



Social Impact Assessment and Social Impact Management Plan for Land Acquisition at Jaipuria Mills, Kolhapur Road, Central Delhi, Final Report, October 2022

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Submitted to:
Land and Building Department
Government of NCT of Delhi

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The Social Impact Assessment (SIA) Report and Social Impact Management Plan (SIMP) for Land Acquisition at Jaipuria Mills, Kolhapur Road in Hindi and English languages are available on the website of the Central District Delhi, Government of NCT of Delhi and on the website of the Land and Building Department, GNCTD. For print copies of the report, contact the AUD State SIA Unit.

Website: http://land.delhigovt.nic.in/wps/wcm/connect/DOIT_Land_Building/land/home

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Abbreviations

AUD: Dr. B. R. Ambedkar University Delhi

DMRC: Delhi Metro Rail Corporation

GIS: Geographic Information System

GNCTD: Government of National Capital Territory of Delhi

G.T. Karnal Road: Grand Trunk Karnal Road

L&B: Land & Building

MRTS: Mass Rapid Transit System

NCT: National Capital Territory

RFCTLARR: Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

SHE: School of Human Ecology

SIA: Social Impact Assessment

SIMP: Social Impact Management Plan

Sq. Mtr.: Square Meters

Glossary

Bigha: Approximately 842.92 Sq. Mtr. of land

Biswa: 1/20th of one Bigha

Gram Sabha: Village-level governance body, comprising of all adult residents

Jan Sunwai: Public Hearing

Khasra: Number denoting a land parcel in revenue records

Khata: Book of land records

Tehsil: Sub-division of a district in North and Central India

Executive Summary

Introduction

- The Social Impact Assessment (SIA) study has been carried out for the proposed acquisition of land measuring 170 square meters pertaining to Khasra No. 186 of Dilli Patti Village at Jaipuria Mills, Kolhapur Road. The land is located on old Grand Tank Road near the Clock Tower at Sabzi Mandi.
- The Delhi Metro Rail Corporation (DMRC) intends to acquire the land for one part of the Mass Rapid Transit System (MRTS) project from Janakpuri West to R.K. Ashram Corridor at Jaipuria Mills, Kolhapur Road. The land is proposed to be used for the construction of the overground exit of the Sabzi Mandi/Ghanta Ghar underground metro station.
- The SIA Study has been carried out by the AUD State SIA Unit, School of Human Ecology, Ambedkar University Delhi, as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement (RFCTLARR) Act, 2013.

Public Purpose

- The Delhi Metro Rail Corporation (DMRC) intends to acquire the land for the Mass Rapid Transit System (MRTS) project, and the proposed land will be used for the construction of the overground exit of the Sabzi Mandi/Ghanta Ghar Underground Metro Station. The project fulfills the requirement of public purpose since it is an infrastructure project of the government and is included in the definition of public purpose in Section 2(1) of the RFCTLARR Act. Further, the project will provide a critical service to the residential and commercial enterprises of the locality and population.
- It will serve public purpose by reducing traffic congestion, vehicular pollution and increasing mobility in a key residential/commercial neighbourhood.

Bare Minimum Land Requirement

- The bare minimum land required for completing the project has been estimated by the State SIA

Unit to be 170 square meters (as depicted in Figure 5.1 of the SIA report). This is equal to the land that is proposed to be acquired by the Requiring Body (DMRC). The criterion of bare minimum land is satisfied, as per Section 4(d) of the Act.

Land Assessment

- The land proposed for acquisition falls under Khasra No. 186 of Dilli Patti Village at Jaipuria Mills, Kolhapur Road. As per existing revenue records, there are six individuals who own shares of this land.
- The land proposed for acquisition is divided into two parts. The front side, i.e., the land adjacent to the G.T. Karnal Road, has a commercial structure used by HDFC Bank as a tenant. While the rear side of the land is an unutilized land which is a part of Jaipuria Mills.

Socio-economic Profile of Affected Families

- The SIA unit has identified six (06) landowners who will be affected by the project as per the definition of “landowners” given in Section 2(r)(i) and “person interested” Section 2(x)(i) of the RFCTLARR Act, 2013.
- The impact of the proposed acquisition on these affected families is limited to the loss of land and loss of rental income only. The affected families will not incur any displacement due to the proposed acquisition since one part of the land is already an unutilized land. The other part has been given on lease to HDFC Bank.

The Social Impact of Land Acquisition

The social impact of land acquisition is likely to be limited in this particular instance since the area proposed for acquisition is a commercial area with no residential use, and none of the residents will experience any involuntary resettlement.

- Loss of land for six landowners/persons interested.

- Loss of rental income and attached asset (building) for three landowners/person interested.

Out of the six(06) land owners, three(03) are unwilling to give their land as it forms a major part of their principal source of household income and any compensation will not be sufficient to compensate their loss of rental income.

After comparing the social costs of the project vis-à-vis the benefits that will accrue to the landowners once the project is completed, the AUD State SIA Unit is of the view that:

1. The proposed project fulfills the criteria set by sub-section (4) of section 4 of RFCTLARR Act 2013, which requires that the project serves the public purpose and the bare minimum amount of land is being acquired for it.
2. The costs that will be incurred by the landowners can be mitigated and is replaceable.
3. There is no livelihood loss and livelihood dependence therefore no rehabilitation provisions needed.

Therefore, land can be acquired for the project as requested by the Requiring Body (DMRC).

However, land should be acquired by the Land and Building Department, GNCTD, keeping the following considerations in mind:

1. Compensation amount awarded to the (06) landowners based on the fair market value of the land.
2. Market value of the asset attached (building) for (03) three landowners determined as per provisions of the law.

Chapter 1: Introduction

Social Impact Assessment (SIA) is a tool designed to ensure that planned interventions, such as development projects, are implemented in a way that maximizes their benefits and minimizes their costs, especially the costs borne by the community (Vanclay, 2003). In order to be effective, Social Impact Assessments need to be integrated into the planning stage of development projects. In India, SIA as a planning and policy tool is a new development and introduced specifically for those projects that involve the acquisition of private land and involuntary resettlement (Mathur, 2016). In this case, the SIA study is carried out specifically in order to ascertain the possible impacts of land acquisition on the local community.

The present SIA study has been carried out with regard to private land that is required and is proposed to be acquired for the MRTS project at Jaipuria Mills situated at Kolhapur Road in Dilli Patti village in Central District of National Capital Territory (NCT) of Delhi.

The Hon'ble Lt. Governor of the National Capital Territory of Delhi assigned the State Social Impact Assessment Unit¹ at the School of Human Ecology, Ambedkar University Delhi (AUD) (hereinafter referred to as AUD State SIA Unit) to carry out the aforementioned Social Impact Assessment (SIA) study (Annexure 2). The present SIA Report is an outcome of the study carried out for the proposed acquisition of land for the MRTS project by DMRC. The SIA study has been conducted according to the procedure laid down in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and the Right to Fair and Transparency in Land Acquisition, Rehabilitation and Resettlement and Social Impact Assessment and Consent Rules, 2014.

¹ The School of Human Ecology, AUD was identified as a Social Impact Assessment Unit in June 2017 by the Hon'ble Lt. Governor for the NCT of Delhi to carry out SIA study for the acquisition of land under provisions of the RFCTLARR Act, 2013. This was in exercise of powers conferred under sub-rule (1) of rule 4 of the RFCTLARR SIA and Consent Rules, 2014 (Vide Notification No. F.8(2)/9/2015/ L&B/LA/2373 dated 13.06.2017) (see Annexure I).

1.1 Project Description

The network of public transportation in the National Capital Territory of Delhi, with a population of 16.78 million (Census 2011), has been expanding to accommodate the increased pressure from the increasing number of commuters. Megacities like Delhi need to maintain this public transportation system and provide better linkages between residences, workplaces, educational institutions, centers of trade and culture, as well as other inter-city and intra-city transportation terminals. In Delhi, the metro rail network and buses form the backbone of public transportation. The burgeoning requirement of the increasing intra-city and inter-city traffic volume in the capital city has necessitated the need to expand the existing Delhi metro network.

The Delhi Metro Rail Corporation hereinafter referred to as DMRC, is a public sector company established by the Government of India and the Government of Delhi in March 1995. The DMRC has proposed to construct the Ghanta Ghar/Sabzi Mandi metro station on the site of acquisition. This station is a part of Janakpuri West - Mukundpur - R. K. Ashram Marg Corridor (part of Phase IV priority corridors) via Azadpur, Pul Bangash, and Sadar Bazar and is an extension of Line-8 (Botanical Garden NOIDA to Janakpuri West). The total land required for the project is 170 square meters (0.170 hectares) of private land located on old G. T. Karnal Road near the Clock Tower at Sabzi Mandi. Table 1 provides further details on the salient features of the project.

The project site is located at old G.T. Karnal Road, and the nearest railway station is Sabzi Mandi Railway Station. The co-ordinates of the project site are 28°40'36.06 "N, 77°12'08.89 "E to 28°40'36.36"N, 77°12'09.29"E. The area falls under the zone 'A' of the walled city (Specific Use Zone Areas) according to Master Plan Delhi 2021, as depicted in Figure 1.1

Table 1.1: Salient features of the MRTS Project by DMRC

Particulars	Details
Name of the project	MRTS Project for DMRC
Name of the station	Ghanta Ghar/Sabzi Mandi metro station
Total area for acquisition (in Sq.m.)	170 square meters
Station Type	Underground
Location	Located on old G. T. Karnal Road near the clock tower at Sabzi Mandi
Catchment	The main source of passengers to this station is the residents of Malka Ganj, Sita saran colony & of nearby residential colonies and commercial area.
Purpose	Overground Entry/Exit structure of Ghanta Ghar metro station, Lift and Vent Shaft

2021



Figure 1.2: Map of Delhi showing Central district and the Project Site

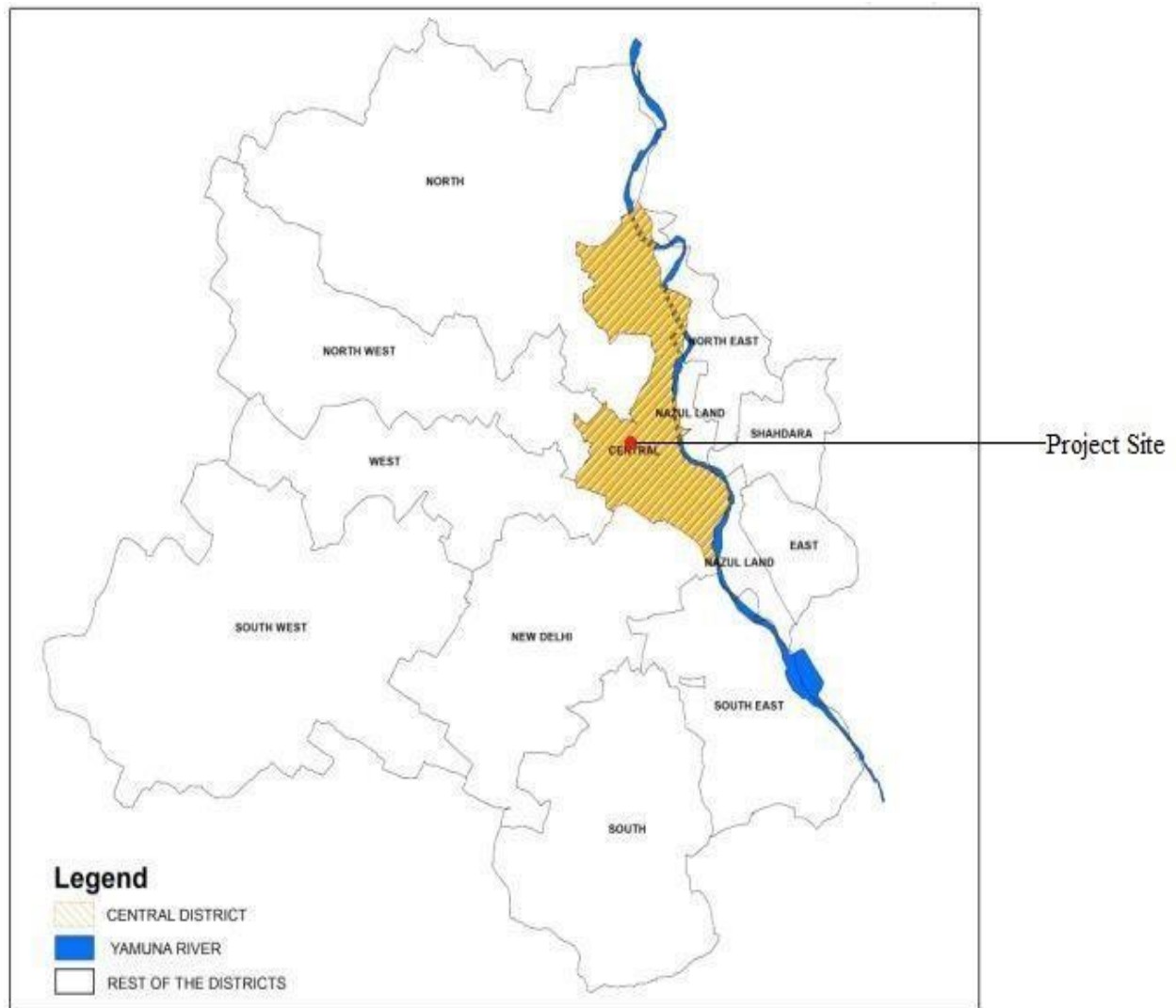
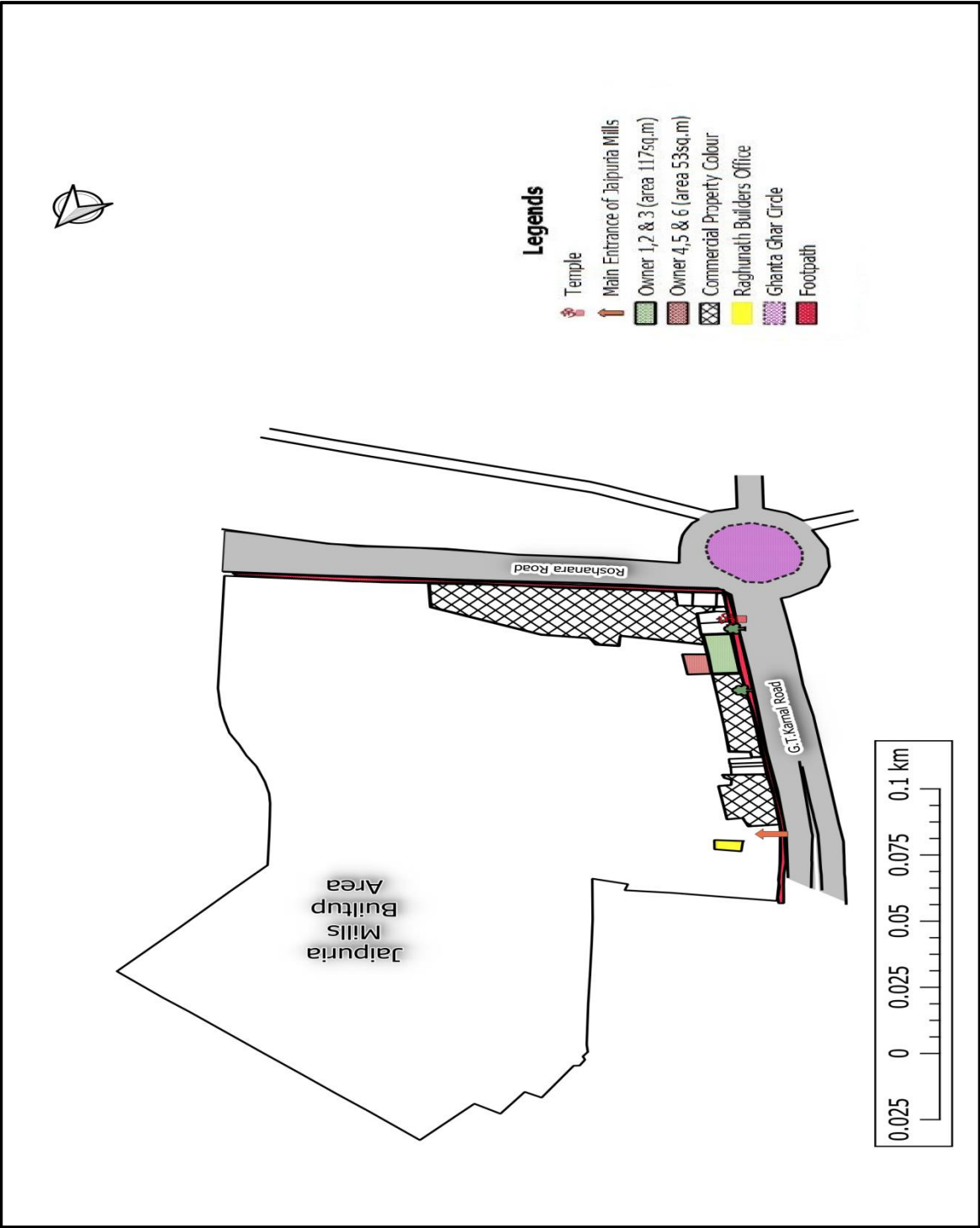


Figure 1.3: Map of the proposed project site



1.2. Project Proponent

The project proponent for the present project is the Delhi Metro Rail Corporation (DMRC). Delhi Metro Rail Corporation Limited (DMRC), a company with equal equity participation from the Government of India and the Government of Delhi, built and operates the Delhi Metro. The Delhi metro is a mass rapid transit (MRT) system serving Delhi as well as its satellite cities of Noida, Ghaziabad, Faridabad, Gurgaon, Ballabhgarh, and Bahadurgarh in the National Capital Region of India. This network consists of 12 color-coded lines serving 286 stations, running over a length of 391 kilometers. The system has a mix of underground, at-grade, and elevated stations using both broad-gauge and standard-gauge. Delhi Metro also interchanges with the Rapid Metro Gurgaon (with a shared ticketing system) and Noida Metro.

The Mass Rapid Transit System (MRTS) is a DMRC project focused on delivering an efficient and non-polluting rail-based system of transport, well integrated with the system of road transport. The network of Delhi Metro has been built in phases. Phase I completed in 2006 with a 65.1 km route length consisting of 59 stations. Phase II was completed in 2011 with 124.93 km of route length and comprises 86 stations. Phase III completed in 2020 (including NCR extensions and additional corridors) with 160 km of route length comprising 109 stations. Phase IV of the project approved by the GNCTD includes three Priority Corridors sanctioned by the Government of India. This proposed over ground exit/entry of station is a part of Janakpuri West - Mukundpur - R. K. Ashram Marg Corridor (part of Phase IV priority corridors) via Azadpur, Pul Bangash, and Sadar Bazar and is an extension of Line-8 (Botanical Garden NOIDA to Janakpuri West). (Economic Survey of Delhi, 2020-21)

1.3. Need for the Social Impact Assessment Study

Social Impact Assessment (SIA) is a tool for anticipating and mitigating the potentially negative impacts of projects, such as building dams, roads, power projects, mining, and other development projects. SIA alerts project planners (public and private bodies) as to the likely social and economic costs and benefits of a proposed project. The knowledge of the potential costs, when weighed against the likely benefits of a project, helps decision-makers in deciding whether the project should be carried out, with or without modifications, or abandoned

completely. The agency carrying out the SIA also develops a mitigation plan to overcome the potential negative impacts on individuals and communities.

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act (RFCTLARR) 2013, which replaced the Land Acquisition Act of 1894, has been considered one of the biggest reforms in the arena of land governance. Carrying out a Social Impact Assessment (SIA) study *prior to* land acquisition and the provision of mandatory Free, Prior, and Informed Consent from the Project Affected Families are two striking pillars of the 2013 legislation which upheld democratic decision-making in the country. Seeking consent of 70% (for Public Private Projects) and 80% (for private projects) of the landowners before acquiring their land was made mandatory in the law to address serious injustice in the earlier practice, where the State could take away an individual's home, farm or occupational rights by exercising the power of eminent domain. SIA is the only mechanism today to address the impacts of acquisition on the livelihoods of all those who do not own land but are dependent on it. The purpose of the SIA is to ascertain whether a project proposed by the developer is truly for the public purpose and whether the project is located at a site that is least displacing and requires the bare minimum amount of land. This is a pre-requisite to formulate inclusive and socially just rehabilitation and resettlement plans that improve the well-being of Project Affected Families (PAFs). The purpose of SIA, coupled with public hearings at the *gram sabha*, is to make the whole land acquisition process fair and transparent and a process that recognizes the rights of the local community and PAFs. The study and the Social Impact Management Plan based upon it also attempts to ensure that all affected families will have a right to compensation and rehabilitation in lieu of the land and livelihoods lost by them.

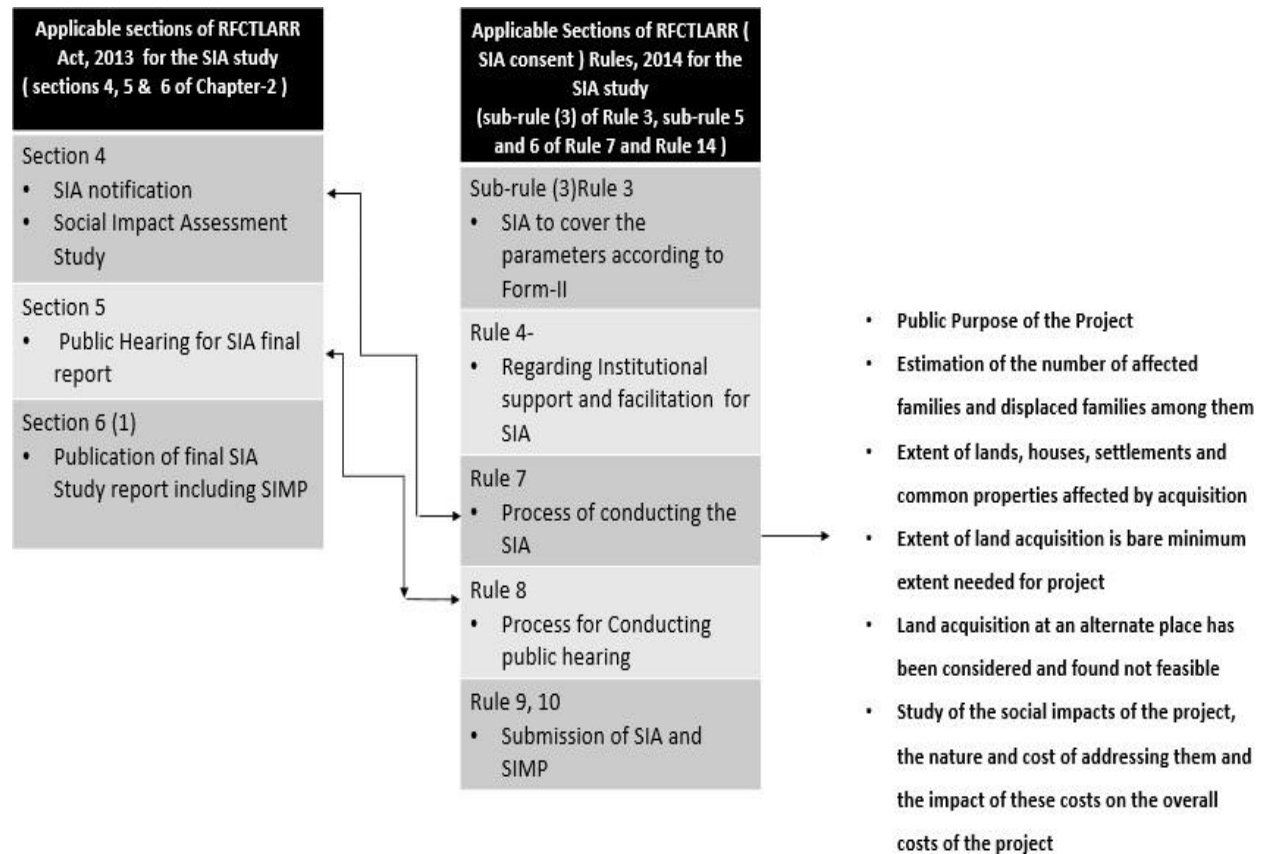
1.3.1 The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, Act was introduced with an aim of ensuring a humane, participative, informed, and transparent process for land acquisition in collaboration with the institutions of

local self-government. The Act is applicable to the land acquisition being undertaken for industrialization, urbanization, and the development of essential infrastructural facilities. The aim of this Act is to ensure the least disturbance to the owners of the land and other affected families. This is to be achieved by providing just and fair compensation to the affected families whose land has been acquired or is proposed to be acquired or are affected by such an acquisition. This Act also requires adequate provisions to be made for the resettlement of such affected families. These provisions should ensure that as part of the cumulative outcome of the acquisition, the social and economic status of the affected families should lead to an improvement from the pre-acquisition status and result in the families becoming partners in the development process.

In exercise of the powers conferred by sub-section (1) of Section 109 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Government of India framed the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement (SIA Consent) Rules, 2014. These rules are applicable in the case of the Government of NCT of Delhi and the land acquired within the NCT of Delhi. Figure 1.4 provides a summary of the above-mentioned Act and Rules, as applicable for the Social Impact Assessment study.

Figure 1.4: Relevant sections of the RFCTLARR Act 2013 and RFCTLARR (SIA & Consent) Rules 2014



The layout of the Report

Table 1.2: Layout of Chapters in the SIA Report

Chapter	Title	Sections within the Chapter
Executive Summary		
1	Introduction	This chapter includes the purpose of the report, project background, and need for the SIA.
2	Approach and Methodology	This chapter describes the approach and methodology for carrying out the Social Impact Assessment study for the Land acquisition for construction of the metro station.
3	Public Purpose	This chapter describes whether the proposed acquisition falls under the provisions of Public Purpose according to the law.
4	Land Assessment	This chapter assesses the ownership and use of the proposed land and looks at the past instances of land acquisition and the price of land in the area.
5	Analysis of Alternatives & Bare Minimum Land	Through the structural maps provided by DMRC and using the GIS technology, this chapter focuses on calculating whether the area under acquisition is the minimum required area; it also considers explores the possibility of alternative land available for the same purpose.
6	The Social Baseline	This chapter provides a description of the methodology for profiling the landowners, the study area description, the demographic profile of the landowners, and their economic activities.
7	Social Impact Assessment	This chapter considers the social impact of the proposed project, which is as follows: <ul style="list-style-type: none"> • Loss of land • Loss of rental income
8	Public Hearing and Responses to the Draft SIA Report	This chapter provides details of the discussions that took place during the public hearing and lists the responses to the draft SIA report.
9	SIMP Report	This chapter discusses the Social Impact Management Plan for land acquisition at Jaipuria Mills.

Chapter 2: Approach and Methodology for the Social Impact Assessment Study

2.1. AUD State SIA Unit

Ambedkar University Delhi (AUD) is a multi-campus university, specializing in teaching and research in the humanities and social sciences, established by the Government of National Capital Territory (NCT) of Delhi in 2007. The 13 academic Schools of the university are located in three campuses in Kashmere Gate, Karampura, and Lodhi Road, and cater to students studying in BA, MA, MPhil, and Ph.D programmes.

The **School of Human Ecology (SHE)** is one of the oldest schools of AUD, with a mandate of working on issues of ecology and society. It is among the first in Indian universities to offer an interdisciplinary MA programme in Environment and Development. This MA programme includes specialist courses taught by faculty, such as Environmental Impact Assessment (EIA), Social Impact Assessment (SIA), Environmental Law Policy and Governance (ELPG), Environmental and Ecological Economics (EEE), Urban Development and Ecology (UDE) and Displacement, Resettlement and Rehabilitation (DRR). SHE is also the first in India to offer a PhD programme in Human Ecology, an emerging discipline for studying the intersections of human society, non-human beings, and the biophysical environment.

Senior faculty members of SHE have worked for international institutions like the World Bank and International Finance Corporation (IFC) on projects related to resettlement and rehabilitation (R&R). They also offer training on best practices in R&R to practitioners, including public officials, researchers and NGOs. Faculty members have contributed to the development of national and global law and policy frameworks on displacement and resettlement. Their areas of expertise include livelihood restoration, SIA, risk and vulnerability assessment and methods of valuation and cost-benefit analysis used in environmental economics.

In 2017, with the notification under section 4(1) of the RFCTLARR, 2013(Annexure 1), the State Social Impact Assessment (SIA) Unit of AUD was identified as one of the institution by

the Lt. Governor of the National Capital Territory to conduct Social Impact Assessment (SIA) for the NCT Government. Till present the Unit has successfully completed its two SIAs for the Delhi government.

1. Social Impact Assessment for Land Acquisition in Revenue Estate Nangli Razapur, South East Delhi, in March, 2018
2. Social Impact Assessment for Land Acquisition in Revenue Estate Bakkarwala, West Delhi, in January, 2020

2.2 Profile of the SIA Team

The SIA study, survey, data processing, and preparation of SIA, including SIMP for the project, was undertaken by experienced and competent social scientists and guided by a multidisciplinary team of expert consultants. Team members included experts in the field of land assessment and GIS. These members are professionals in their respective and relevant domains and finalization of the SIA report, including SIMP. A brief bio-data of each of them is provided in the following paragraphs.

Professor Asmita Kabra, School of Human Ecology

Prof. Kabra completed her Ph.D. in Economics in February 2008 from the Centre for Economic Studies and Planning, School of Social Sciences, Jawaharlal Nehru University, New Delhi. Her doctoral work was on the impact of conservation-induced displacement on the livelihood of poor and marginal Adivasi communities. This was among India's first full-length studies of such displacement. She has over twenty years of experience of research and practice related to displacement, resettlement and rehabilitation in different parts of the country. Prof. Kabra has worked on a number of research projects, studies and consultancies related to conservation induced displacement in various Protected Areas in India. She has several publications in edited volumes as well as reputed peer-reviewed academic journals related to displacement and impact assessment, such as Impact Assessment and Project Appraisal, Land Use Policy, Conservation and Society, Social Change and Economic and Political Weekly.

Dr. Budhaditya Das, Assistant Professor, School of Human Ecology

Dr. Das has extensive teaching and research experience in human-environment interactions and issues of rural poverty and development in the Global South. He completed his PhD in Human Ecology from the School of Human Ecology, Ambedkar University Delhi. His doctoral work was on the history and transforming livelihoods of an Adivasi community living in forest villages of Madhya Pradesh, India. He has many years of teaching experience, having taught courses on gender, environment and development to postgraduate students in three public universities in New Delhi, India. He is currently teaching Environmental Law, Policy and Governance, Social Impact Assessment (SIA) and other courses at the School of Human Ecology.

Ms. Urvashi Mahtolia, Junior Research Assistant, School of Human Ecology

Urvashi graduated with a master's degree in Environment and Development from the School of Human Ecology, Ambedkar University Delhi (AUD), in 2021. Previously, she was a Research Consultant with the National Social Expertise team on a World Bank (IFC) sponsored project on Cumulative Impact Assessment of Renewable Energy Projects in the Thar desert region. She is working as a research consultant with Climate Asia. She has also been working with Land Conflict Watch since 2021 as a researcher, representing the state of Uttarakhand. She is proficient in field-based data collection, QGIS, RStudio and research and analytical skills.

Ms. Chhavi Bathla, Junior Research Assistant, School of Human Ecology

Ms. Chhavi has completed her master's degree in Environment and Development from the School of Human Ecology, Ambedkar University Delhi (AUD), in 2019. Previously, she has worked with Bharat Rural Livelihoods Foundation as a facilitator for their Certificate Program in Rural Livelihoods (CPRL). After which, she has been a part of an education project for the first-generation learners of the Sahariya Community at the Adharshila Shiksha Samiti in Madhya Pradesh. She has 1.5 years of experience of working with Indigenous communities and a critical understanding of forest based livelihoods. She is also proficient in field-based data collection methods and software, including ArcGIS, QGIS, and RStudio.

2.3. Objective and Scope of Work

The assessment of social impacts, as provided in this document, has been undertaken with the following objectives:

- i. To assess whether the proposed land acquisition for the project would serve public purpose;
- ii. To estimate the number of landowners, magnitude of land assets based on the actual holdings of the families and the number of families among them likely to be displaced physically or economically due to land acquisition;
- iii. To identify the extent of lands, houses settlements and other common properties likely to be affected;
- iv. To examine whether the extent of land proposed for acquisition is the bare minimum necessary;
- v. To find out whether an alternative site has been considered for the purpose;
- vi. To study the social impacts of the project by covering both direct land loser households as well as the indirectly affected households due to loss of common property resources (CPRs), socio-economic infrastructure etc. and the impact of these costs on the overall costs of the project vis-a-vis the benefits of the project;
- vii. To suggest remedial intervention measures by designing appropriate policies and programmes through a social impact management plan or mitigation plan (SIMP).

2.4. Approach of the Study

The approach to the SIA study was based on the Social Framework for Projects which is an overarching framework for SIA developed by Smyth and Vanclay (2017). The people's well-being lies at the heart of the Social Framework. The framework addresses all the environmental and social issues that affect people's well-being which is impacted by large projects. It encompasses people, community, culture, livelihood, infrastructure, housing, environment, and land, which need to be taken into consideration in projects. It is not merely limited to livelihood restoration but works towards safeguarding the full retrieval of people's well-being. It provides a tool for both practitioners and affected families to achieve overall well-being and helps the

projects reach their full potential of providing development opportunities (Smyth & Vancly, 2017).

For establishing the social baseline and undertaking the social impact assessment of the project, a participatory approach was adopted. All attempts were made to integrate perspectives of the affected families into the impact assessment process and in the identification of suitable mitigation measures. The participative approach allowed for:

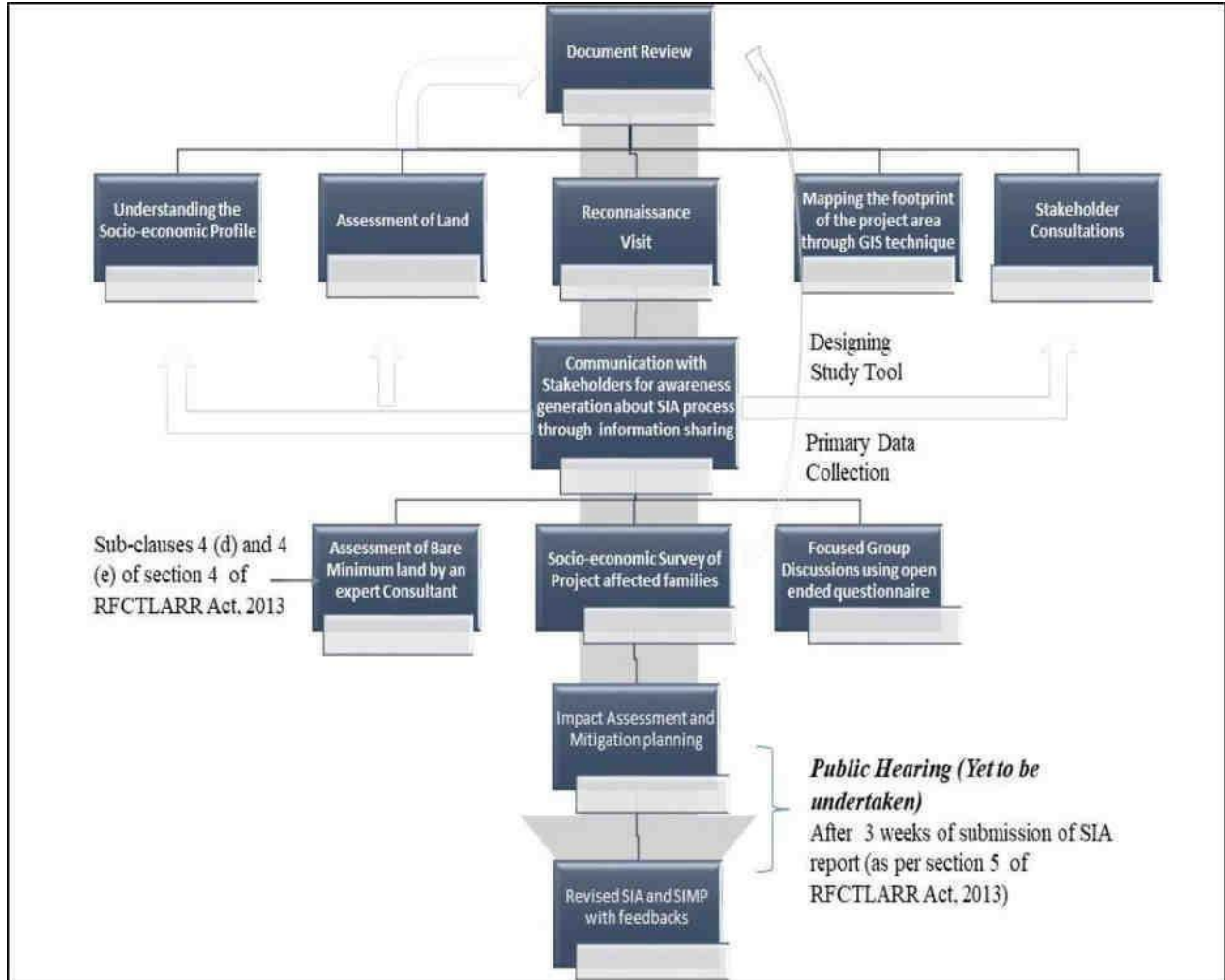
- Triangulation of the information available from secondary sources;
- Use of qualitative data made available by the landowners;
- Formulation of the socio-economic baseline based on a combination of primary qualitative and quantitative data;
- Development of a proper understanding of the landowners' perceptions of the project and its activities, and the impacts likely to be caused by the construction of the project, and the desirable mitigation measures;

The following section provides the methodology adopted for undertaking the baseline data collection and impact assessment of the project.

2.5. Study Methodology

As part of the SIA study, the AUD State SIA Unit completed the tasks and activities shown in Figure 2.1, as part of the procedure laid down for the acquisition of land in the RFCTLARR Act, 2013.

Figure 2.1: Process & Methodology for SIA study



2.5.1. Review of Relevant Documents

A desk-based review and assessment of the available primary and secondary data and information for the project area was carried out. Information about the project and the private land was requested and received from the Delhi Metro Rail Corporation (DMRC), land owners of Jaipuria Mills and HDFC Bank, and the District Magistrate's Office (Central Delhi). The same has been shown in Table 2.1.

A detailed description of these documents and the land assessment process is provided in Chapter 4 of the report.

Table 2.1: Description of land assessment process related documents

Date	Responsible Body	Description of Information Received
11.04.2022	Land & Building Department, Government of NCT of Delhi	Notification declaring the School of Human Ecology as the designated SIA Unit to carry out the Social Impact Assessment study.
30.05.2022	Office of the DMRC	Detailed Project Report and Area Map (Digitized and Hard Copy both)
01.06.2022	Mr. Abhinav Nautiyal (Representative of Jaipuria Mills)	<ul style="list-style-type: none"> ● Map of Jaipuria Mills ● Previous sale deeds of Jaipuria Mills ● Authorization document

2.5.2. Site Visits

Social Impact Assessment (SIA) process began with a screening of the significant and not-so-significant impacts. A reconnaissance site visit was undertaken by the AUD State SIA unit team on 06.04.2022 to understand all the components of the study, such as type of land, settlement pattern, etc., and identification of other receptors. After the reconnaissance site visit, the SIA Unit conducted two site visits to determine the scope of detailed household and infrastructure surveys. During these site visits, it was confirmed that the land to be acquired is located in Revenue village of Dilli Patti, which has now been changed to a commercial space and is known as Ghanta Ghar. It was found that all six landowners are not directly dependent on the land for their livelihood. One part of the land is being used by the HDFC bank as a tenant, while the rear part, which is in Jaipuria Mills, is an unutilized land.

Figure 2.2: Site visit of the SIA team in April 2022 along with the DMRC officials.



2.5.3. GIS Mapping of Land and Project Footprint

AUD State SIA Unit undertook the task of mapping the land that is proposed to be acquired. The first step was to identify the footprint of the project and perambulated the area of expected impact. The use of the Geographic Information System (GIS) was adopted for the representation and analysis of the geospatial data pertaining to the project and the project-affected families. The process helped in producing maps depicting the landholdings of individual project-affected families and the proposed area of acquisition. The determination of the area, individual landholdings, and proposed area of the acquisition were possible through the process. The results of the GIS Map can be seen in Figure 5.1 of Chapter 5.

2.5.4. Socio-Economic Survey and Focused Group Discussions

The principal method of assessing the social impact of the proposed land acquisition was through a socio-economic survey and several Focused Group Discussions (FGDs). The following survey instruments were used to elicit information in the process of data collection:

- Detailed Interview Schedule for the landowners;

The AUD SIA Unit team ensured transparency, involvement, and participation of landowners and informed them about the process laid down under the new law of land acquisition. Questions like what is the new RFCTLARR Act, 2013, what is SIA and the process of public hearing, and information about the AUD State SIA Unit were given to the landowners during the interviews.

2.6. Study Definitions

The following definitions were framed based on stakeholder consultations, mapping of the project area, and site visits:

Affected Area: As per clause (b) of section 3 in RFCTLARR Act 2013, affected area is any area that is notified for the purpose of acquisition. In the present case, the affected area is the private land of Dilli Patti Village (Khasra no.186) at Jaipuria Mills Kolhapur Road.

Landowners: As per clause (r) of section 3 in RFCTLARR Act 2013, landowners are defined as those whose names are recorded in the revenue records. The study has identified all the landowners who will get affected by the project. The list of landowners is provided in Chapter 4.

Market Value of Land: As per clause (u) of section 3 in RFCTLARR Act, 2013, the Market value of land determined is in accordance with section 26 of the Act. According to Section 26(1) of the Act, the Collector may determine the market value of the land by (a) assessing the market value specified in the registration of sale deeds or agreements; (b) assessing the average sale price for a similar piece of land located in the nearest vicinity; (c) agreed upon consented compensation, in case of land acquisition for private or public-private partnership project, whichever amount is higher.

Persons Interested: As per clause (x) of section 3 in RFCTLARR Act, 2013, person interested are all persons claiming an interest in compensation to be made on account of the acquisition of

land. The study has identified all the landowners who will get affected by the project. The list of persons interested is provided in Chapter 4.

2.7. Public Hearing and Social Impact Management Plan

According to section 5 of RFCTLARR Act, 2013 and sub-rule (1) to (11) of rule 8 of RFCTLARR, rule, 2014, a public hearing was conducted on 27.09.2022, three weeks after submitting the draft SIA report and the draft Social Impact Management Plan. The goal of the public hearing was to share the main findings of the SIA Study in the study area, seek views of all stakeholders and Project Affected Families on the findings, and add any additional information. Information and views received during the public hearing have been incorporated in the final SIA Report as per clause 8(10) of RFCTLARR (SIA & Consent Rules) 2014. Also, as per clause 8(9), complete and unedited video footage and transcript of the public hearing have been submitted along with the analysis in the revised SIA Report.

Chapter 3: Public Purpose of the Project

According to subsection (1) of Section 2 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, the Government can acquire land for its own use, hold and control, including for Public Sector Undertaking and for a public purpose, and public purpose includes the following:

- a) Strategic use by the armed forces, paramilitary, state police for national security;
- b) **Infrastructure projects** should include any of the item specified in the category of Transport, Energy, Water & Sanitation, Communication and Social & Commercial Infrastructure as explained in the notification of the Government of India in the Department of Economic Affairs;
- c) Projects related to industrial corridors, mining, national investment and manufacturing zone, sports, healthcare, tourism and space programmes;
- d) Housing projects for income groups specified by the government;
- e) Projects planned for the development of village sites, residential areas for lower income groups in urban areas;
- f) Projects involving agro-processing, warehousing, cold storage, marketing infrastructure, dairy, fisheries and meat processing cooperatives.

The aforementioned point (b) allows the Government to acquire land for a project that is planned for Infrastructure development. The proposed Janakpuri West - R. K. Ashram Marg Corridor via Azadpur, Pul Bangash and Sadar Bazar is an extension of Line-8 (Botanical Garden NOIDA to Janakpuri West). According to DMRC forecasts, the current footfall (daily boarding including interchanges) in Janakpuri West - R. K. Ashram Marg Corridor was around 5,50,719 in 2021, which is expected to reach 7,57,503 in 2031 and 10,26,359 by 2041. This forecast of transport demand carried out by DMRC supports the requirement of land for the expansion of the existing Delhi metro network.

The Delhi Metro Rail Corporation (DMRC) intends to acquire the land for the Mass Rapid Transit System (MRTS) project from Janakpuri West to R.K. Ashram Corridor at Jaipuria Mills

Kolhapur Road. The land is proposed to be used for the construction of the Sabzi Mandi/Ghanta Ghar Underground Metro Station. Considering the requirements of DMRC, it is noted that the land is required for an infrastructure project for the government. The acquisition of land for the same can undoubtedly be defined as a public purpose as per the definition of the RFCTLARR Act, 2013.

Chapter 4: Land Assessment

4.1. Introduction

The erstwhile revenue village of Dilli Patti has now been changed to a commercial space and as per the Delhi master plan, 2021, identified as the Sabzi Mandi/Ghanta Ghar area. However, the area is still referred to as Dilli Patti in the revenue records. The area comes under Zone 'A' of a walled city where there are many important roads and streets with traditional infrastructure characteristics. This area is one of the core business districts of Delhi and is a hub of urban commercial activities. Since the 1990s, to improve the accessibility to the area, many land acquisitions have taken place, especially for the Construction and expansion of the Mass Rapid Transit System.

Most of these acquisitions were done under the Land Acquisition Act of 1894 (now repealed) using the public purpose clause. At present, under the new LARRA 2013, the government has proposed to acquire 170 square meters (0.170 hectares) of private land for constructing the over ground exit/entry of the Ghanta Ghar/Sabzi Mandi metro station.

The land proposed for acquisition falls under Khasra No.186 of Dilli Patti Village at Jaipuria Mills, Kolhapur Road. It is located on the old G. T. Karnal Road near the clock tower at Sabzi Mandi. As per existing revenue records, there are six individuals who own shares of this land. The land under acquisition is divided into two parts. On the front side, i.e., the land adjacent to the G.T. Karnal Road has a commercial building used by HDFC Bank as a tenant. While the rear side of the land is an unutilized land which is a part of Jaipuria Mills.

Figure 4.1: The front part of the proposed project site used by the HDFC bank as tenant



Figure 4.2: Rear unused of the proposed project site owned by the Jaipuria Mills



4.2. Ownership and Use of Proposed Land Acquisition

The land proposed for the construction of entry/exit of MRTS at Jaipuria Mill is governed by the Delhi Land Reforms Act, 1954, and is owned by residents of the area. The land proposed for acquisition falls under Khasra no. 186. Three land owners bearing the part of the land are unwilling to relinquish their land and have cited economic dependence on it. The land has been currently leased to the Sabzi Mandi branch of HDFC bank and the bank pays a monthly rent to the (03) three landowners. They are apprehensive about the acquisition as the loss of their rental income will significantly affect their overall income. The owners of Jaipuria Mills who jointly own the rear part of the land have no issues with the acquisition. The legal representative of their land has reported that the land under acquisition is an unutilized land and the construction of the metro station will increase their overall property value.

There will be no physical displacement of any family or individual on account of the proposed acquisition. The said land does not involve any homestead and there are no homes or residential buildings on the said land. Table 4.1 lists the name of landowners, land use, the area proposed for acquisition and the individual share of each landowner in the area proposed for acquisition. The impact of the acquisition on each family has been documented in Chapter 5 of this report. Section 3(r)(i) defines a landowner as any person “whose name is recorded as the owner of the land or building or part thereof, in the records of the authority concerned”.

Table 4.1: Land Use, Landowners for proposed acquisition

S. No	Name of Landowners	Land Use	Total Area in Sq. meter.	Share in the total area
1.	Mr. Sandeep Bajaj	Front side, building on lease to HDFC bank (Commercial)	117 sq.m.	37.5%
2.	Mrs. Ritika Bajaj			12.5 %
3.	Mr. Rajinder Kumar Bajaj			50 %
4.	Mr. Jai Prakash Agarwal	Rear side, unutilized land	53 sq. m.	The proposed project site is a part of Jaipuria Mills owned by all the landowners
5.	Mr. Om Prakash Agarwal			
6.	Mr. Shri Prakash Agarwal			

4.3. Past Instances Land Acquisition in Dilli Patti Village/Sabzi Mandi

As per the records of DDA, land has been acquired in Dilli Patti village several times for different purposes related to the MRTS (as depicted in Table 4.2). In 1997, a total of 15 Bigha and 17 Biswa (17,325 Sq. Mtr.) land was acquired at Ram Bagh in Dilli Patti Village for the construction of the Mass Rapid Transit System in Delhi. To determine the compensation and fair market price for the acquired land, the sale prices of similar land parcels sold over five years in the neighborhood, before the date of notification for Ram Bagh, were considered.

In the year 2000, notification was issued for the acquisition of 5600 Sq. Mtrs of land at Pul Bangash-Roshnara Road in Village Dilli Patti for construction of Mass Rapid Transit System in Delhi. For determining the market value of land in this case, two methods of valuation were considered. In the first method, the recorded sales records of similar land parcels in the vicinity of the site of the acquisition were considered. However, it was observed that the areas had limited recorded sale transactions; hence, the method was considered unsuitable. The second method considered the schedule of market rates of land in several Delhi localities, intimated by the Department of Urban Development, Ministry of Urban Affairs and Employment (No. J-22011/4/95-LD, 16,04,1999). The indicative market price based on the second method was finalized.

In 2005, another notification was issued for land acquisition at Pul Bangash for extension of Pul Bangash station of MRTS. The two similar methods of valuation were considered for arriving at fair market value, and the final market value was arrived at (based on the 1999 notification) by considering the schedule of market rates of land in several Delhi localities, intimated by the Department of Urban Development, Ministry of Urban Affairs and Employment. In 2007 acquisition was done for an additional land requirement the for Pul Bangash metro station. In this case, the for determination of fair market price, several factors were taken into consideration such as land use, proximity to developed areas, potential of future land use and existing facilities.

The last land acquisition in the village was in 2007 when an additional 92.36 Sq. Mtrs of land was acquired for the Pul Bangash metro station. Table 4.2 lists the date and purpose of all acquisitions of land in Village Delhi-Patti from 1997 to 2007, including the area of acquisition,

the number of landowners, and the monetary compensation paid to the land losers. It can be seen in the given table that the rate of compensation has changed over time due to various public and institutional interventions.

Table 4.2: Land Acquisition in Dilli Patti/Sabzi Mandi 1997-2007

Year of acquisition	Purpose of Acquisition	Area of Acquisition	No. of Land Owners as per notification	Rate & Terms of compensation	Total compensation (In Rs.)	Revised compensation (In Rs.)
28.07.1997	Construction of Mass Rapid Transit System	17,325 sq. mtr. (15 Bigha 17 Biswa)	63 claims	Rs. 1247 per square meter, Solatium 30% Under LA Act, 1894.	5,20,63,516	
17.10.2000	Construction of Mass Rapid Transit System	5600 sq. mtr. (4714.63 sq. mtr. private possession + 885.37 sq. mtr. public land)	54 claims	Rs. 6930 per square meter, Solatium 30% Under LA Act, 1894.	5,71,71,789	8,568/- per sq. mtr.
17.02.2005	Extension of Pul Bangash station of MRTS	425 sq. mtr.	3 claims	Rs. 6930 per square meter for residential; Rs. 14490 for commercial, Solatium 30% Under LA Act, 1894	95,65,347	
10.01.2007	Additional land for Pul Bangash metro station	92.36 sq. mtr.	1 claim	Rs. 34,204 per square meter for commercial, Solatium 30% under LA Act, 1894	69,85,885	

² Monika Kapoor vs. Union of India, 2007; Avtar Singh vs. Union of India, 2007

4.4. The Price of Land in Dilli Patti Village/ Ghanta Ghar

According to the LARR Act 2013, the compensation for land acquisition is to be calculated by the Collector following a procedure and criteria laid down in Sections 23, 26 and 27 of the law. The compensation has to be based on the market value of the land, and owners have to be paid this value along with the solatium (100 percent of the market value) and the value of all assets attached to the land (Sections 26(2) and 27 read with the First Schedule to the Act).

Also, the value for the attached asset (building) should be done on the basis of section 29 (1) of the law. According to which the appropriate government should determine the market value for building or immovable asset by using services of a competent engineer or other specialist of the relevant field.

The market value of land that is assessed by the Collector is the key criterion that will mitigate the impact of this acquisition since all the landowners are only losing land and attached asset (building). There is no physical or livelihood displacement associated with the acquisition. As per section 26(a) of the law, the value given in sale and registration deeds of land purchases is one of the criteria by which the market value of the land is determined.

Chapter 5: Analysis of Alternatives and Estimation of Bare Minimum Land

5.1. Alternative Sites for the Proposed Road

The process of analysis of alternatives attempts to consider the most efficient way of meeting the purpose of the project while also considering the environmental factors and avoiding other significant potential negative impacts. In the proposed project, DMRC has finalized the sites after considering social and environmental impacts, better integration of the existing network, traffic, and the complete financial as well as economic viability. The underlying principles considered by DMRC for evaluating the projects include minimum acquisition of private land, least disturbance to existing ecology, plants and biodiversity, and minimum disturbance to properties and people, among other parameters (DMRC, 2020). Given that the proposed land area has been considered by DMRC after careful evaluation, and has been finalized as the proposed route for the metro project, no other alternatives can be suggested.

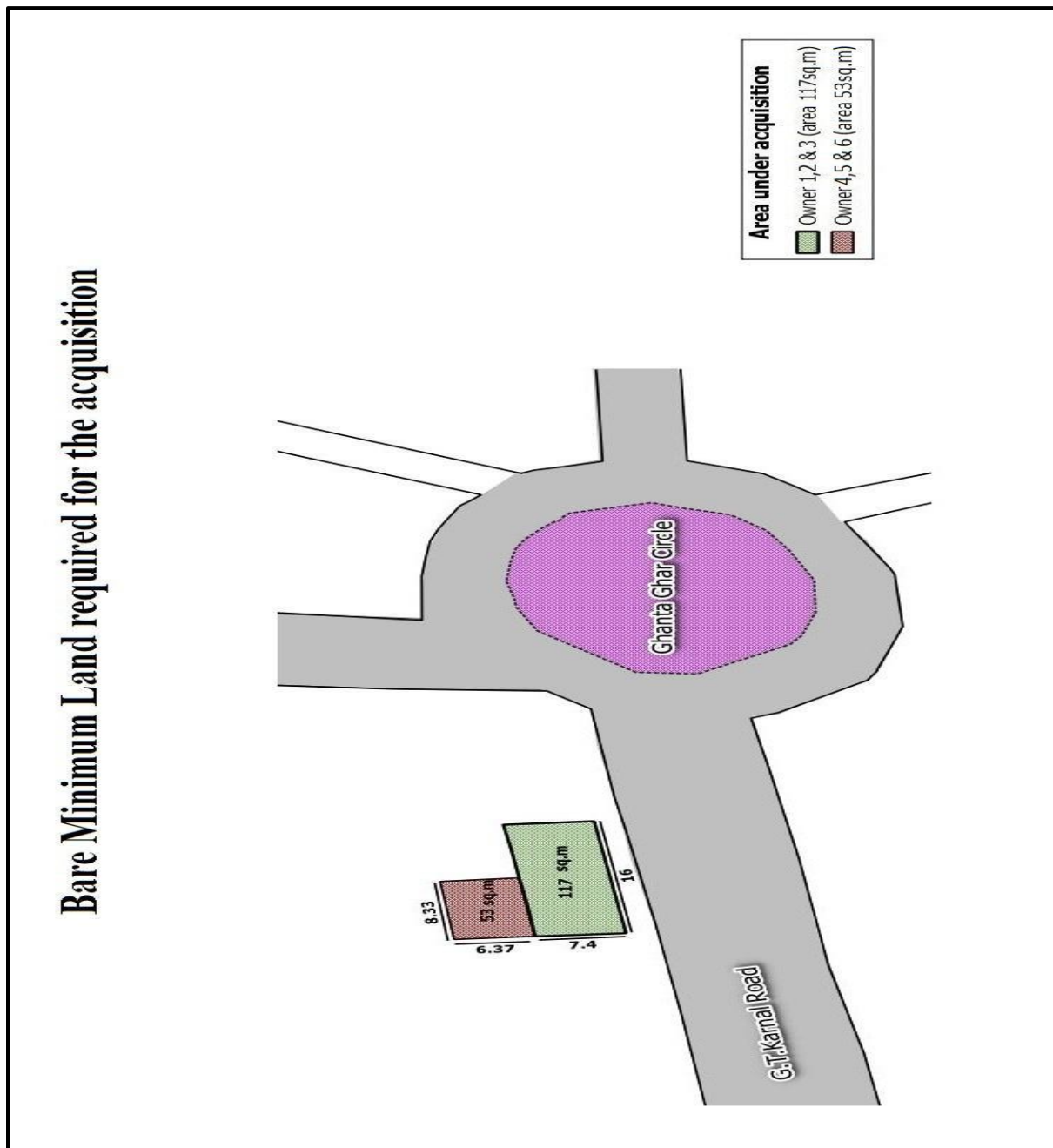
5.2. Bare Minimum Land

In accordance with subsection (4)(d) of section 4 of the RFCTLARR Act, 2013, the SIA Unit is responsible for assessing whether the extent of land proposed for acquisition is the absolute bare minimum extent needed for the project. AUD State SIA Unit conducted the task of assessing the bare minimum extent of land necessary for the construction of the proposed over ground entry/exit of the Sabzi Mandi/Ghanta Ghar underground Metro Station.

As per the survey, remote sensing and GIS mapping (depicted in Figure 5.1) conducted by the State SIA Unit, the bare minimum land required for completing the project has been estimated to be 170 square meters. The land under acquisition is divided into two parts. The front side, i.e., the land adjacent to the G.T. Karnal Road has a commercial structure (117square meters) used by HDFC Bank as a tenant and the rear side of the land is an unutilized area (53 square meters) and is a part of Jaipuria Mills. This is equal to the land (170 square meters) that is proposed to be acquired by the Requiring Body (DMRC) as per section 4(1) notification issued by GNCTD (Annexure 2). Therefore, it is established that the land required for the project is the absolute

bare minimum extent needed for the project, as per sub-section 4(d) of Section 4 of the RFCTLARR Act, 2013.

Figure 5.1: GIS map of bare minimum area required for acquisition



Chapter 6: The Social Baseline: Socio-Economic Profile of landowners

This chapter provides an understanding of the socio-economic profile of the district where the study area is located, followed by a detailed baseline of the Project Affected Families. The baseline for the district is based on the Census data, and district level information is based on primary data collection and analysis. The data and analysis contained in this chapter are based on the methodology described in Chapter 2 of the Study.

6.1. Socio-Economic Profile of Central Delhi

The National Capital Territory of Delhi is located between the Himalayas and Aravalli ranges and can be divided into three segments, namely the Yamuna flood plains, the ridge and the plains. It is located in northern India between the latitudes of 28 degree 25 minutes to 28 degree 53 minutes North and longitudes of 76 degree 50 minutes to 77 degree 22 minutes East. The study area is situated in Central district of NCT of Delhi. As discussed in Section 1.1 of Chapter 1, this study area includes the area proposed for acquisition at Village Dilli Patti at Jaipuria Mills, Kolhapur Road.

According to the census of 2011, Delhi has a population of about 1.6 crore, of which 97.5 percent occupy the urban areas and only 2.5 percent live in the rural areas. Due to unprecedented development and progress in the city, the population rise and density of people per square km. are considerably high as compared to the total area of the city. The 2011 census data records show that the area under acquisition comes within the North District of Delhi. The Civil Lines area is considered to be the sub-divisions of the North District. However, in 2012, with the addition of two new revenue districts i.e., Shahdara and South-East Delhi and change in the area acquired by other districts, the sub-division Civil Lines got included in the Central district of Delhi.

The North district of Delhi administers an area of 61 square kilometers and has a density of 14,557 per square kilometer. It has a population of 8,87,978 which accounts for 5.3% of Delhi's population. The total population of the North district includes 475,002 males and 412,976 females.

Table 6.1: Districts and Sub-districts of NCT Delhi

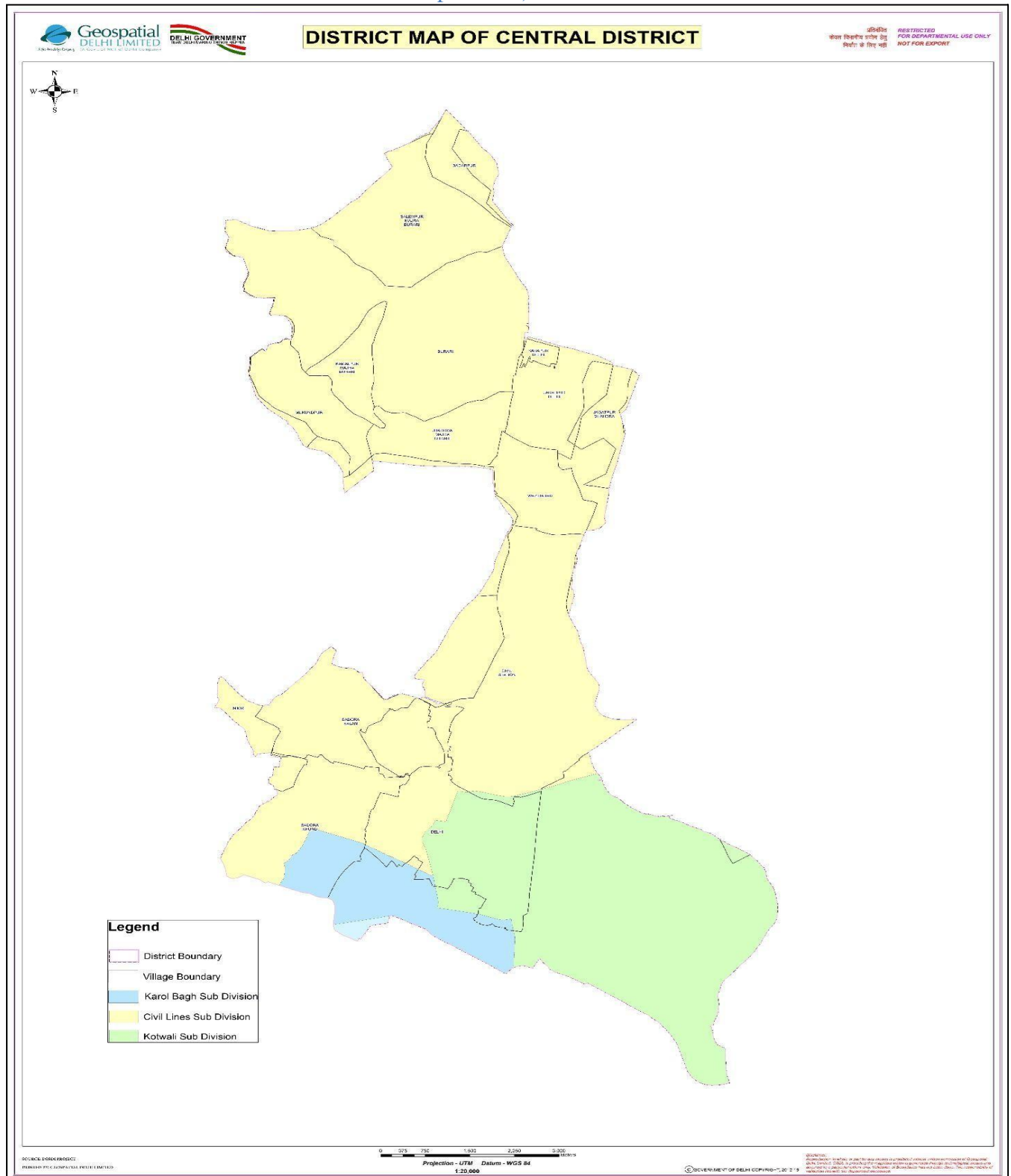
S. No.	Districts	Sub-Divisions
1.	Central	Kotwali, Karol Bagh, Civil Lines
2.	East	Gandhi Nagar, Preet Vihar, Mayur Vihar
3.	South	Saket, Hauz Khas, Mehrauli
4.	South East	Defence Colony, Kalkaji, Sarita Vihar
5.	South West	Dwarka, Najafgarh, Kapashera
6.	Shahdara	Seemapuri, Shahdara, Vivek Vihar
7.	West	Patel Nagar, Rajouri Garden, Punjabi Bagh
8.	North Delhi	Model Town, Narela, Alipur
9.	North East	Yamuna Vihar, Karawal Vihar, Seelampur
10.	North West	Saraswati Vihar, Rohini, Kanjhawala
11.	New Delhi	Chanakyapuri, Vasant Vihar, Delhi Cantt.

Source: Compiled from the website of the Revenue Department, Government of NCT of Delhi

Table 6.2: Demographic profile of project region (Census, 2011) *According to census data 2011, the project site which comes under the sub-division Civil Lines, comes under the North District of Delhi.

Description	Delhi	North Delhi	Civil Lines
Population	16787941	887978	688616
Rural (%)	2.5	1.9	2.6
Urban (%)	97.5	98	97.4
Male population	8987326	475002	367522
Female population	7800615	412976	321094
Sex Ratio	868	869	874
Literacy rate (%)	86.2	86.9	87.7
Male literacy rate (%)	90.9	90.9	92.3
Female literacy rate (%)	80.8	82.2	82.4
Total Main workers (%)	31.61	33.4	32.8
Male (%)	50.77	29.0	28.2
Female (%)	9.55	4.3	4.6
Total Marginal Workers (%)	1.67	1.4	1.4
Male (%)	2.22	1.0	0.9
Female (%)	1.03	0.4	0.4
Total Non-workers (%)	66.72	66.6	67.2
Male (%)	47.02	24.5	25.2
Female (%)	89.42	42.1	42.0

Figure 6.1: Map showing Central Delhi district and its sub-divisions (Source: Revenue Department)



6.2. About Ghanta Ghar/Sabzi Mandi

Sabzi Mandi area comes under the Civil line sub-division of the Central district in NCT Delhi. Previously, according to the census of 2011, the sub-division of Civil Lines was within the North Delhi District. However, in 2012, with the addition of two new revenue districts i.e., Shahdara and South-East Delhi, and change in the area acquired by other districts, the sub-division Civil Lines was included in the Central district of Delhi.

The population of the Civil Lines sub-district is 688616 people. Among them, about 367522 are male, and 321094 are female. Out of the total population, only 2.6% is rural while 97.4 % is urban population. The total number of households in Civil Lines Tehsil is 139116. The total Literacy rate is 87.7%, out of which total male literates are 92.3%, and female literates are 82.4%.

Sabzi Mandi is particularly a very busy area with lots of commercial activities and businesses. It is mostly recognized by its prime landmark Ghanta Ghar or the clock tower, which is a colonial addition to the city. The location of Ghanta Ghar is marked as the center of the city, and the tower stands in the middle of a roundabout where the busy G T Karnal Road intersect Roshanara Road.

Figure 6.2: Ghanta Ghar and adjoining market



6.3. Socio-economic profile of the landowners

Table 6.3: Scio-economic profile of land owners

S.No.	Name	Land Share	Primary Occupation	No. of dependents	Loss due to land acquisition	Total Income (in Rs/annum)	No. of family members
1.	Mr. Sandeep Bajaj	37.5 %	Business	3	1. 100% asset loss 2. Loss of rental income	22 lakhs	4
2.	Mrs. Ritika Bajaj	12.5 %	Home Maker	0	1. 100% asset loss 2. Loss of rental income	Not reported	4
3.	Mr. Rajinder Kumar Bajaj	50 %	Retired	1	1. 100% asset loss 2. Loss of rental income	Not reported	6
4.	Mr. Jai Prakash Agarwal	NA	Business	3	100% asset loss	50 lakhs	1
5.	Mr. Om Prakash Agarwal	NA	Business	0	100% asset loss	50 lakhs	1
6.	Mr. Shri Prakash Agarwal	NA	Business	1	100% asset loss	50 lakhs	2

The landowners at serial no. 1, 2 & 3 reported that they had a serious and collective objection to the proposed acquisition of land. Their total rental income from the commercial property is Rs. 2.62 lakh per month. Based on their shares, the rental income is Rs. 98250/- for Mr. Sandeep Bajaj, Rs. 32,750/- per month for Mrs. Ritika Bajaj, and Rs. 1,31000/- per month for Mr. Rajinder Kumar Bajaj. The rental income increases at the rate of 15% after every three years, and the property was leased for 9 years in 2019–20.

In view of the considerable income generated from their property, landowners 1, 2 & 3 are unwilling to part with this land. It is a principal source of their household income, and the monetary compensation will not be sufficient to compensate for the loss in rental income as well as future streams that can potentially be generated from the land. The landowners at serial no. 4, 5 & 6

(represented by their legal representative) reported that the Jaipuria Mills Company has no issue with the land acquisition as the land is an unutilized area. Moreover, the construction of the metro station near their property will increase the value of their whole property.

Chapter 7: Social Impacts of Land Acquisition

The proposed acquisition of 170 Sq. Mtr. of land will primarily have an impact on the land holdings of the landowners. Section 3 (r) and (x) of RFCTLARR Act 2013 defines a landowner and interested person.

The social impact of land acquisition is likely to be limited in this particular instance, since the area proposed for acquisition is not a residential area, and none of the residents will experience any involuntary resettlement. There is no livelihood dependence, hence no rehabilitation will be required.

After comparing the social costs of the project vis-à-vis the benefits that will accrue to the landowners once the project is completed, the AUD State SIA Unit is of the view that:

1. The proposed road project fulfills the criteria set by sub-section (4) of section 4 of RFCTLARR Act 2013, which requires that the project serves the public purpose and the bare minimum amount of land is being acquired for it.
2. The costs that will be incurred by the potential project-affected families can be mitigated and are not completely irreplaceable.

Therefore, land can be acquired as requested by the Requiring Body (DMRC) so that the project can be completed. However, land should be acquired by the Land and Building Department, GNCTD, keeping the following considerations in mind:

1. Compensation amount awarded to the landowners based on the market value of the land.
2. Compensation for loss of attached asset (building) at market value as per section 29(1) of the Act.

It was found that all six landowners (Table 4.1) are not directly dependent on the land for their livelihood, although three of the landowners depend on it for rental income. The front part of the land is being used by the HDFC bank as a tenant, while the rear part, which is in Jaipuria Mills, is an unutilized land. Three (03) land owners bearing the part of the (HDFC bank occupied) land are unwilling to relinquish their land and have cited economic dependence on it. They are

apprehensive about the acquisition and stated that the loss of their rental income will significantly affect their overall income. However, the (03) three Jaipuria Mills owner have no issues with the acquisition. They are willing to give the land on the condition that they receive a fair market value of their property.

Chapter 8: Public Hearing and Responses to the Draft SIA Report

8.1 Preliminary Steps: Report Dissemination and Publicity

The State SIA Unit submitted the draft Social Impact Assessment Report on 05.09.2022 to the Land and Building Department, GNCTD, and District Collector, Central Delhi, according to the procedure laid down for acquisition of land in the RFCTLARR, 2013. The soft copies and print copies of the report were available at the State SIA Unit, AUD. They were made available to all stakeholders on request. Following its publication, as per Section 5 of the Act, the State SIA Unit was required to organize a public hearing (*jan sunwai*) in Village Dilli Patti to discuss its findings and recommendations. Rule 8 of the RFCTLARR (Social Impact Assessment and Consent) Rules, 2014 lays down the procedure for conducting public hearings in a transparent manner and with effective participation by the local community and Project Affected Persons. The following steps were taken in order to ensure that all stakeholders were informed about the hearing and had adequate time to read the draft SIA report.

The premises of Jaipuria Mills in Kolhapur Road was chosen to be the most appropriate venue. The meeting was scheduled to be held on Tuesday, 27.09.2022, three weeks after the draft SIA report had been shared publicly. A public notice informing the general public about the meeting was published in one of the largest selling Hindi dailies of the National Capital Region, *Dainik Jagran*. The advertisements, published on 06.09.2022, clearly mentioned the date, time, and venue of the proposed hearing (See Annexure 6).

Finally, invitations and requests for participation were sent to elected representatives, Municipal Ward representatives, officials of the Requiring Body (DMRC) as well as the Member of Parliament (MP) from Central Delhi Lok Sabha Constituency and Member of Legislative Assembly (MLA) from Chandni Chowk, in whose area Village Dilli Patti is located. Officials and representatives were requested to attend the hearing or send their representatives to participate in it. They were also encouraged to read the draft SIA report.

8.2. Proceedings of the Public Hearing (*Jan Sunwai*)

The public hearing was organised on Tuesday, 27.09.2022 at Jaipuria Mills, Clock Tower at Village Dilli Patti. The meeting commenced around 11:30 am in the presence of landowners, public officials and other guests. The list of members of the Requiring Body and public officials who participated in the meeting has been included in Annexure 7. To start the meeting, the State SIA Unit welcomed the public officials and DMRC officials by presenting bouquets on behalf of Dr. B.R. Ambedkar University Delhi to the dignitaries as a gesture of appreciation.

Figure 8.1: State SIA Unit team organizing the public hearing



Dr. Budhaditya Das, Principal Investigator, State SIA Unit, School of Human Ecology, Dr. B.R. Ambedkar University Delhi, opened the meeting by welcoming all participants, including officials from the District Collector's office and DMRC. Dr. Das explained the context and purpose of the public hearing, the roles and responsibilities of various participants and the expected outcomes from it. He then invited Prof. Asmita Kabra, Professor, School of Human Ecology, Dr. B.R. Ambedkar University Delhi, to speak about the SIA Unit and the new land acquisition law of 2013.

Prof. Kabra informed the audience about the empanelment of AUD as a State SIA Unit by the Government of NCT of Delhi to carry out Social Impact Assessments. She described the importance of the new law, RFCTLARR 2013 and the provisions under it. She also explained the process followed after the completion of the SIA study. After this introductory account, Dr. Das presented a synopsis and principal findings of the Social Impact Assessment that had been

carried out in the past five months.

Dr. Das started the presentation by apprising everyone about the major findings in the area proposed for acquisition. He then presented the impacts of the proposed acquisition on the landowners and spoke about the potential losses of landholdings and loss of rental income. He finally discussed the main conclusions and recommendations of the SIA study.

After Dr. Das, the public officials took turns to speak about the proposed land acquisition, the process of land acquisition and SIA. Mr. Dharmendra Kumar, ADM (Central) apprised the audience about the SIA process, the related redressal mechanism and acknowledged the role of the SIA study in ensuring a smooth land acquisition. The DMRC officials talked about the Janakpuri West to R.K. Ashram Corridor and explained the requirement of land for the said project of DMRC.

Figure 8.2: From Left to right: ADM (Central Delhi) and DMRC official speaking at the public hearing.



After the presentation by the SIA Unit, Dr. Das opened the floor for the participants at the public hearing to put forward their objections and suggestions regarding the draft SIA report. Dr. Das moderated the discussion while SIA Unit members encouraged members of the audience to come forward and speak. Three members of the audience spoke in the ensuing discussion session. Among them, there were two landowners, namely, Mr. Sandeep Bajaj and Mr. Rajinder Kumar Bajaj. The remaining one participant also spoke on behalf of Mr. Rajinder Kumar Bajaj. The objections and concerns raised by every participant at the public hearing was duly noted and has

been discussed in Section 8.3 in this chapter. The meeting ended with refreshments for all participants, who had patiently sat through the public hearing for two hours, listened to all speakers, voiced their opinion, and engaged with the ensuing discussion.

Figure 8.3: Landowners speaking at the public hearing



In this manner, the public hearing, one of the key features of the Social Impact Assessment study, was successfully completed. There were around 15 people who attended the hearing, including the landowners likely to be affected by land acquisition (See Annexure 7 for the list of participants). Participants were able to discuss their concerns, aspirations and apprehensions related to acquisition with the public officials in a fair and transparent manner, without any fear or pressure, in keeping with the spirit of the 2013 legislation. In the next section, the report considers the objections and concerns that have been raised by the landowners in the public hearing.

8.3. Response to objections and suggestions

The objections received during the public hearing, and suggestions made to them are summarized in Table 8.1.

Table 8.1: Objections and suggestions of landowners and response of SIA Unit

S.No	Date of Receiving Objection	Name of Person/PAF raising the objection	Nature of Objection/ Submission	Details of the Objections & Feedbacks received	Response of the SIA Unit
1.	27.09.2022	Mr. Sandeep Bajaj	Oral	<p>1.Provided details of his annual income and rental income derived from the land under acquisition.</p> <p>2.Reiterated his unwilling to give land because of dependence on rental income.</p> <p>3.Requested to consider the alternative (acquisition site) suggested by some landowners.</p>	<p>1 and 2: Objection has been duly noted and relevant changes made in the report.</p> <p>3.DMRC officials present in the public hearing responded that the current site has been finalized after considering most of the required parameters. Hence, no alternative can be considered now.</p>
2.	27.09.2022	Mr. Rajinder Kumar Bajaj	Oral	Reiterated his unwilling to give land because of dependence on rental income.	

8.4. Conclusion

All the objections raised during and after the public hearing have been duly noted and appropriate changes were made in the final SIA report. A list of objections raised by the landowners and the suggestions made by the State SIA Unit to those objections has been summarized in this report (please refer to section 8.3, Table 8.1.). No objections were received in writing.

This concludes the process and responsibilities of the State SIA Unit with regard to Social Impact Assessment for the proposed land acquisition in Village Dilli Patti. All the steps necessary to carry out the Social Impact Assessment have been fulfilled, as per the Right to Fair Compensation and Transparency in Land Acquisition, Resettlement and Rehabilitation Act, 2013, as well as RFCTLARR (Social Impact Assessment and Consent) Rules, 2014.

Chapter 9: Social Impact Management Plan



Figure 9.1: HDFC bank branch at the site of acquisition.

9.1. Introduction

The draft Social Impact Mitigation and Management Plan (SIMP) is part of the Social Impact Assessment for Land Acquisition in Revenue Estate of Dilli Patti, Central Delhi report (hereinafter referred to as SIMP report). The SIMP has been prepared as part of the Social Impact Assessment, which has been carried out as per the Gazette Notification issued by the Land and Building Department, Government of NCT of Delhi on 11.04.2022 (Notification F.No. 9(15)/MRTS/L&B/LA/2020/262).

The Land and Building Department intends to acquire land measuring 170 square meters pertaining to Khasra No. 186 of Dilli Patti Village at Jaipuria Mills Kolhapur Road.

The said land is required by the Delhi Metro Rail Corporation (DMRC) for the Mass Rapid Transit System (MRTS) project from Janakpuri West to R.K. Ashram Corridor at Jaipuria Mills Kolhapur Road. The land is proposed to be used for the construction of the overground exit of the Sabzi Mandi/Ghanta Ghar underground metro station.

The State SIA Unit at Dr. B.R. Ambedkar University Delhi has carried out a study assessing the social impacts of this proposed acquisition. On the basis of social impacts identified in the SIA report, the strategies presented in this SIMP are based on interactions with key stakeholders as well as relevant provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (RFCTLARR Act, 2013) and RFCTLARR (SIA and Consent) Rules, 2014. This report includes the recommendations, entitlement framework and Computation of entitlements and roles and responsibilities for the finalization, monitoring of the Land Acquisition, Rehabilitation and Resettlement award.

9.2. Recommendations for the Acquisition of Land

After comparing the social costs of the project vis-à-vis the benefits that will accrue to the society and residents of Dilli Patti village once the project is completed, the AUD State SIA Unit is of the view that:

The proposed MRTS project fulfills the criteria set by sub-section (4) of section 4 of RFCTLARR Act, 2013, which requires that the project serves the public purpose and the bare minimum amount of land is being acquired for it.

1. The costs that will be incurred by the potential landowners can be mitigated and are replaceable.
2. Therefore, land can be acquired as requested by the Requiring Body so that the project can be completed.

However, the acquisition of land should be subject to the conditions laid down below, which in turn, are based on the above cost-benefit analysis.

1. Compensation amount awarded to the Land Owners based on Fair Market Value of Land

The social impact of land acquisition is likely to be limited in this particular instance since the area proposed for acquisition is not a residential area, and none of the affected landowners will experience any involuntary resettlement. The proposed acquisition of 170 Sq. Mtrs. of land will primarily have impact on the total holdings of the landowners.

It was found that all the (06) six landowners are not directly dependent on the land for their livelihood. The rental income drawn from one part of the land, which has been currently been leased out for commercial purposes to the HDFC Bank Sabzi Mandi Branch, is a critical source of income for three (03) landowners. The other part of the land, in the rear, is currently unutilized and does not generate any income. The landowners who have commercially leased out their property are **strongly unwilling to relinquish their land** due to their economic dependence on it. They are apprehensive about the proposed acquisition and believe that the monetary compensation may not be sufficient to compensate for the loss in rental income as well future income streams that can be potentially generated from this land. On the other hand, the (03) three property owners of Jaipuria Mills, who own the rear part of the land, have given their consent for the MRTS project. They are willing to give their land on the condition that they receive a fair market value of their property.

As discussed in Chapter 4 of the SIA report, the criteria for determining market value will be the key aspect of impact mitigation for landowners. Landowners will give their consent for the acquisition and MRTS project **if and only if** their property is valued at **replacement cost** and compensation is awarded in line with the principle of replacement cost. The Environmental and Social Framework of the World Bank defines replacement cost as “a method of valuation yielding compensation sufficient to replace assets, plus necessary transaction costs associated with asset replacement”. Where functioning markets exist, replacement cost is the market value as established through independent and competent real estate valuation, plus transaction costs.

9.3. Entitlement Matrix for the landowners

Table 9.1 provides the entitlements of the landowners as per the provisions of the RFCTLARR Act, 2013, and table 9.2 provides the share of their landholdings and compensation. As discussed in the SIA report, the social impact of land acquisition is likely to be limited since the area proposed for acquisition is not a residential area, and none of the affected landowners will experience any involuntary resettlement. Only two types of losses will occur with this acquisition: loss of land for all six (06) landowners and loss of immovable property for three (03) landowners. The entitlement matrix has been prepared accordingly.

According to Section 31(1) and Second Schedule of the Act, the entitlements of each landowner will also include one of the following options apart from monetary compensation for the loss of land:

Table 9.1: The entitlements of the landowners

S.No	Type of loss	Unit of entitlement	Entitlement Framework as per the provision of RFCTLARR Act, 2013
1.	Loss of Land	The SIA report has identified 6 landowners. All the landowners will get a share of the compensation according to their respective shares in the land, if the land is acquired (see Table 9.2 of the SIMP report).	As per the provision of sections 26 (1) and 31(1) of RFCTLARR Act, 2013, land will be acquired on payment of compensation as per Act 2013. (i) Market value as per the Indian Stamp Act, 1899 for the registration of sale deed or agreement to sell, in the area where land is situated; or average sale price of similar type of land situated in the nearest vicinity area, ascertained from the highest 50% of sale deeds of the proceeding 3 years. (ii) Plus 100% solatium and 12% interest from the date of notification to award. (iii) As the project falls under urban area, there is no multiplier factor.
2.	Loss of Immoveable Property	Three landowners will lose a permanent structure (building which is currently rented by the HDFC bank) constructed on their land.	The value of the building and the loss incurred by the landowner will be calculated as per Section 29 of the Act.

Table 9.2: Share of Landowners in landholdings and compensation

S.No	Identified Landowners	Share of Landholding as per the revenue records	Share of Monetary Compensation
1	Mr. Sandeep Bajaj	37.5 %	37.5%
2	Mrs. Ritika Bajaj	12.5 %	12.5%
3	Mr. Rajinder Kumar Bajaj	50 %	50%
4	Mr. Jai Prakash Agarwal	NA	NA
5	Mr. Om Prakash Agarwal	NA	NA
6	Mr. Shri Prakash Agarwal	NA	NA

9.4. Roles and Responsibilities for Compensation and Rehabilitation and Resettlement

This section deals with roles and responsibilities of various institutions for successful implementation. The role and responsibilities are based on the provision of RFCTLARR Act, 2013. The institutions to be involved in the process of SIMP implementation for the proposed project are as follows:

1. As per the Section 23 of the Act, the District Collector of Central District, Government of National Capital Territory of Delhi, is responsible for awarding the final compensation to the landowners following the procedures laid down in Sections 23, 25, 26, 27 and 28 of the Act.
2. The Land Acquisition Rehabilitation and Resettlement (LARR) Authority
As per the provisions of Section 51 of chapter VIII of the RFCTLARR Act, 2013, the Government of NCT of Delhi has constituted “the Land Acquisition Rehabilitation and Resettlement Authority” for the purpose of providing speedy disposal of disputes related to Land Acquisition Compensation, Rehabilitation and Resettlement in Delhi and to further exercise its jurisdiction powers and authority conferred on it by or under the Act.

In case of any dispute regarding the final entitlements and award of compensation, the landowners can approach the LARR Authority for the speedy disposal and redressal of disputes.

Annexures

Annexure 1: Notification No.F.8(2)/9/2015/ L&B/LA/2373 of the L&B Department of GNCTD dated 13.06.2017

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTEE, EXTRA ORDINARY)
Government of National Capital Territory of Delhi
Land and Building Department
(Land Acquisition Branch)
D-Block, Vikas Bhawan, I.P. Estate, New Delhi- 110002.

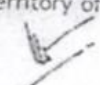
Dated 13.06.17

NOTIFICATION

No.F.8(2)/9/2015/L&B/LA/2373 .- In exercise of powers conferred under sub-rule(1) of rule 4 of the Right to Fair Compensation and Transparency, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2014, read with Government of India, Ministry of Home Affairs notification number S.O.2740(E) dated the 21st October, 2014, the Lt. Governor of National Capital Territory of Delhi is pleased to identify a panel comprising of the following Institutions as the Social Impact Assessment Unit (SIA Unit) for the National Capital Territory of Delhi in order to carry out Social Impact Assessment study for the acquisition of land under the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, namely:-

- (i) Indian Institute of Public Administration, I.P. Estate, Ring Road, New Delhi - 110002;
- (ii) School of Human Ecology, Ambedkar University, AUD, Kashmiri Gate Campus, Lohian Road, Kashmiri Gate, Delhi-110006; and
- (iii) National Council of Applied Economic Research (NCAER), Parisila Bhawan, 11, I.P. Estate, New Delhi-110002.

By order and in the name of Lt. Governor,
National Capital Territory of Delhi,


(ALOK SHARMA)
Deputy Secretary (L&B)
Govt. of N.C.T., Delhi.

No.F.8(2)/9/2015/L&B/LA/


Dated:

Copy forwarded for n.a to:

1. General Administration Department, GNCTD (in duplicate) for favour of publication in Delhi Gazette.

Copy forwarded to:-

1. Secretary to the Government of India, Ministry of Health and Family Planning & Works & Housing & Urban Development (Department of UD) New Delhi (with 4 spare copies)
2. SO to Chief Secretary of Delhi, v'th level, Delhi Secretariat, I.P.Estate, New Delhi.
3. Vice-Chairman, DDA, Vikas Sadan, INA, New Delhi.
4. Secretary (PWD), GNCT of Delhi.
5. General Manager, Delhi Metro Rail Corporation, New Delhi.
6. Commissioner, South Municipal Corporation of Delhi.
7. Commissioner, North Municipal Corporation of Delhi.
8. Commissioner, East Municipal Corporation of Delhi.
9. Divisional Commissioner/Secretary (Revenue), 5, Sharnath Marg, Delhi.
10. Addl. Secretary (L&B), GNCTD, L&B Deptt. , New Delhi-110002.
11. Spl. Secretary (L&B), GNCTD, L&B Deptt. , New Delhi-110002.
12. In-charge(Computer Cell), L&B Deptt. , New Delhi-110002 with the request to update the entry on the website.
13. Dy. Legal Adviser, L&B Department.
14. Central Record Room, L&B Department.


(ALOK SHARMA)
Deputy Secretary (L&B)
Govt. of N.C.T., Delhi.

**Annexure 2: Notification F.No. 9(15)/MRTS/ L&B/LA/2020/262 of the L&B
Department of GNCTD under section 4(1) dated 11.04.2022**

(TO BE PUBLISHED IN PART IV OF THE DELHI GAZETTE, EXTRA ORDINARY)
GOVERNMENT OF NATIONAL CAPITAL TERRITORY OF DELHI,
LAND & BUILDING DEPARTMENT
VIKAS BHAWAN, IP ESTATE, NEW DELHI
(LAND ACQUISITION BRANCH)

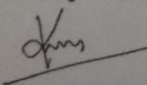
NOTIFICATION

Dated the.....day of April 2022

F No. 9(15)/MRTS/L&B/LA/2020/262 : In exercise of the powers conferred by sub rule (1) of rule 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact, Assessment and Consent) Rules, 2014, read with Government of India, Ministry of Home Affairs Notification No. S.O.2740(E) dated 21st October 2014, read with S.O. 2004 (E) dated 21st July 2015, the Lieutenant Governor of National Capital Territory of Delhi, is pleased to assign the School of Human Ecology, Ambedkar University Delhi (AUD) Lothian Road, Kashmere Gate, Delhi 110006 which was identified as Social Impact Assessment Unit vide Notification No. F8/2/9/2015/L&B/LA/2373 dated 13/06/2017 to carry out Social Impact Assessment Study and to prepare Social Impact Assessment report for acquisition of land which the Delhi Metro Rail Corporation intends to acquire land for public purpose for Delhi Metro Rail Corporation project starting from Janakpuri West to R.K. Ashram corridor at Jaipuria Mills Kolhapur Road for Delhi Metro Rail Corporation.

The School of Human Ecology, Ambedkar University Delhi (AUD) Lothian Road, Kashmere Gate, Delhi 110006 shall carry out the Social Impact Assessment study as per the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 within a period of six months from the date of publication of this notification.

By Order and in the Name of Lieutenant Governor,
National Capital Territory of Delhi,

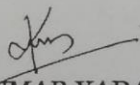

(ASHOK KUMAR YADAV)
Deputy Secretary (Land & Building)

F.No.9(15)/MRTS/L&B/LA/2020/

Dated the.....day of April 2022

Copy forwarded to:

1. Secretary to Lt. Governor of GNCT of Delhi, Raj Niwas, Delhi.110054
2. OSD to Chief Secretary, GNCT of Delhi , Delhi Sectt., New Delhi110002.
3. General Administration Department, GNCT of Delhi (in duplicate) for Publication in Delhi Gazette.110002
4. P.S. to Divisional Commissioner, 5, Sham Nath Marg, Delhi-110054.
5. P.S. to Pr. Secretary (L&B), GNCTD Vikas Bhawan, New Delhi-110002.
6. District Magistrate (HQ-I), 5, Sham Nath Marg, New Delhi.110054
7. District Magistrate (Central), O/o District Magistrate (Central), 14, Darya Ganj New Delhi 110002.
8. Geneal Manager/ Land, Metro Bhawan, Fire Brigade Lane ,Barakhamba Road, New Delhi-110001.
9. The Dean, School of Human Ecology, Ambedkar University Delhi (AUD) Lothian Road, Kashmere Gate , Delhi 110006.
10. Additional District Magistrate (Central), O/o District Magistrate (Central), 14, Darya Ganj New Delhi 110002.


(ASHOK KUMAR YADAV)
Deputy Secretary (Land & Building)

Annexure 3: Map of erstwhile revenue village Dilli Patti provided by Land and Building department



PERMANENT LAND FOR CONSTRUCTION OF GHANTA GHAR STATION

S.NO	LOCATION	OWNER/REPRESENTATIVE	AREA (Sq.m.)	PURPOSE
GHGH-P (32)	OPEN AREA	Abhinav Naubayal (Mob: 9873866447) Raghunath Builders, Jharkhand Mills	53	ENTRY/EXIT STRUCTURE, LIFT AND VENT SHAFT
GHGH-P (34A)	HIDC BANK (G+1)	Sankar Bajaj (Mob: 9873866447) H No. 36, Gurukulam area part 2 Model town New Delhi	117	

DELHI METRO RAIL CORPORATION LTD.

TITLE:- LAND PLAN GHANTA GHAR STATION MAJLIS PARK TO RK ASHRAM

DATE:- 21.02.2022 **REV:-** R1 **SCALE:-** N.T.S.

DRAWING NO:- DMRC/PH-V/LAND/INNER RING/RKAM-MJP/KUI/2017 **SHEET NO:** 01 of 01 **IDENTIFICATION**

Annexure 5: Authorization document provided by Mr. Abhinav Nautiyal on behalf of Jaipuria Mill owners

RAGHUNATH BUILDERS PRIVATE LIMITED

Regd. Office: 6926, Jaipuria Mills, Clock Tower, Subzi Mandi, Delhi-110007
CIN No.: U70101DL1994PTC062202, Tel. No.: 011-23852583, Fax No.: 011-23852666
E-mail: rgc.secretarial@gmail.com, rgc.secretarial@rediffmail.com

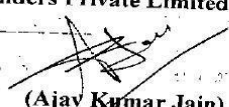
CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE BOARD OF DIRECTORS OF THE COMPANY AT ITS MEETING HELD AT THE REGISTERED OFFICE OF THE COMPANY AT 6926, JAIPURIA MILLS, CLOCK TOWER, SUBZI MANDI, DELHI-110007 ON SATURDAY, THE 14th DAY OF JULY, 2018 AT 12.30 P.M.

"RESOLVED THAT Shri. Abhinav Nautiyal S/o. Shri. S. R. Nautiyal, R/o. 236-C Pocket C Siddharth Extension, New Delhi - 110014 be and is hereby authorized on behalf of the Company to enter into Agreement to Sale, Rent Agreement, Deed of Rectification, Deed of Cancellation, Deed of termination, Sale Deed etc. in respect of Company property at 6926 - 6933, Jaipuria Mills, Clock Tower, Subzi Mandi, Delhi - 110007 for its various premises like shop, godowns and other premises forming part of Jaipuria Mill and to represent the Company in all the matters incidental and/or ancillary as may be required in connection thereto."

"RESOLVED FURTHER THAT the Common Seal of the Company, if required, be affixed on such deeds/documents in the presence of Mr. Ajay Kumar Jain (DIN: 00043349) Director of the Company in terms of the Article of Association of the Company."

Certified True Copy

For Raghunath Builders Private Limited


(Ajay Kumar Jain)
DIN: 00043349
Director

सार्वजनिक सूचना

**गाँव दिल्ली पट्टी, जयपुरिया मिल्स, कोल्हापुर रोड में
जमीन के प्रस्तावित अधिग्रहण के लिए होने वाली जनसुनवाई**

गाँव दिल्ली पट्टी के खसरा नंबर 186, जो की जयपुरिया मिल्स, कोल्हापुर रोड पर है, की 117 वर्ग मीटर जमीन के प्रस्तावित अधिग्रहण हेतु "सामाजिक प्रभाव मूल्यांकन अध्ययन" (एस. आई. ऐ) की रिपोर्ट पूरी हो गई है। भूमि अर्जन, पुनर्वास और पुनर्व्यवस्थापन में उचित प्रतिकर और पारदर्शिता अधिकार अधिनियम, 2013 के अनुसार इस संबंध में एक जनसुनवाई का आयोजन किया जा रहा है। परियोजना से प्रभावित सभी परिवारों व भूमि मालिकों से निवेदन है कि वे सुनवाई का हिस्सा बनें, और अध्ययन की रिपोर्ट पर अपने सुझाव दें। रिपोर्ट की प्रतियाँ निम्नलिखित वेबसाइट या आयोजक के कार्यालय से प्राप्त की जा सकती है।

वेबसाइट: http://land.delhigovt.nic.in/wps/wcm/connect/DOIT_Land_Building/land/home

समय: सुबह 11:30 बजे

दिनांक: मंगलवार, 27 सितम्बर 2022

स्थान: जयपुरिया मिल्स, कोल्हापुर रोड, दिल्ली 110007

आयोजक: राज्य सामाजिक प्रभाव मूल्यांकन इकाई (स्टेट एस. आई. ऐ. यूनिट),
डॉ. बी.आर. अम्बेडकर विश्वविद्यालय दिल्ली

ईमेल: siaunit@aud.ac.in

[illegible]

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Mathur, H. M. (2016). *Social Impact Assessment: An Approach to Improving Development Outcomes. In Assessing the social impact of development projects: experience in India and other Asian countries* (p. 276). Springer.

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<https://indianexpress.com/article/cities/delhi/delhi-gets-two-more-revenue-districtssoutheast-shahdara/>

<https://timesofindia.indiatimes.com/city/delhi/the-times-they-are-a-changin-gps-night-vision-for-ghanta-ghar-soon/articleshow/92213898.cm>