

**PROCEEDING OF THE MEETING OF SOCIAL IMPACT ASSESSMENT
APPRAISAL COMMITTEE (SIAAC) HELD ON 23-10-2018**

As per provision of Section 7 of the Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act, 2013, a meeting of Social Impact Assessment Appraisal Committee for acquiring land for residential project Aero-City Expansion in Mohali in the area of district SAS Nagar was held on 23.10.2018 under the chairpersonship of Dr. Rajesh Gill, Professor, Department of Sociology, in the Conference Room, 2nd Floor PUDA Bhawan, Sector 62, Mohali, Punjab. Following members were present:-

S.No.	Name	Designation
1.	Prof. Rajesh Gill	Chairperson & Expert, Rehabilitation
2.	Sh. K.S. Sidhu(IAS)	Non-official Social Scientist
3.	Prof AK Sinha	Professor, PU Chandigarh
4.	Mrs Arina Duggal(PCS)	Collector, Land Acquisition
5.	Sh. Ashwini Gambhir	Land Acquisition Office, Mohali

At the outset, Collector, Land Acquisition, welcomed the members of the Committee. It was informed that as per The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act, 2013, Department of Anthropology, Panjab University has been notified as State Social Impact Assessment Unit. The work of Social Impact Assessment of land to be acquired for residential project as Aerocity Expansion in Mohali was awarded to the State SIA unit. Punjab University Chandigarh, State SIA unit gave the presentation on the report as below:-

Sl.No.	SIA Status	Date
1	Notification of Social Impact Assessment	05-12-2017
2	Public Hearing Notification	10-04-2018
3	Public Hearing Held	30-05-2018 & 31-05-2018
4	SIA Report received from Punjab University, Chandigarh	26-09-2018
6	Letter for meeting to Expert Group	17-10-2018
7	Meeting of Social Impact Assessment Appraisal Committee	23-10-2018

Indicative Methodology of Conducting SIA:-

Aspects of SIA	Description of Methodology	Source
Assess whether the proposed acquisition serves public purpose	The development falls in category 2(e) of section 2 of the LARR Act 2013 and in the category of 'Public Purpose'.	RFCTLARR Act 2013
Estimate no. of affected families and no. of families among them likely to be displaced	Conducted census survey in the proposed area through structured schedule by interviewing method	Supplied by GMADA and field verification
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 5 submitted SIA report	GMADA and field study
Understand the extent of land acquired is bare minimum needed for the project	With the consultations of GMADA and others stakeholders, it came out that the land being acquired is of bare minimum need and is new for future expansion	Secondary sources and field verification

Study of the social impacts, nature and cost of addressing them and impact of these cost on the overall cost of the project vis-à-vis the benefit of the project	Described in Chapters 4, 5 and 6 of submitted SIA report	Field study and secondary sources
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Project and Public Purpose:-

One of the objectives of the Social Impact Assessment is to examine the nature of proposed project, whether it is a public purpose project or not. The proposed land acquisition for developing Aero City Expansion SAS Nagar Mohali is required due to the following reasons:

Aero City Expansion is proposed to be developed by GMADA, situated near IT City and in the vicinity of Chandigarh International Airport. The proposed Aero-City Expansion proposes to be a spacious, calm, abode through promoting health, creativity and prosperity of its inhabitants. This proposed project will have residential area along with commercial establishments in the vicinity for providing shopping and employments opportunities to the residents.

The Greater Mohali Region under the jurisdiction of GMADA has been the subject of recent regional planning efforts to plan for an urban area of 2.5 million people, building on the growth that has occurred in Chandigarh since its establishment, and the extension of its urban footprint into the surrounding areas within Punjab and Haryana.

In view of the growing urbanization and congestion of existing cities, GMADA conceived the idea of developing a new independent and self-sustaining city to cater the projected growth of Chandigarh and Mohali over the next 20 years.

Keeping in the view the above issues, it is in the public interest to acquire the land for developing Aero City Expansion in Mohali.

Study of Positive and Negative effects:-

Positive Impact	Negative Impact	Remarks
<ul style="list-style-type: none"> Rise in the Level of income Improvement in standard of living Enhanced food security Boost in non-farm sector Betterment in social status Improvement in basic amenities 	<ul style="list-style-type: none"> Social security would decrease Adverse impact on heritage of old generation Social disarticulation Loss of access to common property resources Disintegration of social support systems Lack of community and socio-religious institutions at new places 	Keeping in view the whole analysis of land acquisition would be beneficial to the local community and society at large.

Project Area: Loss of Land:-

Total area of the proposed residential project as Aero City Expansion (Part-4) is 246 acres. The village-wise land detail is presented below:-

Sl.No.	Village Name	Area as per GMADA Record(Acres)	Area as per the SIA Survey (Acres)
1	Seon	156	156
2	Patton	38	38
3	Manauli	52	52
Total		246	246

Analysis of affected land and assets:-

Types of Impact	Mitigation Measures
<p>Loss of fertile agricultural land, which is approx. 89.80 per cent of the affected land</p> <p>Loss of livelihood of people as 45.94 per cent of land owners confirmed that the proposed land is continuously under usage and majority of the business activities are being performed</p>	<p>Compensation for land as per provision of RFCTLARR Act 2013</p> <p>Rehabilitation Assistance</p> <p>The stamp duty and other fee payable for registration shall be borne by the GMADA</p>
<p>Loss of 717 fruit plants on affected land, such as Mango, Safeda, Guava, grapes, Nimboo etc.</p> <p>Loss of 319 timber plants like sheesham, Safeda and Neem etc.</p>	<p>Compensation for land as per provision of RFCTLARR Act 2013</p> <p>Compensation for fruit bearing trees as per norms of department of Forest, GoP</p> <p>Compensation for timber bearing trees as per norms of department of Forest, GoP</p> <p>The stamp duty and other fee payable for registration shall be borne by the GMADA</p>
<p>Removal of 14 pucca, 5 Semi-pucca and 4 kutchha dwellings structures in the affected area</p> <p>Acquisition of water sources like 37 owned Tubewells, 6 households owned wells and 2 households owned drip irrigation and underground pumps</p>	<p>Compensation for land as per provision of RFCTLARR Act 2013</p> <p>Advance notice to be served to owners to re-adjust temporary house structures</p>

During the Presentation following observations were raised by the members:-

- 1) The road connectivity should be enhanced by connecting existing roads of affected villages with the proposed roads under upcoming planned development.
- 2) If the existing public or religious areas are not affecting the proposed planned development, then these areas should be exempted from acquisition.
- 3) **The registry rate/circle rate is low, so the base rate should be prepared for deciding compensation of land.**
- 4) No cess for land pooling should be charged from the land owners.
- 5) Awareness should be provided to the land owners for the utilization of compensation of their land.
- 6) **In addition to the indirect questions, the willingness of the land owners towards acquisition should be assessed by asking very direct questions.**
- 7) Women and old age persons should be part of planning process.
- 8) Skill training should be given to land owners so that they can use their compensation amount in a proper manner.

After detailed deliberation the Committee decided as under:-

The Chairperson congratulated PU, Chandigarh for completing the job within the given timeframe. It was further observed that the social impact assessment report submitted by SIA unit, PU, Chandigarh, was quite comprehensive. However, it was suggested that in the future, the report should be crisp and to the point, meeting the requirements of the LARRA 2013.

After a detailed presentation and discussion, following are some of the observations of Social Impact Assessment Appraisal Committee (SSIAC).

- 1) For environmental and healthy living, GMADA proposal for including Aero City Expansion in the proposed plan is recommended. Similarly, it is desirable to provide land/area for EWS for low cost, affordable houses, preferably at a place where high rise buildings are permissible.
- 2) Committee is of the strong view that in future the terms of reference for the Social Impact study should also include the views of women and other important stakeholders on the project as also the land acquisition impact on them, as land owners either individually or jointly.
- 3) During acquisition, small leftover parcels of land should be considered as far as possible within provision of the Right to fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act 2013.
- 4) The challenges and problems owing to disturbance that the affected population would face cannot be ignored and needs proper mitigation measures.

Format of opinion of the Expert Group constituted under section 7, sub-section 1 of the Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation Act, 2013.

S. No.	Opinion of the Expert Group	yes	NO
1	The project will serve any public purpose	✓	
2	The potential benefits outweigh the social cost and adverse social impacts	✓	
3	The extent proposed to be acquired is absolute bare	✓	
4	There are no other displacing options available	✓	

Recommendations:-

The Expert Group is of the opinion that the proposed Urban Development has been delineated in Section 2(i)-e of The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation Act, 2013. Hence it serves the public purpose.

While doing appraisal of the SIA Report the Committee has found that Aero City Expansion is going to be implemented according to the Master Plan. Hence under this planned development there are no possible alternatives and the land proposed for acquisition is the bare minimum.

The SIA Report ascertains that the potential benefits of the Project outweigh the social cost and adverse social impact.

In the light of above mentioned facts, the Case is recommended to the Government of Punjab to proceed for acquisition of land for Aero City Expansion as per provision of The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation Act, 2013.

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