically for the planned, harmonious, and compact urban development of the area in alignment with the officially notified Master Plan of SAS Nagar. Therefore, it is hereby announced that the land described in the specifications below is expected to be required by GMADA for acquisition. This land falls within the duly approved Industrial Park, Aero Business Park of M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar, as per the approved Layout Plan No. 6501 CTP(PB)CI-02, dated 26.10.2021, situated in Tehsil Mohali, District Sahibzada Ajit Singh Nagar. The notification 06/08/202-6111/723 on dated 27.05.2025 issued by the department of housing and urban development under the authority of Section 4(1) of "The Right To Fair Compensation & Transparency In Land Acquisition, Rehabilitation & Resettlement Act, 2013" (No. 30 of 2013), for all concerned parties. The map of land to be acquired is shown in Figure 1.

1.2 About The Builder – Landchester Group

Landchester Group is a leading builder in Mohali that has been operational for the past 10 years. The group has developed many residential and commercial properties in the city and has a strong reputation for quality construction. Landchester Group is known for its innovative designs, use of the latest technology, and dedication to customer satisfaction.

The group has a team of experienced professionals who work closely with the clients to understand their requirements and deliver the best possible solution. Landchester Group is all set to offer some of the most iconic projects in Mohali and pave their way in shaping the city's skyline. Not only does Landchester Aero Business Park ensures a

coveted lifestyle, but it also offers convenient living with its many features. These features include access to a Landscaped Garden, Electrical Meter Room, and Landscape Court. Since it is the first project of its kind in Punjab, the development offers a unique mix of industrial, commercial, and residential units. Businesses and residents alike will find plenty to love about Landchester Aero Business Park in Mohali. With more than 20 incentives for buyers and end-users, the park is designed to promote a healthy work-life balance.

The IT Road Mohali is well-connected to other parts of the city by road, which passes through the heart of this suburb. Prominent shopping malls, movie theatres, schools, and hospitals are near this residential project. In other words, you will not have to worry or travel far for your basic needs. The park's first phase will span approximately 70 acres, with a proposed commercial area of more than 35 lac square feet. Premium high-rise apartments will provide ample opportunity for relaxation, while wide roads and ample parking will make commuting a breeze. And with the international airport just a five-minute drive away, Landchester Aero Business Park is the perfect place to set up shop. Furthermore, the industrial/shop plots are perfect for businesses of all types in Aero Business Park. Their SCO showroom plots are excellent for those looking to showcase their products and services. The property also has residential plots for those who want to live close to work.

In addition to the business-friendly features, the park also has a garden area for employees to enjoy during their lunch breaks or after work. Undoubtedly, the unique and modern elevation with a glazed facade at the Landchester Aero Business park is sure to impress the clients and customers. You will also get virtual column-free offices that provide ample space for you and your team to work comfortably. All these state-of-the-art facilities and modern amenities are sure to make your experience here a pleasant one.

1.3 Background of Social Impact Assessment

SIA includes the processes of analyzing and managing the intended and unintended social consequences, both positive and negative, of planned interventions and any social change processes invoked by those interventions. The most important outcome of SIA is to develop 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. RFCTLARR

Act, 2013 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 appraisal of SIA report will be done by Expert Group bases on SIA report. 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 based on this report. The Punjab Agricultural University, Ludhiana, has conducted Social Impact Assessment Study & Preparation of Social Impact Management Plan for Land Acquisition as per the guidelines to ensure that the proposed acquisition of land serves public purpose.

1.4 Objectives

1.4.1 To assess whether the proposed acquisition serves public purpose.

1.4.2 To estimate the number of affected families and number of families among them likely to be displaced.

1.4.3 To understand the extent of land public and private, houses, settlement and other common properties likely to be affected by the proposed acquisition.

1.4.4 To understand the extent of land acquired is bare minimum needed for the project. Analyze the alternate plan (if any)

1.4.5 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-à-vis the benefit of the project. The social assessment of the project has been carried out as per requirement of RFCTLARRA 2013. The details of methodologies include:

1.5 Methodology Step-I Desk review

This review has been carried out to understand the extent of land acquisition, deviations from row, applicable Government Acts, and policies, socio- economic characteristics of the project area, categorization of socially and economically disadvantaged groups, technical considerations, etc.

Step II: Training and capacity building

Field level Enumerators with sociological research background were selected from the NGOs and CBOs working in the project area. Enumerators went one week of intensive training.

Explanation of terms used in the questionnaires, methods of getting information from potential PAPs, mechanism of social behavior, the strategy of communication with respondents, etc. were part of the training program. During training sessions, enumerators were exposed to role-play of PAPs, to make them conversant with the situations in the field and approach required for the collection of information through questionnaires, understanding and appreciating local situations, etc.

Step III: Identification of affected land

For identification of the affected lands and potential PAFs, social teams went to the project corridor along with the LA Plan of the proposed row, true to scale, and Sajara (revenue) maps for site verification. This included measurement from the fixed boundary stone of villages in the field and the fixed location of boundary stone as shown in the Sajara map (coordinates of village maps). On identification of affected plots of land, the social teams started census and socio- economic survey.

Step IV: Census and baseline survey

On identification of actual impacts and list of affected persons (both titled and non-titled), questionnaires were designed for the Census Survey and sample baseline socio-economic survey. These formats were canvassed with the potentially affected people. The questionnaires included details regarding social and economic aspects of the affected persons such as demographic features (age-sex composition, marital status, etc.) and economic information (occupation, sources of income, movable and immovable assets) of the households, expected losses (loss of residential/commercial or other properties, as well as the type of structure (such as pucca, semi pucca, kutchra) and options/preferences for their R&R (like cash instead of losses or site instead of losses). While census survey has established actual impact on the project affected families in terms of severity, perception, and R&R option for resettlement and rehabilitation, sample socio- economic survey helped in profiling socio-economic conditions of the PAFs.

Step V: Updating of census survey data

Based on the final layout, the census survey data were updated. The list of PAFs along with the proposed corridor of impact was verified by marking the centerline of the proposed corridor. The distance and offset of the assets and properties from the new centerline were measured. This helped to arrive at the updated and final list of projects

affected persons.

Step VI: Stakeholders' consultation

Stakeholders' consultation was initiated as soon as the assessment process is commenced. The consultation was planned to understand people's perceptions and seek their opinion for the success of project execution. Consultation is also an important tool to gather qualitative data which helps in improving the quality of planning. Following steps have been followed during stakeholders' consultations.

- Identification of key stakeholders
- Deciding on the level of consultation
- Identification of mechanism and tools of consultation
- Information dissemination through Pamphlet distribution
- Meetings with people in groups, individual meetings/interviews
- Developing a sense of ownership of project interventions among the stakeholders
- Planning for consultation and communication strategies
- Ensuring field offices as centers of information about the project during the preparation phase
- Properly documenting all consultations

Focused group discussions: The project also emphasized on issues-based discussions with the stakeholders besides the above-mentioned consultation mechanism. Important issues discussed were the specific needs of women and other vulnerable groups, policies, and other interventions required for LA and R&R, strategies for resettlement and relocation, options for alternative alignment, etc. Findings of these consultations (Focused Group Discussions) were instrumental in devising the social management plan.

Step VII: Analysis of data

The interview schedules (Census and baseline survey data) were filled up every day and were scrutinized and verified on the spot (in the village itself) and the data-sheets were coded. A coding manual was prepared for consistency in data entry. The MS-Excel software package was used for the data feeding and its analysis. As a measure of final confirmation about the correctness of the data, random manual calculations and checking was also done.

SIA and SIMP plan preparation process

Social impact assessment and Social Impact Management Plan is required when the project results in either physical or economic displacement of the people. The plan

must ensure that the livelihoods of people affected by the project are restored to levels prevailing before inception of the project.

Some of the essential components and steps to be kept in mind for preparing an effective SIA and SIMP, are identification of socio-economic impacts of the project, public/community consultation, legal framework for land acquisition and compensation, entitlement policy, relocation and resettlement, income restoration and details of R&R Budget.

1.6 Aim of the 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'.

1.7 Objectives of the study

The Social Impact Assessment is carried out in accordance with the provision of section 4.1 of the RFCTLARR Act, 2013. The SIA assessed socio-economic impacts of the proposed acquisition based on information collected from primary and secondary sources. The SIA study focused on the following objectives:

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

1.8 Public purpose of the project

The land classified as revenue rasta within the approved Industrial Park, Aero Business Park of M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar, is to be acquired by the State Government at the company's expense. These revenue rastas have now been abandoned, and in their place, a separate, wider road has been constructed by Landchester Infrastructure. This acquisition serves a public purpose, specifically for the planned, orderly, and efficient urban development of the area, in line with the officially approved Master Plan of SAS Nagar, aimed at ensuring a cohesive and well-structured urban environment.

Alternative plans

As discussed with Landchester Infrastructure Associates, there is no need to consider alternative plan, as the map of the proposed land to be acquired is approved after following the due process.

Team composition

Department of Economics and Sociology, Punjab Agricultural University (PAU), Ludhiana has been appointed for carrying out Social Impact Assessment (SIA) and preparations of Social Impact Management Plan (SIMP) vide notification No. 06/08/2023/-6H1/723 dated May 27, 2025 issued by Department of Housing and Urban Development, Government of Punjab. The land of revenue rastas is being acquired to falling in duly approved Industrial Park namely, Aero Business Park of M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar as per approved Layout Plan No. 6501 CTP(PB)CI-02, dated 26.10.2021 in the area of Tehsil- Mohali, District Sahibzada Ajit Singh Nagar. A team of experts has been constituted by Department of Economics and Sociology, PAU to carry out SIA and prepare SIMP for the above said land acquisition.

Table 1.1 Team Composition to carry SIA

Sr. No.	Name	Designation
1	Sanjay Kumar	Principal Investigator
2	J.M. Singh	Co-Principal Investigator
3	Amit Guleria	Co-Principal Investigator

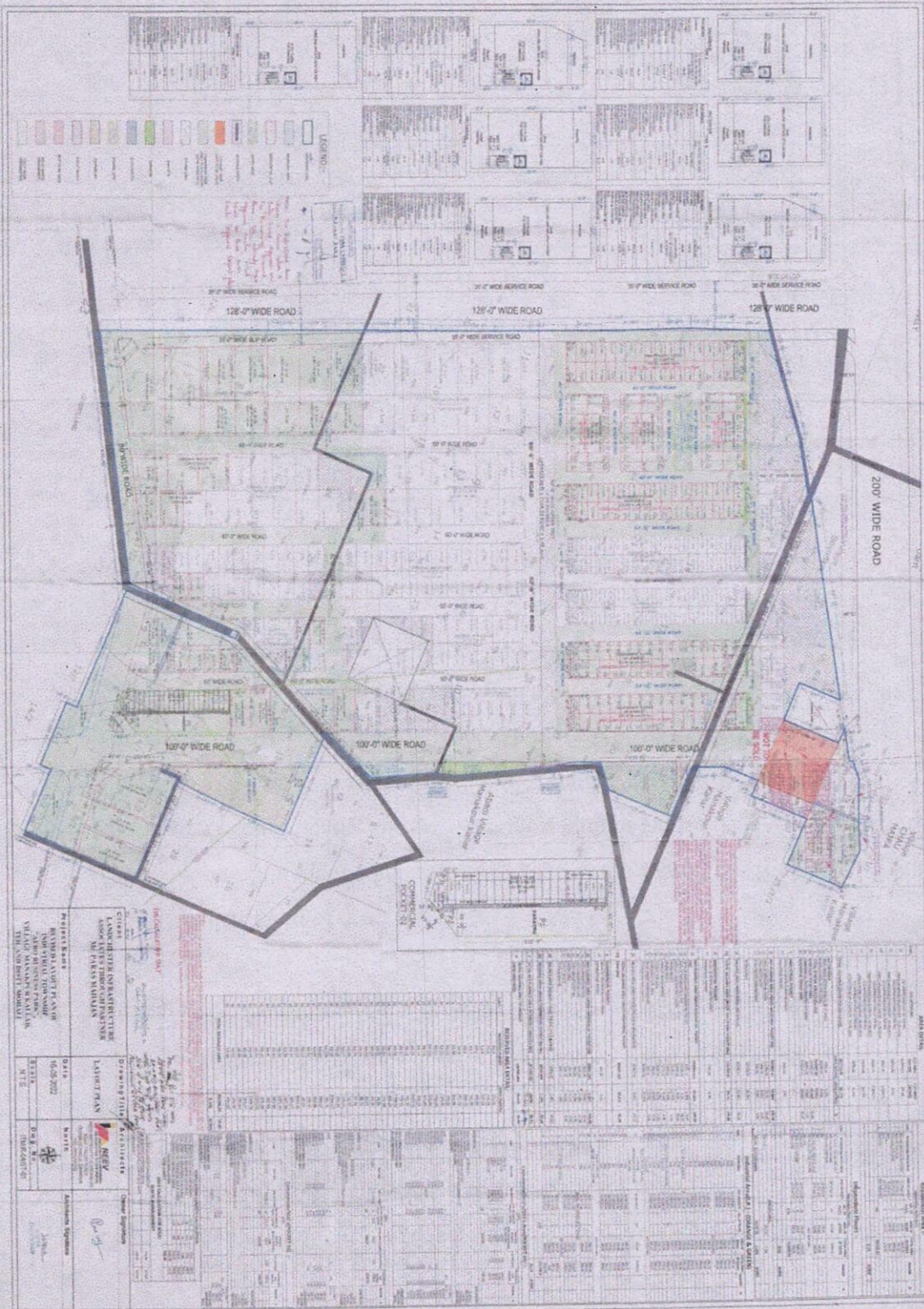
1.9 Extent of land acquisition by Landhester Infrastructure Associates

Keeping the Master Plan of Greater Mohali Area Development Authority (GMADA) and its vision in mind, land of revenue rasta falling in the approved Industrial Park, namely, Aero Business Park of M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar is required to be taken by the State Government at the expenses of the Company, for the public purpose viz the planned, harmonious & compact urban development of the area in accordance with the duly notified Master Plan of SAS Nagar. The location of land to be acquired is shown in Figure 1. Total area to be acquired by the Landhester Infrastructure Associates is 1.087 acres. Details of land to be acquired as per Department of Housing and Urban Development, Government of Punjab is presented below.

Table 1.2 Area to be acquired

Particular	Acres
Land to be acquired	1.087

The list of Khasra number affected is mentioned in Annexure I. The Khasra number wise detail of map and calculation of acquired land are mentioned in Annexure I. The map of acquired land by department of Housing and Urban Development, Government of Punjab is depicted in Figure 1.



CHAPTER-II

Land Assessment

Land acquisition of the proposed site for the acquisition of land by the department of housing and urban development is being carried out as per provision of the Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement 2013. Following section discusses study area, socio-economic and cultural characteristics of the project area, the extent of land acquisition, social and economic indicators of the project area, total land requirement for the project and classification of land.

2.1 Classification of land

Table 2.1 presents the land classification and demographic profile of S.A.S Nagar district, revealing a economically diversified region with balanced urban-rural characteristics. The district has a total population of 994,628 persons spread across 121 thousand hectares. The workforce of 355,995 persons shows significant economic diversification, with 82.4% (293,337) engaged in non-agricultural activities and only 17.6% (62,658) in agriculture. This indicates a service and industry-oriented economy typical of urbanized districts.

Table 2.1 Classification of land of S.A.S Nagar district

S. No.	Particulars	Unit	S.A.S Nagar
1	Total population	Numbers	994628
2	Total No. of farmers	Numbers	42188
3	Number of marginal farmers	Numbers	12448
4	Number of small farmers	Numbers	8621
5	Total workers	Numbers	355995
6	Agricultural workers	Numbers	62658
7	Non -agricultural workers	Numbers	293337
8	Total area	Thousand hectares	121
9	Forest area	Thousand hectares	10
10	Net sown area	Thousand hectares	85
11	Gross sown area	Thousand hectares	117

Source: Statistical Abstract of Punjab, 2024 and Census, 2011

Despite urbanization, agriculture remains important with 42,188 farmers cultivating the land. The farming community is dominated by small-scale operators: marginal farmers (12,448) and small farmers (8,621) together constitute 49.9% of all farmers, reflecting the prevalence of small landholdings. Land utilization shows intensive agricultural practices with 85 thousand hectares under net cultivation (70.2% of total area) and 117 thousand hectares gross sown area, yielding a cropping intensity of 137.6 per cent. While this indicates double cropping on significant portions of land, the intensity is moderate compared to traditional Punjab agricultural districts. Forest area covers 10 thousand hectares (8.3% of total area), providing modest environmental coverage. The remaining land accommodates urban development and infrastructure.

Details of Affected Village

The details of the Manakpur Kallar village from which land is to be acquired are given in Table 2.1. The village is located at 30° 37' 03" N latitude and 76° 42' 40" E longitude, with an elevation of 313 meters above mean sea level. It is situated in SAS Nagar (Mohali) taluka of Sahibzada Ajit Singh Nagar district in Punjab, India. The village covers a total geographical area of 274 hectares (2.74 km²). Manakpur Kallar has a total population of 716, comprising 380 males and 336 females, resulting in a sex ratio of 884 females per 1,000 males. About one-fourth of total population belongs to schedule caste and rest were general. This indicates a balanced demographic pattern with moderately dense population distribution characteristic of Punjab villages.

Table 2.1: Details about Manakpur Kallar village

S. No.	Particulars	Value
1	Latitude	30° 37' 03'' N
2	Longitude	76° 42' 40'' E
3	Altitude from mean sea level (m)	313
4	Geographical area (hectares)	274
5	Total population	716
6	Males	380
7	Females	336
8	Sex ratio	884
9	SC population	173
10	SC males	91
11	SC females	82

Source: Village level directory, Government of Punjab

CHAPTER-III

Socio-Economic Profile

3.1 Introduction

As per the Right to Fair Compensation and Transparency in Land Acquisition and Resettlement and Rehabilitation Act 2013 (RFCTLARR Act, 2013), the land to be acquired requires Social Impact Assessment from a competent institution. For this purpose, the Government of Punjab entrusted this task to Punjab Agricultural University, Ludhiana. As per guidelines of the Punjab government, Punjab Agricultural University has carried out a survey in areas to be acquired by Department of Housing and Urban Development, Government of Punjab.

Punjab Agricultural University (PAU) is a state-owned university situated at Ludhiana, Punjab. PAU was established in 1962 and has played a key role in increasing food production, livestock and poultry production in the Punjab state and ushering in era of Green Revolution in India. Department of Economics and Sociology is one of the departments under College of Basic Science & Humanities, which is one of the five constituent colleges under PAU. Department of Economics and Sociology is notified as one of the State Social Impact Assessment unit by Department of Housing and Urban Development, Govt. of Punjab. This section of the report highlights the socio-economic and cultural profile of the project area and the persons affected by the land acquisition. The data has been collected through census surveys of project affected persons, project affected families and same has been analysed to establish the socio-economic and cultural profile of the project area.

3.2 Distribution of respondents

Table 3.1 shows that the total number of persons who could be contacted in this study were 79 out of 104 affected families, achieving a contact rate of 75.96 per cent. Some of the affected families could not be contacted despite repeated visits to the area/households due to their absentee landlordism, migration to other villages and districts/states of the country or abroad. The total affected area is 1.0875 acres, indicating a relatively small but concentrated impact area for detailed assessment.

Table 3.1: Distribution of respondents and affected area

S. No.	Particulars	Number
1	Number of affected families	104
2	Number of respondents	79 (75.96 %)
3	Affected area (Acres)	1.0875

3.3 Socioeconomic characteristics of the Household head

3.3.1 Age of the Household head

The age of household head is an important component to ascertain the social impact of acquisition in the respective area since it is directly linked to the aspirations and needs of the respective area. For example, an area with a high proportion of older people will have more impact on health issues vis-à-vis an area with a high proportion of younger people will have more impact in terms of employment, drug addiction etc. The age data of all the household head is given in Table 3.2, which revealed that 29.11 per cent of the stakeholders in the study area were from the age group of more than 60 years. However, 46.84 per cent of stakeholders were from the age group of 46-60 years and about 24.05 per cent are from the age group of up to 45 years. This age distribution indicates a mature population with potential implications for employment transition and health service requirements.

Table 3.2: Socioeconomic characteristics of Household head

S. No.	Particulars	Number	Per cent
A	Age group		
1	Upto 45	19	24.05
2	46-60	37	46.84
3	More than 60	23	29.11
B	Gender		
1	Male	76	96.20
2	Female	3	3.80
C	Education		
1	Primary	1	1.27
2	Middle	10	12.66
3	Metric	40	50.63
4	10+2	24	30.38
5	Graduate	4	5.06
D	Main occupation		
1	Agriculture	42	53.16
2	Daily wages	4	5.06
3	Government job	3	3.80
4	Private job	4	5.06
5	Pensioner	5	6.33
6	Others	20	25.32

#Other includes Leased out, rental income, housewife

3.3.2 Gender distribution of Household head

The gender distribution reveals a significant male predominance among household heads, with 96.20 per cent being male and only 3.80 per cent female. This pattern reflects traditional household leadership structures prevalent in rural Punjab and may have implications for decision-making processes related to land acquisition (Table 3.2).

3.3.3 Education level of household head

Education plays a significant role in the overall development of individuals as well as society as a whole. Hence, the following table shows the education level of the head (Table 3.2). About 50.63 per cent of the household heads in the study area have attained education up to matriculation level. About 1.27 per cent of the household heads had primary education while about 5.06 per cent of household heads were graduates. About 12.66 per cent of the household heads have attained education up to middle level and about 30.38 per cent studied up to senior secondary level of education, which clearly indicates a moderate to good level of education among household heads of the affected village. The combined percentage of matriculation and above (86.07%) suggests a relatively educated population that may facilitate better understanding of compensation and rehabilitation processes.

3.3.4 Main occupation of Household head

Agriculture dominates as the primary occupation, engaging 53.16 per cent of household heads, reflecting the rural agrarian nature of the village. Daily wages (5.06%), government jobs (3.80%), private jobs (5.06%), pensioners (6.33%), and others including leased out land, rental income, and housewife activities (25.32%) indicate economic diversification within the village structure (Table 3.2).

3.4 Family details

3.4.1 Religion, caste and social participation

The distribution of respondents based on religion, caste, and social participation is presented in Table 3.3. All respondents' families belonged to the Sikh religion, indicating complete religious homogeneity. As far as caste is concerned, about 87.34 per cent of respondents were from the General category, whereas only 12.66 per cent SC families were affected due to land acquisition. Social participation remains limited with minimal involvement in cooperative societies (1.27%), Deshmesh club (1.27%), and Gurudwara committee (2.53%), suggesting opportunities for enhanced community engagement.

Table 3.3: Distribution of respondents' families according to religion, caste and social participation

S. No.	Particulars	Number	Per cent
A	Religion		
1	Sikh	79	100.00
2	Hindu	0	0.00
3	Other	0	0.00
B	Caste		
1	General	69	87.34
2	SC	10	12.66
C	Membership of social and religious group		
1	Corporative society	1	1.27
2	Deshmesh club	1	1.27
3	Gurudwara committee	2	2.53

3.4.2 Family size and structure

Table 3.4 presents the family details of the respondents. The total population of the respondents' families was 316, of which 58.54 per cent were male and 41.46 per cent were female. The sex ratio and average family size were 708 and 4.00, respectively. The sex ratio is significantly lower than the national average, indicating possible gender imbalances that may require attention in rehabilitation planning.

Table 3.4: Family size and gender distribution of family members of the respondents

S. No.	Particulars	Number	Per cent
1	Total population	316	100.00
2	Males	170	58.54
3	Females	146	41.46
4	Average family size	4.00	
5	Average males	2.15	
6	Average females	1.85	
7	Sex ratio	859	

3.4.3 Education level of family members

The education level among the respondents' families shows promising trends, with only 1.27 per cent illiterate (Table 3.5). About 9.18 per cent had primary education, 15.51 per cent middle education, 28.16 per cent matriculation, 32.28 per cent higher secondary (10+2), and 7.91 per cent graduates. Additionally, 5.70 per cent were non-school going children, indicating a young demographic segment that will benefit from continued educational opportunities.

Table 3.5: Education level of family members of the respondents

S. No.	Particulars	Number	Per cent
1	Illiterate	4	1.27
2	Primary	29	9.18
3	Middle	49	15.51
4	Matriculation	89	28.16
5	10+2	102	32.28
6	Graduate	25	7.91
7	Non-school going	18	5.70
8	Total population	316	100.00

3.4.4 Occupational distribution of family members

Agriculture engages 18.35 per cent of family members, while private jobs account for 9.18 per cent (Table 3.6). Daily wages (1.58%), government jobs (0.95%), pension (2.22%), and other occupations (9.49%) provide diverse income sources. Notably, 34.18 per cent are housewives and 17.72 per cent students, reflecting traditional family structures and educational investment in the younger generation.

Table 3.6: Occupational distribution of family members of the respondents

S. No.	Particulars	Number	Per cent
1	Agriculture	58	18.35
2	Daily wages	5	1.58
3	Government job	3	0.95
4	Private job	29	9.18
5	Pension	7	2.22
6	Housewife	108	34.18
7	Student	56	17.72
8	Total population	316	100.00
9	Other	30	9.49

3.4.5 Income status of respondents

The income level of respondents' families is one of the key indicators used to determine their standard of living. The distribution of respondents' families based on their annual income is presented in Table 3.7. The results revealed moderate to good economic status among respondents. About 18.99 per cent of families had an annual household income of more than Rs. 10 lakhs. In contrast, only 2.53 per cent of families earned less than Rs. two lakhs. Approximately 16.46 per cent of families had an annual household income ranging from Rs. 2 to 4 lakhs, 30.38 per cent between Rs. 4 to 6 lakhs, 21.52 per cent between Rs. 6 to 8 lakhs, and 10.13 per cent between Rs. 8 to 10 lakhs. The average annual income of the respondents' families was Rs. 6.48 lakhs, indicating relatively better economic

conditions compared to average rural households in Punjab.

Table 3.7: Income distribution of the respondents

S. No.	Particulars (Rs.)	Number	Per cent	Average income
1	Less than two lakh	2	2.53	1.38
2	2-4 lakhs	13	16.46	2.78
3	4-6 lakhs	24	30.38	4.64
4	6-8 lakhs	17	21.52	6.82
5	8-10 lakhs	8	10.13	8.34
6	More than 10 lakhs	15	18.99	11.91
7	Average family income (Rs. In lakhs)		6.48	

3.5 Land use pattern and operational holding

The land use pattern reveals that households own an average of 2.23 acres, lease in 0.41 acres, lease out 0.78 acres, resulting in an operational holding of 1.85 acres (Table 3.8). This pattern indicates active land market participation through leasing arrangements. The distribution of respondents across different farm size categories shows that approximately 67.09 per cent of households were marginal farmers (less than 2.5 acres), 31.65 per cent small farmers (2.5-5 acres), and only 1.27 per cent semi-medium farmers (5-10 acres), reflecting the predominance of small-scale farming operations typical of Punjab agriculture (Table 3.9).

Table 3.8 Land use pattern of the respondents

S. No.	Particulars	Area (in acres)	Per cent
1	Owned land	2.23	120.54
2	Leased-in land	0.41	21.91
3	Leased-out land	0.78	42.46
4	Operational holding	1.85	100.00

Table 3.9: Distribution of contacted households based on owned land

S. No.	Particulars	Number	Per cent
1	Marginal (<2.5 acres)	53	67.09
2	Small (2.5-5 acres)	25	31.65
3	Semi-medium (5-10 acres)	1	1.27
4	Overall	79	100.00

For marginal farmers, the average owned land is 1.66 acres with operational holdings of 1.43 acres. Small farmers own 3.28 acres with operational holdings of 2.56 acres, while semi-medium farmers have 6.00 acres matching their operational holdings. This variation demonstrates different land management strategies across farm size categories (Table 3.10).

Table 3.10: Land use pattern across farm size categories (in acres)

S. No.	Particulars	Owned land	Leased-in land	Leased-out land	Operational holdings
1	Marginal (<2.5 acres)	1.66	0.49	0.72	1.43
2	Small (2.5-5 acres)	3.28	0.24	0.96	2.56
3	Semi-medium (5-10 acres)	6.00	0.00	0.00	6.00
4	Overall	2.23	0.41	0.78	1.85

3.6 Cropping pattern

The cropping pattern of respondents shows a focus on staple cereal crops (Table 3.11). The predominant crops are wheat (45.56%) and paddy (39.63%), covering approximately 85 per cent of the gross cropped area. Maize accounts for 6.11 per cent while fodder cultivation represents 8.70 per cent of the area. The gross cropped area is 3.42 acres with a cropping intensity of 184.74 per cent, indicating almost double cropping practices and intensive agricultural utilization of available land resources.

Table 3.11: Cropping pattern of respondents

S. No.	Particulars	Area (in acres)	Per cent
1	Paddy	1.35	39.63
2	Wheat	1.56	45.56
3	Maize	0.21	6.11
4	Fodder	0.30	8.70
5	Gross cropped area	3.42	100.00
4	Net area sown	1.85	
6	Cropping intensity (%)	184.74	

3.7 Livestock inventory

Livestock inventory of the respondents shows significant dairy-oriented agriculture (Table 3.12). The respondents had a total of 137 buffaloes and 33 cows. On average, each household had 1.73 buffaloes and 0.42 cows, with present values of Rs. 138,709 and Rs. 18,101 respectively. Additionally, respondents earned an average of Rs. 7,405 per household from buffalo milk and Rs. 1,766 per household from cow milk and related products, demonstrating the important contribution of livestock to household income diversification.

Table 3.12: Livestock inventory of the respondents

S. No.	Particulars	Total livestock	Average per household	Present value	Monthly income
1	Buffalo	137	1.73	138709	7405
2	Cow	33	0.42	18101	1766
3	Other	3	0.04	532	-
4	Total	173	2.19	157342	9171

3.8 Migration status

The migration details of respondent households indicate limited but significant international migration (Table 3.13). Out of 79 respondents' households, 3 experienced migrations, all holding work visas. Qatar hosts 2 migrants while England hosts 1 migrant. The average annual remittances amount to Rs. 10.33 lakhs, representing substantial financial inflows that likely contribute to improved household economic status and local economy.

Table 3.13: Migration status of the respondents

S. No.	Particulars	Value
A	Number of migrant households	3
B	Number of migrants	3
C	Type of visa	Work
D	Name of the country migrated	
1	Qatar	2
2	England	1
E	Average annual remittances (Rs. In lakhs)	10.33

3.9 Sources of drinking water

The sources of drinking water among respondents show reliance on multiple sources (Table 3.14). Submersible pumps serve 62.03 per cent of households as the primary source, while government pipelines serve 17.72 per cent, and a combination of both serves 20.25 per cent. This distribution indicates mixed dependence on both private and public water infrastructure.

Table 3.14: Sources of drinking water

S. No.	Particulars	Number	Per cent
1	Government pipe line	14	17.72
2	Submersible pump	49	62.03
3	Government pipe line and submersible pump	16	20.25

3.10 Infrastructure accessibility

The average distance from key infrastructure facilities indicates reasonable connectivity (Table 3.15). The village maintains good road access with pucca roads at an average distance of 212.66 meters. However, public transportation access requires traveling 7.75 kilometers to the nearest bus stop. Market accessibility is moderate with the nearest market at 3.97 kilometers and main market at 4.12 kilometers, facilitating agricultural marketing and daily needs procurement.

Table 3.15: Average Distance from infrastructure facilities

S. No.	Particulars	Units	Value
1	Distance from <i>Pucca</i> road	m	212.66
2	Distance from near bus stop	Km	7.75
3	Distance from near market	Km	3.97
4	Distance from near main market	Km	4.12

3.11 Assets and farm inventory

The distribution of assets among respondents highlights significant mechanization and modern living standards (Table 3.16). Agricultural mechanization is evident with 0.47 tractors per household (valued at Rs. 125,063), 0.37 trolleys (Rs. 28,481), and 0.32 motors (Rs. 13,215). Personal mobility is well-represented through 0.91 cars or jeeps per household (Rs. 461,266) and 1.16 motorcycles or scooters (Rs. 42,342). Modern household amenities include widespread ownership of refrigerators (1.04 per household), washing machines (0.97), air conditioners/coolers (1.62), and mobile phones (3.33 per household), reflecting improved living standards and technological adoption. The present value of total assets was about Rs. 7.57 lakhs per household.

Table 3.16: Distribution of assets across respondents

S. No.	Asset	Number per households	Present Value (Rs.)
1	Tractor	0.47	125063
2	Trolley	0.37	28481
3	Motors	0.32	13215
4	Other agricultural Machinery	0.23	1329
5	Car or jeep	0.91	461266
6	Motor cycle / Scooter	1.16	42342
7	Computer / laptop	0.28	4342
8	LPG gas stove	1.04	4190
9	TV	1.05	8354
10	Refrigerator	1.04	8399
11	Washing machine	0.97	4778
12	AC/ Cooler	1.62	15924
13	Cycle	0.84	1122
14	Mobile phone	3.33	28772
15	Rotavator	0.09	5570
16	Plough	0.13	1582
17	Suhaga	0.33	1747
18	Engine motor	0.04	608
	Total		757084

3.12 Consumption pattern

The consumption pattern of respondents shows balanced expenditure allocation (Table

3.17). Food items account for the largest share at 24.78 per cent of monthly expenditure (Rs. 3,319), followed by clothing and footwear at 16.43 per cent (Rs. 2,201). Health expenditure represents 12.38 per cent (Rs. 1,658), education 10.96 per cent (Rs. 1,468), and entertainment 10.40 per cent (Rs. 1,394). The total monthly consumption expenditure averages Rs. 13,395, indicating comfortable living standards with adequate allocation for both necessities and quality-of-life improvements.

Table 3.17: Consumption pattern of respondents (Rs/month)

S. No.	Particulars	Consumption expenditure	Per cent
1	Food items	3319	24.78
2	Electricity	1272	9.50
3	Water	74	0.55
4	Clothing/Footwear	2201	16.43
5	Intoxicants	329	2.46
6	Education	1468	10.96
7	Health	1658	12.38
8	Entertainment	1394	10.40
9	Social & religious functions	623	4.65
10	Others	1056	7.89
	Total monthly expenditure	13395	

3.13 Debt position

The debt position indicates balanced credit utilization from multiple sources (Table 3.18). Institutional sources dominate with cooperative societies serving 32.91 per cent of households with average debt of Rs. 129,747, while commercial banks serve 5.06 per cent with average debt of Rs. 53,797. Non-institutional sources include relatives (2.53%), arhtiyas (5.06%), and money lenders (1.27%) with smaller average amounts. The total average loan amount of Rs. 203,165 suggests moderate debt levels manageable within the income structure of the households.

Table 3.18: Debt position of the respondents

S. No.	Particulars	Number	Per cent	Average debt (Rs.)
A	Institutional sources			
1	Cooperative societies	26	32.91	129747
2	Commercial banks	4	5.06	53797
B	Non-institutional sources			
1	Relatives	2	2.53	4430
2	Arhtiyas	4	5.06	10127
3	Money lenders	1	1.27	5063
	Total loan amount (Rs.)			203165

CHAPTER-IV

Public Hearing

A public hearing was conducted by the Department of Economics and Sociology on September 15, 2025, in Gurudwara Sahib of the Manakpur Kallar as part of the Social Impact Assessment (SIA) for acquisition of land of revenue rasta falling in the approved Industrial Park, namely, Aero Business Park of M/s Landchester Infrastructure. The proposed project involves the acquisition of 1.087 acres of land from village Manakpur Kallar in the SAS Nagar District. A public hearing was organized in Manakpur Kallar village, with 32 family members participated.

Key Issues Raised by the Affected Families

1. **Process of land acquisition start timely:** All the affected families requested to start the process of land acquisition as early as possible.
2. **Fair Compensation and Land Valuation:** Affected families emphasized the need for fair pricing of the acquired land.

Clippings of Public hearing



Table 4.1 Time schedule of Social Impact Assessment (SIA) of land acquisition by Department of Housing and Urban Development, Government of Punjab

Activity	2025					
	May	June	July	August	September	October
Implementation Schedule						
Notification of Social Impact Assessment for the project	*					
Training to enumerators and capacity building	*					
Notification of Social Impact Assessment in the locality and Panchayat, Tehsil.		*				
Information campaign and community consultation		*				
Detailed measurement and Survey			*			
Sample socio-economic survey			*			
Final list of PAPs			*			
Public hearing				*	*	
Publication of Notification under section 11 of RFCTLARR Act, 2013						
Hearing of objection (60 days)						
Publication of Notification under section 19 of RFCTLARR Act, 2013						
Valuation of structures for compensation						
Declaration of Award						
LA payments by LAC Office						

CHAPTER-V

Social Impacts

The SIA team has collected and analyzed a range of quantitative and qualitative data, has undertaken site visits, used non-participatory observation method, interview method and conducted focused group discussions in identifying the social impacts. A detailed assessment based on a thorough analysis of all the relevant land records and data, field verification, review of similar projects and comparison with them has been conducted by the SIA team. The results of which are presented below:

5.1 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, canal construction and power projects. It is a tool that can help decision makers to foresee the likely negative impacts of their actions so that steps necessary to prevent or at least to contain them could be taken in time. As an aid to the decision making process, SIA provides information on social and cultural factors that need to be taken into account in any decision that directly or indirectly affects the lives of project area people.

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

“People’s way of life – that is, how they live, work, play and interact with one another on day to day basis; Their culture – that is, their shared beliefs, customs, values and language or dialect; Their community – its cohesion, stability, character, services and facilities; Their political system – the extent to which people are able to participate in decisions that affect their lives, the level of democratization that is taking place, and the resources provided for this purpose;

Their environment – the quality of the air and water people use; the availability and quality of food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources; Their health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of diseases or infirmities;

Their personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties; Their fears and aspirations – their perceptions about their safety, their fears

about the future of their community, and their aspirations for their future and future of their children;

Area of impact under the proposed project, including both land to be acquired and areas that will be affected by environmental, social or other impacts of the project have been identified by the SIA team with help of several visits to the proposed area;

Their quantity and location – the land proposed to be acquired for the project was identified with the help of field visits to project area and analysis of the revenue records provided by the acquiring body;

Bare minimum – The fact as claimed by the acquiring body that the land proposed for acquisition is the bare minimum required was verified with the help of structural plan provided by acquiring body;

The possible alternative – the site for the project and its feasibility was 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;

Land – The land will be acquired according to provisions of Land Acquisition Rehabilitation & Resettlement Act 2013 for the planned, harmonious & compact urban development of the area in accordance with the duly notified Master Plan of SAS Nagar. 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.

5.2 Impact on Livelihood and Income

Most of the respondents expressed positive perceptions regarding various economic impacts (Table 5.1). Industrial development was viewed positively by 74.68 per cent of respondents, while only 2.53 per cent anticipated negative impacts. Employment generation showed more cautious optimism with 7.59 per cent expecting positive impacts and 1.27 per cent negative, while rest 88.61 per cent remained uncertain. Household income impacts were overwhelmingly positive with 97.47 per cent expecting improvements. Level of living improvements were anticipated by 79.75 per cent of respondents, and local economy benefits by 56.96 per cent. These perceptions suggest general optimism about development impacts while acknowledging uncertainty in employment generation.

Table 5.1 Impact on Livelihood and Income (Number)

S.No.	Particulars	Positive	Negative
1	Industrial development	59 (74.68)	2 (2.53)
2	Employment generation	6 (7.59)	1 (1.27)
3	Household income	77 (97.47)	-
4	Level of living	63 (79.75)	-
5	Local economy	45 (56.96)	-

Figure in parenthesis indicates percentages to total

5.3 Impact on physical resources

The respondents showed predominantly positive expectations regarding physical resource impacts (Table 5.2). Housing facilities improvements were anticipated by 83.54 per cent of respondents with only 1.27 per cent expecting negative impacts. Supply of local services was viewed positively by 65.82 per cent, while road conditions were expected to improve by an overwhelming 94.94 per cent of respondents with no negative expectations. These responses indicate strong confidence in infrastructure development benefits resulting from the project implementation.

Table 5.2 Impact on physical resources

S. No.	Particulars	(Number)	
		Positive	Negative
1	Housing facilities	66 (83.54)	1 (1.27)
2	Supply of local services	52 (65.82)	1 (1.27)
3	Road conditions	75 (94.94)	-

Figure in parenthesis indicates percentages to total

Conclusion

The data reveals Manakpur Kallar as a village with moderate prosperity, good educational levels, and diversified economic activities while maintaining strong agricultural foundations. The farming community is characterized by small landholdings with intensive cultivation practices. The high contact rate (75.96%) and generally positive perceptions toward development impacts suggest community readiness for planned interventions. The combination of traditional agriculture, growing mechanization, and emerging non-farm employment opportunities positions the village well for sustainable development while requiring careful attention to land acquisition impacts on small and marginal farmers.

CHAPTER-VI

Social Impact Management Plan (SIMP)

6.1 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.

6.2 Approach to Mitigation

This Social Impact Management Plan (SIMP) has been prepared to mitigate negative social impacts of land acquisition by Department of Housing and Urban Development, Government of Punjab as per the provisions of section 4.1 of RFCTLARR Act, 2013. The Social Impact Management Plan (SIMP) consists a set of mitigation, monitoring and institutional measures to be taken during the design, construction and operational phases of the project to eliminate adverse social impacts or to reduce them to acceptable levels. The main aim of the SIMP is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. A description of the various management measures suggested during different stages of the project is provided in following section.

Table 6.1 Types of Impacts and Mitigation Measures

S.No.	Types of Impacts	Mitigation meaures
1.	Loss of land which is 1.087 acres	Compensation as per provision of RFCTLARR Act, 2013.
2.	Timely start of acquisition process	Acquisition will start as per provision of RFCTLARR Act, 2013.
3.	Fair Compensation and Land Valuation Affected families emphasized the need for fair pricing of the acquired land, especially for those whose entire landholding is to be acquired or where major structures like dams or grids are to be constructed.	To be assessed by the LAC

6.3 Socio-Economic Impacts from the Project

The social costs by comparing project's positive and negative impacts of the planned, harmonious & compact urban development of the area have been discussed below.

Table 6.2 Impact of land acquisition

Positive Impact	Negative Impacts
<ul style="list-style-type: none">• Industrial development• Household income• Standard of living• Local economy	<ul style="list-style-type: none">• No negative impacts has been observed

Overall, it is concluded that the process of land acquisition has positive impacts. Keeping overall scenario in view, it is found that acquisition of land by Landchester Infrastructure Associates would be beneficial to the society at large.

6.4 Bare Minimum Land

The land to be acquired is the bare minimum and is based on the approved master plan by Department of Housing and Urban Development, GoP.

6.5 Alternative Suitable Land

No alternative plan is proposed by the SIA team for acquisition of the present land.

6.6 Institutional Structures and Key Persons

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

The Department of Revenue and Land Records will also play a crucial role, and will be most competent for determining land ownerships, land measurements and assisting the Collector in determining the market rates etc. The SIMP has followed the 'Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013' (RFCTLARR Act, 2013). It appears from the analyses and overview of the act that provisions of compensation for Land Acquisition under RFCTLARR Act, 2013 will be sufficient to manage social and economic issues. Moreover, to provide clarity in the provisions of the Act following broad principles will be adopted under the project:-

- Continued consultations with representatives of department of Housing and Urban Development will be the main feature in implementation of the project.
- Administrator and Commissioner for Resettlement and Rehabilitation will be

appointed as per provisions of LARR, 2013 by the appropriate Government.

- The Administrator of the project will ensure preparation of R&R plan and disclosure as per provision of LARR, 2013.
- The SIA report shall be disclosed as per Section 7 (5) of the LARR, 2013.
- R&R benefits will be as per provisions of 2nd schedule of LARR, 2013.

Annexures

Annexure 1

**Notification for the commencement of SIA of acquisition of land
of revenue rasta falling in the approved Industrial Park,
namely, Aero Business Park of M/s Landchester Infrastructure**



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

NOTIFICATION OF THE SOCIAL IMPACT ASSESSMENT

Notification No:06/08/2023-6111/723

Dated: 27/5/2023

Whereas Greater Mohali Area Development Authority (GMADA) - the Special Development Authority under the administrative control of the Department has been entrusted to do planned development in Sahibzada Ajit Singh Nagar (Mohali) and with a view to promote the Mega Housing Development Schemes in the State of Punjab, Department of Housing and Urban Development, Punjab through its Special Development Authority (GMADA, SAS Nagar) entered into an agreement with M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar.

Whereas it appears to the Governor of Punjab that the land of revenue rasta falling in the approved Industrial Park, namely, Aero Business Park of M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar is required to be taken by the State Government at the expenses of the Company, for the public purpose viz the planned, harmonious & compact urban development of the area in accordance with the duly notified Master Plan of SAS Nagar. So, it is hereby notified that the land described in the specification given below, is likely to be needed for the aforesaid purpose by GMADA to acquire land of revenue rasta falling in duly approved Industrial Park namely, Aero Business Park of M/s Landchester Infrastructure Associates, Sahibzada Ajit Singh Nagar as per approved Layout Plan No. 6501 CTP(PB)CI-02, dated 26.10.2021 in the area of Tehsil- Mohali, District Sahibzada Ajit Singh Nagar.

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) to whom it may concern.

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 Revenue Rasta would entail about 1.0875 acres of land. The land to be acquired falls in Village Manakpur Kallar of Tehsil- Mohali and District Sahibzada Ajit Singh Nagar. Thus, the affected area shall be Village Manakpur Kallar of Tehsil- Mohali and District Sahibzada Ajit Singh Nagar. The main objectives of Social Impact Assessment (SIA) is to:-

- (i) Assess whether the proposed acquisition serves public purpose.
- (ii) Estimate number of affected families and number of families among them likely to be displaced
- (iii) Understand extent of land public and private, houses, settlement and other common properties likely to be affected by the proposed acquisition
- (iv) Understand extent of land acquired is bare minimum needed for the project
- (v) Analyze alternate place (if any)



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(vi) Study of the Social impacts, 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.

It is hereby notified that the acquisition of land under the proposed project falls under the provision of section 2(2)(b) i.e. (b) for private companies for public purpose. Thus, provision of section 2 (2) i.e. consent of Gram Sabha/Land Owners is 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 issue 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:-

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

Detail of the land is as under:-

Specification of Locality					
District	Tehsil	Village	Hadbast No.	Khasra No.	Area to be acquired K-M
Sahibzada Ajit Singh Nagar	Mohali	Manakpur Kallar	277	1/25/1/2	0 - 6
				10/9/2	0 - 15
				10/12/1	0 - 0
				51	4 - 0
				146	2 - 16
				147	0 - 10
				162	0 - 7
Total				8 - 14	

Summary of Land Area			
Sr. No.	Village Name	Area	
		K-M	(in acres)
1	Manakpur Kallar	8-14	1.0875
Total			1.0875

Place:- Chandigarh
Dated:- 22.05.2025

Vikas Garg
Principal Secretary, Govt. of P.H.
Department of Housing and Urban Development

Encl: No. 06/08/2023-GHG// 224

Dated: 27/5/2025

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

Additional Secretary

Endst No. 06/08/2023-6HGI/485-730

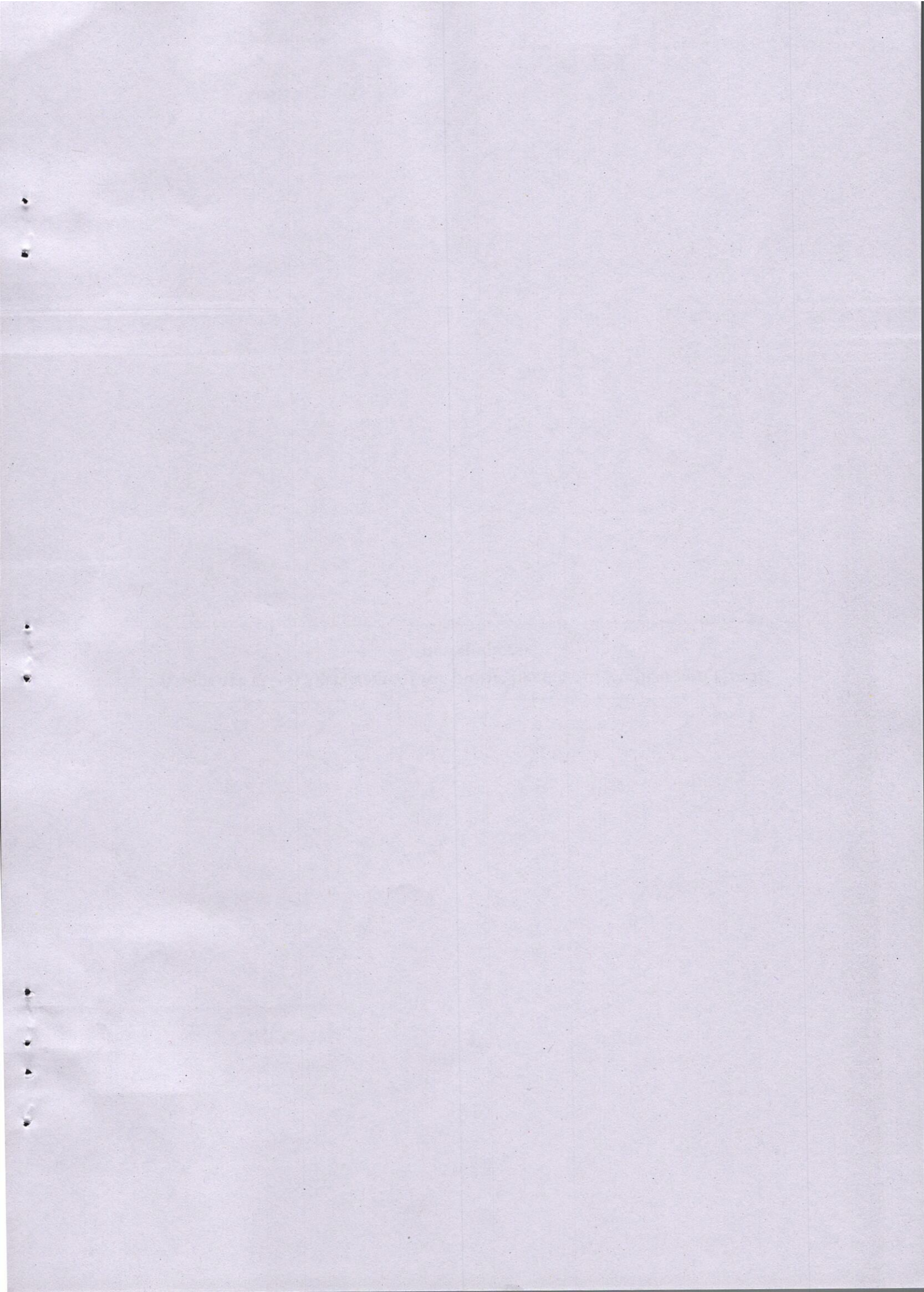
Dated: 27/5/2025.

A copy is forwarded to the following for information and necessary action:-

1. Chief Administrator, PUDA, Sahibzada Ajit Singh Nagar.
2. Chief Administrator, GMADA, Sahibzada Ajit Singh Nagar.
3. Director, Town and County Planning, Punjab, Sahibzada Ajit Singh Nagar.
4. Land Acquisition Collector, Urban Development Department, PUDA Bhawan, Sahibzada Ajit Singh Nagar
5. Chief Town Planner, Punjab, PUDA Bhawan, Sahibzada Ajit Singh Nagar (for information of concerned DTP/STP)
6. General Manager (IT), PUDA, Sahibzada Ajit Singh Nagar. (This notification should be uploaded on Puda's website)

Harjit Kaur
Superintendent

**Annexure II – Advertisement for public hearing in English and Hindi
newspapers**



ਗਰੇਟਰ ਮੋਹਾਲੀ ਏਰੀਆ ਵਿਕਾਸ ਅਥਾਰਟੀ

ਪੁੱਡਾ ਭਵਨ, ਸੈਕਟਰ-62, ਐਸ.ਏ.ਐਸ ਨਗਰ।

ਵੱਲ

✓ ਤੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ
ਪੁੱਡਾ, ਐਸ ਏ ਐਸ ਨਗਰ
ਨੰ:-ਪੀ.ਆਰ.ਓ./2025/ 2750
ਮਿਤੀ : 21-08-2025

ਤੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਐਸ.ਏ.ਐਸ. ਨਗਰ
ਮਿਤੀ: 22/8/25

ਵਿਸ਼ਾ: Acquisition of Revenue Rastas of village Manakpur Falling in the Project of M/s Landchester Infra Associates -Action U/s 5 of the RECTLARR Act 2013 ਦਾ ਨੋਟਿਸ ਅਖਬਾਰਾਂ ਵਿੱਚ ਛਪਵਾਉਣ ਸਬੰਧੀ।

ਹਵਾਲਾ: ਆਪ ਦੇ ਦਫਤਰ ਦੇ ਪੱਤਰ ਨੰ 6388 ਮਿਤੀ 20-08-2025

ਹਵਾਲੇ ਅਧੀਨ ਪੱਤਰ ਰਾਹੀਂ ਵਿਸ਼ੇ ਸਬੰਧੀ ਨੋਟਿਸ ਅਖਬਾਰਾਂ ਵਿੱਚ ਪ੍ਰਕਾਸ਼ਿਤ ਕਰਵਾਉਣ ਉਪਰੰਤ, ਸਬੰਧਤ ਅਖਬਾਰਾਂ ਦੀਆਂ ਫੋਟੋਕਾਪੀਆਂ ਨਾਲ ਨੱਥੀ ਕਰਕੇ ਆਪ ਦੇ ਦਫਤਰ/ਅਥਾਰਟੀ ਦੇ ਰਿਕਾਰਡ ਹਿੱਤ ਭੇਜੀਆਂ ਜਾਂਦੀਆਂ ਹਨ ਜੀ।

ਨੱਥੀ: ਉਕਤ ਅਨੁਸਾਰ

ਪਿੱਠ ਅੰਕਣ ਨੰ. ਪੁੱਡਾ ਪੀ.ਆਰ.ਓ./2025/

ਉਪਰੋਕਤ ਦਾ ਉਤਾਰਾ ਏ.ਐਸ.ਐਮ (ਆਈ.ਟੀ.ਐਡ.ਸੀ) ਗਮਾਡਾ, ਐਸ.ਏ.ਐਸ ਨਗਰ ਨੂੰ ਵੇਬਸਾਈਟ ਤੇ ਹੋਸਟ ਕਰਨ ਲਈ ਭੇਜਿਆ ਜਾਂਦਾ ਹੈ।

ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ

ਮਿਤੀ: 22/8/25

ਲੋਕ ਸੰਪਰਕ ਅਫਸਰ

704/2025

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21-8-2025

ਪੰਜਾਬ ਸਰਕਾਰ

ਦਫ਼ਤਰ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ

ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਜਨਤਕ ਨੋਟਿਸ

ਮੈਸਰਜ਼ ਲੰਡਚੇਸਟਰਜ਼ ਇਨਫਰਾਸਟਰਕਚਰ ਐਸੋਸੀਏਟ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਪ੍ਰਤੀਬੰਧਨਤੀ ਦੇ ਸਨਮੁੱਖ ਇਸ ਕੰਪਨੀ ਦੇ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਮੁਹਾਲੀ ਵਿਖੇ ਏਰੋ ਬਿਜ਼ਨਸ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਨਾਮ ਦੇ ਪ੍ਰੋਜੈਕਟ ਵਿਚ ਪੈਂਦੇ ਪਿੰਡ ਮਾਟਕਪੁਰ ਦੇ ਰੈਵਿਨਿਊ ਰਸਤੇ ਜਿਨ੍ਹਾਂ ਦਾ ਰਕਬਾ 8 ਕਨਾਲ 14 ਮਰਲੇ (1.0875 ਏਕੜ) ਹੈ, ਦੀ ਭੋ ਪ੍ਰਾਪਤੀ ਸਬੰਧੀ ਕਾਰਵਾਈ ਆਰੰਭੀ ਹੋਈ ਹੈ। ਇਹ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ RFLTLARR Act, 2013 ਦੀ ਧਾਰਾ 5 ਵਿਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਦੀ ਰੋਸ਼ਨੀ ਵਿਚ ਭੋ ਪ੍ਰਾਪਤੀ ਬਾਬਤ ਪ੍ਰਭਾਵਿਤ ਏਰੀਏ ਦੇ ਲੋਕਾਂ ਦੀ ਸੁਣਵਾਈ ਪਿੰਡ ਮਾਟਕਪੁਰ ਕਲੱਬ ਦੇ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਵਿਖੇ ਮਿਤੀ 15.09.2025 (ਦਿਨ ਸੋਮਵਾਰ) ਨੂੰ 11.30 ਵਜੇ ਹੋਵੇਗੀ।

ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ।

DPF-19/1716/12/2025-26/2445

ਪੰਜਾਬ ਸਰਕਾਰ

ਦਫ਼ਤਰ ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ, ਸ਼ਹਿਰੀ ਵਿਕਾਸ ਵਿਭਾਗ ਪੰਜਾਬ

ਪੁੱਤਾ ਭਵਨ, ਸੈਕਟਰ 62, ਐਸ.ਏ.ਐਸ. ਨਗਰ

ਜਨਤਕ ਨੋਟਿਸ

ਮੈਸਰਜ਼ ਲੰਡਚੇਸਟਰਜ਼ ਇਨਫਰਾਸਟਰਕਚਰ ਐਸੋਸੀਏਟ ਵੱਲੋਂ ਕੀਤੀ ਗਈ ਪ੍ਰਤੀਬੰਧਨਤੀ ਦੇ ਸਨਮੁੱਖ ਇਸ ਕੰਪਨੀ ਦੇ ਐਸ.ਏ.ਐਸ. ਨਗਰ ਮੁਹਾਲੀ ਵਿਖੇ ਏਰੋ ਬਿਜ਼ਨਸ ਇੰਡਸਟਰੀਅਲ ਪਾਰਕ ਨਾਮ ਦੇ ਪ੍ਰੋਜੈਕਟ ਵਿਚ ਪੈਂਦੇ ਪਿੰਡ ਮਾਟਕਪੁਰ ਦੇ ਰੈਵਿਨਿਊ ਰਸਤੇ ਜਿਨ੍ਹਾਂ ਦਾ ਰਕਬਾ 8 ਕਨਾਲ 14 ਮਰਲੇ (1.0875 ਏਕੜ) ਹੈ, ਦੀ ਭੋ ਪ੍ਰਾਪਤੀ ਸਬੰਧੀ ਕਾਰਵਾਈ ਆਰੰਭੀ ਹੋਈ ਹੈ। ਇਹ ਸੂਚਿਤ ਕੀਤਾ ਜਾਂਦਾ ਹੈ ਕਿ RFLTLARR Act, 2013 ਦੀ ਧਾਰਾ 5 ਵਿਚ ਕੀਤੇ ਉਪਬੰਧਾਂ ਦੀ ਰੋਸ਼ਨੀ ਵਿਚ ਭੋ ਪ੍ਰਾਪਤੀ ਬਾਬਤ ਪ੍ਰਭਾਵਿਤ ਏਰੀਏ ਦੇ ਲੋਕਾਂ ਦੀ ਜਨਤਕ ਸੁਣਵਾਈ ਪਿੰਡ ਮਾਟਕਪੁਰ ਕਲੱਬ ਦੇ ਗੁਰਦੁਆਰਾ ਸਾਹਿਬ ਵਿਖੇ ਮਿਤੀ 15-09-2025 (ਦਿਨ ਸੋਮਵਾਰ) ਨੂੰ 11.30 ਵਜੇ ਹੋਵੇਗੀ।

21-8-2025

PR-AdvLNo:-1716/12/2025-26/2445

ਭੋ ਪ੍ਰਾਪਤੀ ਕੁਲੈਕਟਰ

**Annexure III – Attendance sheets of public hearing conducted at
Manakpur Kalar of SAS Nagar district of Punjab**

Public hearing

Social Impact Assessment (SIA) for acquisition of land of revenue rasta falling in the approved Industrial Park, namely, Aero Business Park of M/s Landhester Infrastructure.

S.No.	Name	Village	Mobile Number	Signature
1	Round Smt	Manakpur	97889-00056	
2	Rajni S. Ch	Manakpur	98146-28736	
3	TRIPRA Singh		99159-69338	
4	Tejpal Smt		9879288098	
5	Harinder Smt		9915430022	
6	Deep Smt		9872282047	
7	Rubinder Singh		9815352764	
8	Harinder Singh		9918343081	
9	Naandla Singh		9837738983	
10	Rajni Singh		9910000017	
11	Wardha Singh		9921634300	
12	Bavika Smt		836412422	
13	Rupinder Singh		9884439334	
14	Satinder Singh		9855501294	
15	Balinder Smt		6284455792	
16	Harinder Singh		9501829914	
17				
18	Kuldeep Singh		98882855180	
19	Ramande Singh		9878737488	
20	Kuldeep Singh		9779139810	
21	Harinder Singh		9280449600	
22	Harinder Singh		9915679638	

23	ਸਤਨਾਮ ਸਿੰਘ		9855619835	ਸਤਨਾਮ ਸਿੰਘ
24	Harvinder Singh			
25	Amrit Gulera (Economi)		78801110297	Amrit Gulera
26	Raminder Singh (Patawari L.A.C)		941877240	Amrit Gulera
27	Raminder Singh		98142-78899	Amrit Gulera
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