

Landran Junction.

**Sub Divisional Magistrate Cum-Land Acquisition Collector, Mohali.  
District Administrative Complex,  
Sector- 76, SAS Nagar (Mohali)**

To

The Secretary  
Department of Public Works,  
Mini Secretariat, Sector 9-A,  
Chandigarh.

R.K.  
may file H.  
RB  
ST

**Memo No.**

**Date:**

**Subject:** Appraisal of Social Impact Assessment (SIA) Report by Expert Group - Land acquisition for Improvement of Landran Junction on Chandigarh-Landran-Chunni-Sirhind Road (SH-12A), SIA Notification issued vide Government of Punjab, Department of Public works (B& R - III Branch) Notification No. 7/4/2019-1BR3 1398765/1-5 dated 21.01.2019

**Reference:** Your Endst. No. 7/04/2019-1B&R3/1191 dated 04/06/2019

On the above referred subject and letter under reference, the meeting for the appraisal of the Social Impact Assessment (SIA) report by an expert group as per Section 7 of the "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013." was held under the Chairmanship of Prof. Ramanjit Kaur Johal in the Conference Room 256, 1st Floor, District Administrative Complex, Sector 76, Mohali.

The proceeding of the meeting and the recommendations of the Social Impact Assessment (SIA) expert group are hereby submitted as per Section 8 of the "The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013." **for your kind approval please.**

D/A: As above

Sub Divisional Magistrate  
Cum-Land Acquisition Collector,  
Mohali.

Endst. No. 03 ✓

Date: 02/07/2019

Copy of the above is forwarded to Executive Engineer, Central Works Division, Mohali for information and necessary action please.

*Joyal*  
Sub Divisional Magistrate  
Cum-Land Acquisition Collector,  
Mohali.

**PROCEEDING OF THE MEETING OF SOCIAL IMPACT ASSESSMENT APPRAISAL  
COMMITTEE (SIAAC) HELD ON 24.06.2019**

As per provisions of section 7 of the "The Right to fair Compensation and Transparency in Land Acquisition and Rehabilitation, Resettlement Act, 2013", a meeting of Social Impact Assessment Expert Appraisal Committee for acquiring land for the Improvement of Landran Junction on Chandigarh-Landran-Chunni-Sirhind Road (SH-12A), SIA notification issued vide Government of Punjab ,Department of Public works ( B& R - III Branch ) Notification No. 7/4/2019-1BR3 1398765/1-5 dated 21.01.2019 for Improvement of Landran Junction on Chandigarh-Landran-Chunni-Sirhind Road (SH-12A) to ease out traffic passing through this road. It was held under the Chairmanship of Prof. Ramanjit Kaur Johal in the Conference Room 256, 1st Floor District Administrative Complex, Sector 76, Mohali, Punjab.

**Present:-**

S.No.	Name	Designation
1	Prof. Ramanjit kaur johal	Chairperson, Non- official Social Scientist
2	Sh. Sudesh Kaul	Rehabilitation Expert
3	Sh. Harcharan Singh	Sarpanch Village Landran
4	Sh. Dilbagh Singh	Panchayat member Village Landran
5	Dr. Sukhvinder Singh	Associate professor ,CRRID
6	Sh. Mehar Singh	Consultant ,CRRID
7	Sh. Irvinder Pal Singh	Professor ,SIRD
8	Sh. Yuvraj Bindra Singh	Executive Engineer, Central Works Division,Mohali
9	Sh. Rajbir Singh	Sub Divisional Engineer, Central Works Sub-Division, Mohali No.1
10	Sh. Alok Jha	GM Operations ,Tila Consultants



At the outset, Chairperson of the Committee welcome the members. It was informed that as per, "The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation and Resettlement Act, 2013", The work of Social Impact Assessment of land to be acquired for Improvement of Landran Junction on Chandigarh-Landran-Chunni-Sirhind Road (SH-12A) was awarded to the Department of State Institute of Rural Development & Panchayati Raj (SIRD & PR), Government of Punjab which has been notified as State Social Impact Assessment Unit. It has undertaken the social impact assessment (SIA) study for the subject mentioned project in collaboration with Central for research in rural and industrial development (CRRID) an empaneled technical support institute (tsi) for SIRD&PR, Punjab by ministry of panchayati raj ,govt of India . The State SIA unit Submitted its report to Executive Engineer, Central Works Division, Mohali vide letter dated SIRD/2019/1112 ,dated 15.04.2019. The timeline followed in the SIA Study is given as Under:

Sl.No.	SIA Status	Date
1	Notification of Social Impact Assessment	21.01.2019
2	Public Meeting on commencement of SIA Study Held at village Landran	25.01.19
3	SIA report received from State Institute of Rural Development & Panchayati Raj, Government of Punjab.	15.04.2019
4	Appointment of the Social Impact Assessment Expert Appraisal Committee	04.06.2019
4	Public Hearing Notification	07.06.2019
5	Public Hearing Held at village Landran	14.06.2019
5	Meeting of Social Impact Assessment Appraisal Committee	24.06.2019

#### 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
Estimated 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 SIRD 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 of the submitted SIA report	SIRD and field study
Understand the extent of land acquired is bare minimum needed for the project	With the consultations of CRRID and others stakeholders, it came out that the land being acquired is of bare minimum need and is new for the 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 chapter 4, 5 and 6 of submitted SIA report	Field study and secondary sources

#### Project and Public Purpose:-

One of the objectives of the Social Impact Assessment is to examine the nature of proposed project, i.e. whether it is a public purpose project or not. The proposed land acquisition for execution and expansion of existing Landran road junction, Chandigarh-Landran-Chunni-Fatehgarh Sahib-Sirhind road (SH-12A) is required due to the following reasons:

Chandigarh-Landran-Chunni-Fatehgarh Sahib-Sirhind road (SH-12A) is a very important road as it connects the state capital (Chandigarh) with historical towns like Fatehgarh Sahib, Sirhind and Patiala.

Punjab Government has decided to improve this junction. Apart from the narrow width of the road on both sides of this junction the offset positioning of the two limbs of the state highway No. 12A at this junction is the main cause of the bottleneck. The state government has now decided to make a straight line alignment of these two road limbs (by constructing 275 meter new road from R.D 14.775 to R.D 15.050 and increase the width of the road from R.D 13.935 to R.D 14.775 and R.D 15.050 to R.D 15.950. For that a new 4 lane road, in a straight line alignment to Chandigarh-Landran road will be constructed from the existing traffic lights point on the National Highway (NH) 205A which will meet the existing Landran-Chunni road at a distance of about 275 metres from the lights point.



Two slip roads near the new intersection point, one for going from Chandigarh side to Banur side and another for going from Banur side to Chunni- Fatehgarh Sahib side are also planned to reduce the traffic at the planned road intersection point. The planned width of Chandigarh-Landran-Chunni-Fatehgarh Sahib road over a distance of about 2.5 Kms(from RD.13.600 to RD.16.100) will not be uniform throughout. It will be different in different sections. The Acquisition of land starts from RD 13.935 and continues till RD 15.950 . The Portion of road from RD 13.600 to 13.935 and RD 15.950 to RD 16.100 will only be strengthened by laying new layer of DBM and BC and does not require widening since the existing width of the road is 10 meter or above .On the Chandigarh-Landran section road widening is planned for a distance of 840 metres and on the Landran-Chunni section it will be for a distance of 1175 metres from Landran Junction respectively . From the starting point on the Kharar-Banur road the Right of Way (ROW) of the newly planned section of Landran-Chunni road will be 25 metres for a distance of 275 m and 22 meter for next 125 meters. For the next 200 metres the ROW will taper from 22 metres to 15 metres. From that point the increased ROW of the road will remain 15 metres for a distance of 575 metres (upto RD.15.950).Similarly ROW of Chandigarh-Landran section of the existing road from the Kharar-Banur road will be increased to 22 metres for a distance of 400 metres. For another 200 metres the ROW will taper down to 15 metres and from that point to another 240 metres (up to RD. 13.935) the width of the increased ROW will remain 15 metres. The land needed for the construction of new road, slip roads and road widening have been identified and demarcated on the ground. It is expected that after the completion of the project crossing this road junction will become less time consuming. There will be no more long traffic jams.

In view of the growing urbanization and congestion of existing cities, the main objective of this project is to improve traffic flow at the Landran road junction. There will be marked reduction in the time taken to cross this road junction. Every vehicle crossing this junction will save 15-20 minutes or even more in its travelling time. Elimination/ reduction in traffic jams will save a lot of fuel used by vehicles. There will be a marked reduction in the air pollution at this junction caused by harmful gases emitted by the slow moving vehicles stuck in traffic jams. Increase in road width will help in reducing road accidents. Improvement in the flow of traffic at Landran junction will provide a further boost to the Realty sector and commercial activity in and around Landran, particularly along the Landran-Chunni road.

Keeping in the view the above issues, it is in the public interest to acquire the land for Chandigarh-Landran-Chunni-Fatehgarh Sahib -Sirhind road (SH-12A).

Study of Positive and Negative effects:-

Positive Impacts	Negative Impacts	Remarks
<ul style="list-style-type: none"> <li>• Improvement in the flow of traffic at Landran junction Enhanced road connectivity.</li> <li>• Boost in realty sector and commercial activity, mainly local retail.</li> <li>• Betterment in social status               <ul style="list-style-type: none"> <li>▪ Improvement in basic amenities,</li> <li>▪ Ease in daily commute. Saves each vehicle 15-20 minutes or even more in travelling time.</li> </ul> </li> <li>• Elimination/ reduction in traffic jams will save a lot of fuel used by vehicles for the various group of people like farmers including dairy farmers, unskilled, semi-skilled and skilled workers; self employed persons; transporters; regular job holders; shopkeepers; women and school going children.</li> </ul>	<ul style="list-style-type: none"> <li>• The village does not have the facility of public toilets - a must if the village has to be made open defecation free.</li> <li>• The village lacks underground sewerage system.</li> <li>• only one family is likely to be displaced from the present location from its home as well as a shop</li> </ul>	<p>Keeping in view the pros and cons land acquisition would be beneficial to the local community and society at large.</p>



**Project Area: Loss of Land:-**

Total area of the proposed Chandigarh-Landran-Chunni-Fatehgarh Sahib -Sirhind road (SH-12A) is about 7.50 acres (approx). The village-wise land detail is presented below:-

Sl.No.	Village Name	Area as per Revenue Record (Acres)	Area as per the SIA Survey (Acres)
1	Landran	7.59( approx)	7.50(approx)

**Analysis of affected land and assets:-**

Type of Impacts	Mitigation Measures
<ul style="list-style-type: none"><li>The total affected parties are 421 as estimated from land records. Out of these 421 affected parties there are approximately 46 cases in which size of land notified for acquisition is almost negligible and the compensation amount is also negligible.</li><li>only one family is likely to be displaced from the present location as its home as well as a shop</li><li>person running a plant nursery on Chandigarh-Landran road too is likely to be displaced.</li><li>all these shopkeepers have taken these shops on rent.</li></ul>	<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 Government.</p>
<ul style="list-style-type: none"><li>Out of total 45 shopkeepers with roadside shops, there are only 8 shops on the Chandigarh-Landran road whose some part has come in the road project.</li></ul>	<p>Compensation for land as per provision of RFCTLARR Act 2013</p> <p>The stamp duty and other fee payable for registration shall be borne by the Government.</p> <p>Advance notice to be served to owners to re-</p>

<ul style="list-style-type: none"> <li>• Half of the surveyed shopkeepers reported that after the completion of the road project their sales/business will increase significantly.</li> </ul>	<p>Advance notice to be served to owners to re-adjust temporary house structures</p>
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**During the Presentation the 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, than 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) The 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 SIRD, Mohali for the commendable job done to complete SIA within the given time frame. It was further deliberated that the social impact assessment report submitted by SIA unit, SIRD, Mohali is very much objective, and covers every aspect of the social impact assessment as defined in The Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.



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

- 1) For good environment and healthy living, as per SIRD report the proposal for execution and expansion of existing Landran road junction, Chandigarh-Landran-Chunni-Fatehgarh Sahib -Sirhind road (SH-12A) Expansion in the proposed plan is commendable, which could be extended, if feasible, to the adjoining areas.
- 2) The Committee is of the strong view that in the future the terms of reference for the Social Impact study should ascertain the views of the drainage system, issue of drainage and health of village pond(s) and livelihood affected. Public health must be addressed and proper planning and execution must be done to resolve any compromise on this account. It is recommended that this recommendation may be incorporated in future studies.
- 3) During acquisition, small left over parcels of land should be considered for acquisition, as far as possible, within provision of the Right to fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013.
- 4) During the acquisition the compensation of the House which falls in the area to be acquired should be assessed by the Technical Department and the benefit be immediately transferred to the land owner to allow him to construct new premises to move to.

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 expansion of existing Landran road junction, Chandigarh-Landran-Chunni-Fatehgarh Sahib-Sirhind road (SH-12A), Urban Development, which has been delineated in section 2(i)-e of The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation Act, 2013, serves public purpose.

While doing reviewing the SIA report the committee has found that Landran road junction development plan for its expansion, Chandigarh-Landran-Chunni-Fatehgarh Sahib -Sirhind road (SH-12A), is going to be implemented/executed according to the Master Plan. Hence under this planned development there are no possible alternatives and the land proposed for acquisition is bare minimum.

The SIA report ascertains that the potential benefits of the project outweigh the social cost and adverse social impacts.

In the light of above mentioned facts, the case is recommended to the Government of Punjab to proceed for acquisition of land for expansion of existing Landran road junction, Chandigarh-Landran-Chunni-Fatehgarh Sahib -Sirhind road (SH-12A) as per provision of The Right to Fair Compensation and Transparency in Land Acquisition and Rehabilitation Act, 2013.

  
Chairperson 29/6/2019  
State Social Impact Assessment  
Expert Appraisal Committee

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Attendance Sheet

**Subject:** Land acquisition for work of Improvement of Landran Junction on Chandigarh-Landran-Chunni-Sirhind (SH-12A) Road.- Regarding meeting of Social Impact Assessment Expert Appraisal Committee held in the Conference Room No. 256, 1st Floor District Administrative Complex, Sector 76, Mohali, Punjab

Date 24-06-2019

<u>Sr. No.</u>	<u>Members Name</u>	<u>Designation.</u>	<u>Signature</u>
1.	Jamraj K. Jhal		J. Jhal
2.	Sudesh Kaul		S. Kaul
3.	Sukhvir Singh	Associate Professor	S. Singh
4.	MEHAR SINGH	Consultant	M. Singh
5.	Trinder Pal Singh	Prof	T. P. Singh
6.	Harvinder Singh	Professor	H. Singh
7.	ਅਮਰਿੰਦਰ ਕੌਰ		A. Kaur
8.	Alok Jha.		A. Jha.
9.	Rajwinder Kaur	Tika - a.m. Office Assistant	R. Kaur