

2016

# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

[Under HP Right to Fair Compensation and  
Transparency in Land Acquisition,  
Rehabilitation and Resettlement (Social  
Impact Assessment and Consent) Rules,  
2015]



# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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## Abbreviations

RTFCTLARR	: Right To Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement.
SIA	: Social Impact Assessment
SIAU	: Social Impact Assessment Unit
PAF	: Project Affected Families
PAP	: Project affected Persons
HH	: House-Holds
IOCPGSIA	: Inter-Organization Committee on Principle and Guidelines for Social Impact Assessment
SDM	: Sub-District Magistrate
MC	: Municipal Corporation
DC	: Deputy Commissioner
HP	: Himachal Pradesh
GoHP	: Government of Himachal Pradesh
R & R	: Rehabilitation and Resettlement
CE	: Commercial Establishments

## 1 Executive Summary

### 1.1 Project and Public Purpose

The Government through the Department of Language, Art and Culture (GoHP) intends to acquire Bantony Castle Estate, Up-Mohal Kali Bari, and Tehsil Shimla (Urban) District Shimla for setting up of Urban Museum for the use of general public for promotion of Art & Tourism in the State.

The proposed museum, showcasing the historical, geological, archaeological, archival, literary, cultural, and artistic and bio-diversity treasure of Himachal Pradesh will be helpful in creating a larger awareness among the society and the hub of tourism, besides conservation and preservation of heritage properties of the state for posterity.

Himachal Pradesh has a vast architectural, cultural and artistic treasure can be exhibited in the proposed museum in the form of original artefacts, sculptures, model, manuscripts and documents pertaining to formation and making of Shimla town in particular and Himachal Pradesh in general.

### 1.2 Location

The land at the Bantony Castle, Up Mohal Kali Bari, Tehsil Shimla (Urban) District Shimla, has been selected for this purpose. The castle is located at 39° 06' 22.3" N latitude & 73° 10' 10.31" E longitude. It stands on one of the most premium properties of Shimla, i.e. the core mall road between Scandal Point to Kali Bari temple. The estate shares its western boundary with the Grand Hotel which is also one of the historically important buildings to Shimla and was built during the British Era. About 250 m from Bantony is situated the famous Kali Bari Temple.

### 1.3 Size And Attributes Of Land Acquisition

The selected land measures 3874-39 sq meters (5-3) Bighas, comprising of Khasra Nos 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897 and 898. The details of the land is given in the Table 9.



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## 1.4 Alternatives considered

As per letter no. Bhasni-8/2013-Bantony Castle 7644 by the Language, Art and Culture Department (GoHP) no alternative land is available in the city for this purpose.

## 1.5 Social Impacts

The social impact for the acquisition of land at Bantony castle for the proposed urban museum project has been classified as

- (i) Impact during Pre- construction stage
- (ii) Impact during Construction Stage
- (iii) Impact during Operation stage

Due to the non-availability of a detailed project proposal/feasibility study for the project a detailed assessment could not made. However, some of the impacts that would be associated with the project have been given in the table below.

The main aim of the Social Impact Management Plan is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. The social impact management measures shall be implemented during the various stages of the project viz. Pre-construction stage, Construction Stage and Operational Stage. A description of the various impacts is identified during different stages of construction which is presented in Table 1.

**Table 1: Assessment of social impacts at different phases of project**

S.No	Pre-construction	Construction	Operation
1	Acquisition of land	Dust pollution	Creation of a tourist attraction
2	Acquisition of built-up property (dilapidated buildings)	Noise pollution	Creation of a knowledge hub for cultural preservation of Himachal Pradesh
3		Employment during construction	

The main impacted from the acquisition will be the owners and their families. According to the latest land records there are at present 13 primary stakeholders to the property out of which names of 10 have been recorded in the Jamabandi while the remaining 3 claim their partnership in the property Namely Sh. Sanjay Trehan, Sh. Rajesh Sood and Sh. Manu Sood. The detailed family structure and names of all the stakeholders has been explained later in the report.

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Presently, there is no person residing on the premises of the Bantony Castle and none were found deriving any direct/indirect dependency of livelihood from the land under consideration. Moreover, the property has remained unutilized for more than 8 years now. No major negative impacts were found regarding the secondary and institutional stakeholders.

Surveys and interactions with the primary stakeholders revealed that their condition for complying with the acquisition was that the entire Bantony Estate should be acquired by the Government and not a part of it. Their argument was that, by the presently proposed acquisition, only the best part of their property is being acquired. Consequently the remaining property would be left of no value to owners. Moreover, there would be no access left to the remaining property once the acquisition has taken place.

### 1.6 Mitigation Measures

It appears from the analysis and overview of the act that the provisions of compensation for land acquisition under RTFCTLARR Act, 2013 will be sufficient to manage the social issues. Moreover, since there is no rehabilitation or resettlement involved in the acquisition therefore there is no requirement to prepare any R&R plan and consequently no benefits under the R&R policy need to be provided.

**Table 2: Analysis of the various possible social Impacts, and their proposed mitigation measures**

S. No.	Type of Impact	Status	Proposed Mitigation Measure
1	Loss of Land	Yes there will be loss of land	Compensation as per HP RFCTLARR Rules, 2015
2	Loss of Built-up Property	Yes, although the buildings are presently in an advance state of decay, yet they still hold cultural and architectural value	Compensation as per HP RFCTLARR Rules, 2015
3	Loss of Productive Assets	No	-
4	Loss of Livelihood	No	-
5	Loss of Public Utility Lines	No	-
6	Loss of Common Property Resources	No	-
7	Loss of Access to civic Services and common property Resources	No	-
8	Loss of Cultural Properties	No	-
9	Displacement of Vulnerable Groups	No	-

However, a few other mitigation measures that can be considered are:

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1. If there is any dispute among the stakeholders, then this dispute should first be resolved and made sure that the compensation is given to the legal owners.
2. In order to avoid any future friction and complexity in the process of the proposed land acquisition, the government can decide to acquire the entire property of Bantony Estate measuring approx 18,200 m<sup>2</sup> instead of the earlier proposed land requirement of 3874.39 m<sup>2</sup> for the project as the remaining piece of land would be left of no value to the stakeholders once the main part of it is acquired.
3. By acquiring the complete Estate, and consequently with the extra land at disposal, the proposal of the museum may also include a public park and thus serving a dual public purpose. This would also help in attracting more visitors to the museum and also repeated visits by both the local residents of Shimla as well as the tourists, since Shimla desperately lacks public spaces such as parks etc. surveys revealed that the public was keen to have a public park in addition to the museum.
4. From the surveys, it was also found that 26 % respondents were not comfortable with the idea of having another museum, when there is an already existing state museum in the vicinity at Chaura Maidan. Moreover, the visitor count at the existing museum is very low which further strengthens their reservation. Therefore in order to mitigate this, it is suggested that the existing state museum can be shifted to this new location which may bear many benefits such as a better location, serve as a major tourist attraction, avoiding duplicity of infrastructure and therefore its consequent construction and maintenance costs etc. The vacated museum at Chaura Maidan can then be used for some other purpose as deemed fit by the competent authorities.

### 1.7 Assessment of Social Costs and Benefits

Due to the unavailability of a clear Project proposal/ feasibility study, project costs and phases, core design features, proposed infrastructural facilities, workforce requirements (temporary and permanent), outputs, risks, production targets etc. a detailed social cost and benefits analysis could not be performed. However, some of the broad positive and negative impacts resulting from the project have been highlighted in the Table 3

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**Table 3: Positive and Negative Impacts of the Project**

S. No	Positive Impacts	Negative Impacts	Remarks
1	Tourist Attraction	Acquisition of Land	All the Impacts mentioned have been suggested by various Stakeholders through the survey. If the negative Impacts from the project can be mitigated successfully then the proposed project will benefit the public and the state at large.
2	Enhance Local Economy	Loss of Built-up Property	
3	Increase in Employment	Reduction in value of the remaining part of land comprising the Bantony Estate for the primary stakeholders	
4	Creation of Knowledge Platform		
5	Increase in surrounding Property Value		
6	Cultural Preservation		

## 2 Detailed Project Description

### 2.1 Project Background

The Government through the Department of Language, Art and Culture (GoHP) intends to acquire Bantony Castle Estate, Up-Mohal Kali Bari, Tehsil Shimla (Urban) District Shimla for setting up of Urban Museum for the use of general public for the promotion of Art & Tourism in the State. The selected land measures 3874-39 sq meters (5-3) Bighas, comprising of Khasra Nos 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897 and 898. The State Government through the Department of Language, Art and Culture (GoHP) shall be the governance and management body for the proposed project. No developer has yet been finalized for the execution of the project.

#### **Bantony Castle and Bantony Cottage:**

The decaying Bantony Estate, situated on Bantony hill, comprises of two grand private heritage buildings, namely Bantony Castle and Bantony Cottage. Once the summer palace of the erstwhile Maharaja of Sirmaur, Sir Amar Prakash Bahadur lent this estate as a gesture to show his thorough faithfulness to the cause of British Empire. The estate was used for military works office until the end of wars. The building lies in the town's heritage zone.



Before its construction in 1880 the site had a small cottage that belonged to Capt A Gordon which housed some army officers.

Maharaja of Sirmaur got the present estate built in somewhat eclectic part mock-Tudor, part chalet and crowned with sloping roofs with mini-towers. The architect is said to be T.E.G.



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Cooper. The original gate was erected in 1902-03 outside the building which was cast in the Nahan foundry. The coat-of-arms of the Maharaja can still be seen in the cast-iron railing in front of the estate. This beautiful railing was destroyed by RSS activists around 1972 to show their protest against anything that reminded them of the British Raj, little knowing that the coat-of-arms actually belonged to Maharaja of Sirmaur and not of British Empire. They forced Municipal Corporation and Electricity Board also to remove the Lion Crests of British Empire from the Electric Lamp Posts.



*Source: Photograph Courtesy by Suresh Sharma*

Since 1957 the castle building, now in an advanced state of decay, had been the headquarters of state police. It was formally vacated about 8 years back after a court case. The Bantony Cottage also remained occupied by Employment Exchange for very long. They emptied the building only when it became truly dangerous for life.

Proceedings to acquire the Bantony Estate were initiated two times earlier in the year 1968 for the construction of residential buildings for Govt. employees and in the year 1975, for the construction of mini Secretariat. Both the acquisition proceedings were not completed.

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In the year 2004, the government again preferred to acquire the property through the procedure of negotiations with the owners. The negotiations started in the year 2004 and could not be finalized.

For the third time in the year 2013, the State Government proposed to acquire the land measuring 3874-39 (5-3) bighas comprising of 13 Khasra Nos. of Mohal Kali Bari Shimla premises known as Bantony Estate. The notification for acquisition was issued on November 23, 2013 under section 4 of land acquisition Act of 1894.

The proceedings of the acquisition were initiated under the Land Acquisition Act of 1894. Afterwards it was brought to the notice of the Government by the District Collector that Land Acquisition Act of 1894 has been repealed and replaced by the Central Act namely “ The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013” (RFCTLARR Act, 2013). In pursuance of the central Act, H.P Government through the revenue Department framed rules namely “Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment Consent) Rules, 2015.” (HP RFCTLARR Rules 2015)

Finally, the State Govt through the Department of Language, Art and Culture (GoHP) issued notification No. LCD-F (5)-2/2001-L on 1<sup>st</sup> June, 2016, by, that the proposed land at the Bantony Castle, Up Mohal Kali Bari, Tehsil Shimla (Urban) District Shimla, measuring 3874-39 sq meters (5-3) Bighas, comprising of Khasra Nos. 886, 887, 888,889, 890, 891, 892,893, 894, 895, 896, 897 and 898 is to be acquired by the Language Arts & Cultural Department of the State Government with the objective of setting up of Urban Museum for the use of general public for promotion of art & tourism in the state besides conservation and preservation of heritage properties of the state for posterity and which will also be helpful in creating a larger awareness among the society.

A Social Impact Assessment Unit (SIAU) was setup for the purpose of carrying out the social impact assessment study of the area. The Director of Himachal Pradesh Institute of Public Administration, Fairlawns, Shimla was appointed as the Chairperson of the unit. Other members of the unit include:

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**Table 4: Details of the SIAU**

Sr. No.	Designation & Address		Contact Information
1	The Incharge, State Institute of Rural Development, HIP A, Shimla	Member	0177-2734781
2	Head, Department of Sociology and Social Work, H.P. University, Shimla	Member	0177-2833872 0177-2833899
3	Chief Scientific Officer, Department of Environment, Science & Technology, Shimla	Member	-0177-2620998 0177-2621992

### 2.2 Rationale for the Project and Public Purpose

According to the RFCTLARR Act, 2013, Section 2 (b) project for sports, health care, *tourism*, transportation of space programme can be included under the public purpose.

Himachal Pradesh which has vast architecture, cultural and artistic treasure can be exhibited in the proposed museum in the form of original artefacts, sculptures, models, manuscripts and documents pertaining to formation and making of Shimla town in particular and Himachal Pradesh in general.

The proposed museum, showcasing the historical, geological, archaeological, archival, literary, cultural, and artistic and bio-diversity treasure of Himachal Pradesh will be helpful in creating a larger awareness among the society and the hub of tourism, besides conservation and preservation of heritage properties of the state for posterity.

### 2.3 Project Details

The details of the project have been summarized in the Table 5.

**Table 5: Project Details**

S. No.	Particulars	Details as per Proposal
1	Name of Project	Urban Museum
2	Location	Bantony Estate, the Mall Shimla
3	Area of land to be Acquired	3874-39 Sq Meters (5-3) Bighas
4	Project Size	Have not yet been worked out for the Project.
5	Capacity of Project	
6	Outputs	
7	Production Targets	



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S. No.	Particulars	Details as per Proposal
8	Cost	
9	Risks	
10	Examination of Alternatives	No alternative land is available in the city
11	Phases of Project Construction	Phases to be worked out later
12	Core Design features and size and type of facilities	To be worked out later
13	Need for ancillary infrastructural facilities	To be worked out late
14	Work force requirements (temporary and permanent)	To be worked out later
15	Details of any already conducted SIA or EIA and any technical feasibility Report	No EIA, SIA, Technical feasibility report conducted so far
16	Applicable legislations and Policies	<ol style="list-style-type: none"> <li>1. The Right To Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013</li> <li>2. The Himachal Pradesh Right To Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social impact Assessment and Consent) Rules, 2015.</li> </ol>

*Note : The details have been given by the Department of Language, Art and Culture via Letter No. Bhasni-8/2013- Bantony Castle 7644(Annexure IX)*

### 2.4 Applicable Legislations and Policies

This section discusses about the existing law and regulations of the country those are applicable to the proposed acquisition of the Bantony Castle. It is very important to analyse the Acts and Policies to understand the legalities and procedures in implementing project and to identify the gaps. Therefore, the legal framework in which the proposed acquisition will be implemented with respect to social issues has been summarized. The applicable laws on land acquisition, rehabilitation and resettlement for the proposed acquisition of Bantony Castle are:

- The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013
- The Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social impact Assessment and Consent) Rules, 2015.

### **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, (RTFCTLARR Act, 2013) replaces the Land Acquisition Act, 1894, which existed from colonial times. The new RTFCTLARR Act is an attempt to revamp and make the land acquisition process more effective by addressing the major lacunae in the old Land Acquisition Act.

The act seeks to harmonise the interests of land owners, industrialisation/ growth of real estate and infrastructure industries and bring in transparency in the process of land acquisition. The objective of the act is thus in line with the requirements of modern times. The act, inter alia, contains provisions pertaining to mandatory rehabilitation and resettlement of those whose lands are acquired and payment of fair compensation to them. Significantly, the act provides for enhanced compensation to land owners in cases of land acquisition by the government for public purposes or for Public Private Partnership (PPP) projects that may aggregate to up to four times the market value in rural areas and up to twice the market value in urban areas. The Act has been hailed as beneficial and necessary to protect the interest of land holders and other affected persons.

#### **Key Features of RTFCTLARR Act**

The Act specifies provisions for land acquisition as well as R&R. Some of the major changes from the current provisions are related to (a) The process of land acquisition; (b) Rights of the people displaced by the acquisition; (c) Method of calculating compensation; and (d) Requirement of R&R for all acquisitions.

#### **Process of Land Acquisition:**

- The government shall conduct a Social Impact Assessment (SIA) study, in consultation with the gram sabha in rural areas (and with equivalent bodies in case of urban areas). After this, the SIA report shall be evaluated by an expert group. The expert group shall comprise two non-official social scientists, two experts on rehabilitation, and a technical expert on the subject relating to the project. The SIA report will be examined further by a committee to ensure that the proposal for land acquisition meets certain specified conditions.

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- A preliminary notification indicating the intent to acquire land must be issued within 12 months from the date of evaluation of the SIA Report. Subsequently, the government shall conduct a survey to determine the extent of land to be acquired. Any objections to this process shall be heard by the Collector. Following this, if the government is satisfied that a particular piece of land must be acquired for public purpose, a declaration to acquire the land is made. Once this declaration is published, the government shall acquire the land. No transactions shall be permitted for the specified land from the date of the preliminary notification until the process of acquisition is completed.

### **Compensation to Land Owners:**

The compensation for land acquisition is determined by the Collector and awarded by him to the land owner within two years from the date of publication of the declaration of acquisition. The process of determination of compensation is given below.

- First, the market value of the acquired land is computed as the higher of (i) the land value specified in the Indian Stamp Act, 1899 for the registration of sale deeds; or (ii) the average of the top 50 per cent of all sale deeds in the previous three years for similar type of land situated in the vicinity.
- First the market value of land is calculated. Then, the value of all assets attached to the land (trees, buildings, etc) is added to this amount. On this amount, a 100 per cent solatium, (i.e., extra compensation for the forcible nature of acquisition), shall be given to arrive at the final compensation figure.
- Land owners whose property is acquired using the urgency provisions shall be given an additional 75 per cent of the market value of the land.

### **Process of Rehabilitation and Resettlement**

- The RTFCTLARR Act requires R&R to be undertaken in case of every acquisition. Once the preliminary notification for acquisition is published, an administrator shall be appointed. The Administrator shall conduct a survey and prepare the R&R scheme.

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This scheme shall then be discussed in the local bodies in case of urban areas. Any objections to the R&R scheme shall be heard by the administrator. Subsequently, the administrator shall prepare a report and submit it to the Collector. The Collector shall review the scheme and submit it to the Commissioner appointed for R&R. Once the Commissioner approves the R&R scheme, the government shall issue a declaration identifying the areas required for the purpose of R&R. The administrator shall then be responsible for the execution of the scheme. The Commissioner shall supervise the implementation of the scheme.

### **The Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social impact Assessment and Consent) Rules, 2015. (HP RTFCTLARR Rules 2015)**

The HP RTFCTLARR Rules 2015 based on the Central Act, 2013 lays out the procedure for carrying out the social impact assessment study for the purpose of land acquisition in the State of Himachal Pradesh. The highlight of the rules is to conduct and submit the SIA report in compliance with FORM II and III as mentioned in the rules.

FORM II & III have been given in the Annexure I.

### 3 Team Composition, Approach, Methodology and Schedule of Social Impact Assessment

#### 3.1 Team Composition

The composition of social Impact Assessment team is given in Table 6 which is responsible to carry out the Social Impact Assessment. Each member of the team is well experienced in his field and have undertaken numerous such studies before.

**Table 6: Expert Team Members**

S.N.	Name	Qualification	Gender	Expertise
1.	Jitendra Sharma	MBA	Male	Expert Social Mobilization & Team Leader
2.	Deep Pathak	B. Tech. Civil Engg, MBA marketing, Masters in Social work, Certificate course in Urban Planning, Certificate course in WRPM	Male	Expert Regional Planning & Resettlement
3.	Viral Misra	Masters in Planning with specialization in Regional planning	Male	Expert in Urban & Regional Planning
4.	Akshey Kr. Patel	Masters in Planning	Male	Expert Impact Assessment & Community Mobilization
5.	Champa Bhardwaj	Bachelor of Arts (Retd. Tehsildar)	Female	Expert Land Reform & Revenue, Mitigation
6.	Aditya Suri	B. Tech	Male	Expert Survey & Data Analysis
7.	M.R.Sharma	Bachelors in Social work	Male	Survey & Statistical Researcher
8.	Minakshi Bhardwaj	M.A Sociology	Female	Survey & Statistical Researcher
9.	Nishima Sharma	M.A Sociology	Female	Field Investigator and Gender Specialist
10.	Rajni Suri	Masters of Arts	Female	Field Investigator & FGD and Gender Specialist

#### 3.2 Description and Rationale for Methodology

The objective of Social Impact Assessment (SIA) is to prepare a complete inventory of structures, affected families and persons and to identify social impacts. In order to capture data for the present exercise, numerous primary and secondary data sources were consulted.

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A list of all major stakeholders was prepared which would directly or indirectly be affected by the project. The list was then finally divided into three broad categories namely:

- 1) Primary Stakeholders
- 2) Secondary Stakeholders
- 3) Institutional Stakeholders

The details of each of the stakeholders and methodology to carry out the surveys have been explained later in section 3.4

### **SIA and SIMP Plan Preparation Process**

Social impact assessment and Social Impact Management Plan is required when the project results in either physical or economic displacement of the people. The plan must ensure that the livelihoods of people affected by the project are restored to levels prevailing before inception of the project. Some of the essential components and steps to be kept in mind for preparing an effective SIA and SIMP, are identification of socio-economic impacts of the project, public/community consultation, legal framework for land acquisition and compensation, entitlement policy, relocation and resettlement, income restoration and details of R&R Budget.

### **Aim of the Study**

The aim of the study is to conduct a social impact assessment study in accordance to Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015

### **Objectives of the Study**

The following are the objectives of the Study:

1. Rationale for the project including how the project fits the public purpose criteria listed in the RTFCTLARR Act, 2013
2. Based on the land assessment, land records and field verifications, the Social Impact Assessment shall provide an accurate estimate of the number of affected families and the number of displaced families among them and ensure that, as far as possible, the Social Impact Assessment team shall enumerate all affected families. Wherever enumeration is not possible, a representative sample shall be done by the Social Impact Assessment Unit (SIAU).

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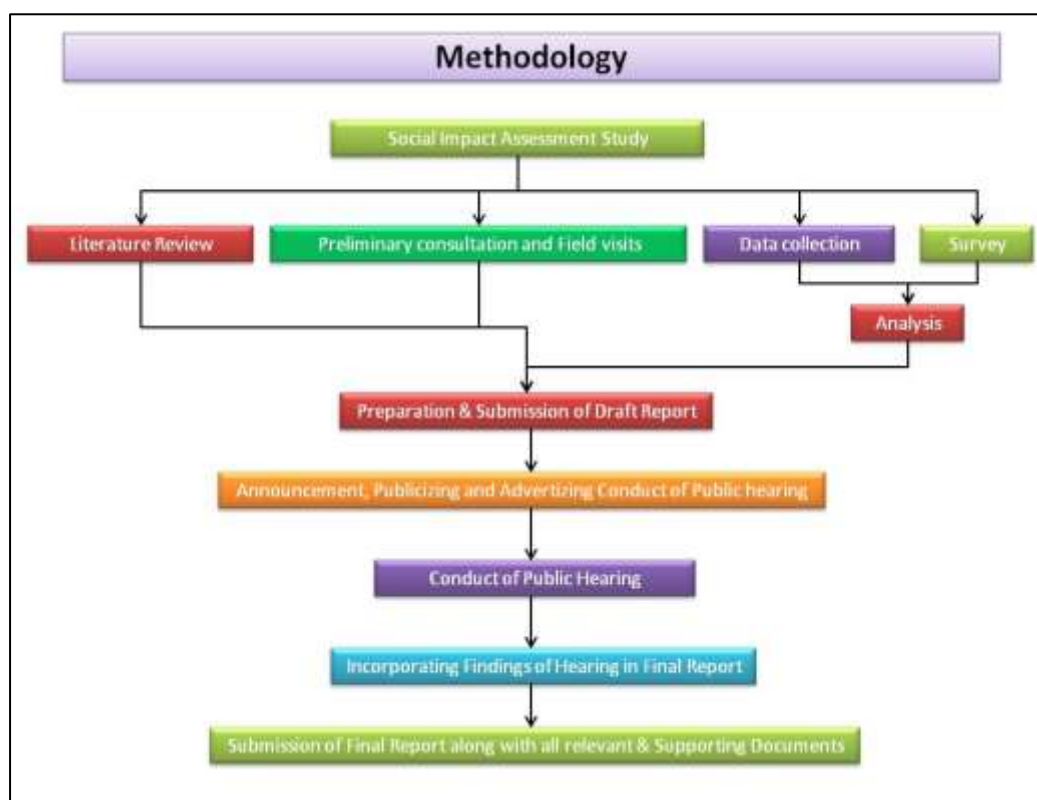
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3. A socio-economic and cultural profile of the affected area must be prepared based on available data and statistics, field visits and consultations as per FORM-II of the aforesaid rules. The identified resettlement sites shall be visited and a brief socio economic profile of the land and its current resident population shall be indicated.
4. Basing on the data collected in processes listed above and in consultation with the affected communities and key stakeholders, the social impact assessment of the proposed project shall identify and assess the nature, extent and intensity of the positive and negative social impacts associated with the proposed project and land acquisition as per the FORM-II of the aforesaid rules.
5. The social impact assessment process includes the preparation of a Social Impact Management Plan, which will present the ameliorative measures to be undertaken to address the social impacts identified in the course of the assessment.
6. The social impact assessment team must assess the viability of impact mitigation and management strategies with clear indication of costs, timelines and capacities.
7. The Social Impact Management Plan shall include the following measures:
  - (a) That have been specified in the terms of Rehabilitation and Resettlement and compensation for all the categories of affected families as outlined in the Act;
  - (b) That the requiring body has stated that it will undertake in the project proposal and other relevant project documents; and
  - (c) That additional measures being undertaken by the requiring body, which has been undertaken by it in response to the findings of the social impact assessment process and public hearings.
8. The Social Impact Assessment must provide a conclusive assessment of the balance and distribution of the adverse social impacts and social costs and benefits of the proposed project and land acquisition, including the mitigation measures, and provide an assessment as to whether the benefits from the proposed project exceed the social costs and adverse social impacts that are likely to be experienced by the affected families or even after the proposed mitigation measures, the affected families remained at risk of being economically or socially worse, as a result of the said land acquisition and resettlement.

### Approach and Methodology

The approach that was adopted to conduct social impact assessment and to prepare SIMP is described below and is structured on the scope of work as mentioned in the Term of Reference (TOR). The SIA has been prepared in accordance with the RTFCTLARR Act 2013 and HP RTFCTLARR Rules, 2015. Figure 1 presents the approach and methodology of SIA study in the form of flow chart.

**Figure 1: Approach and methodology**



### Study Area

Shimla is the capital town of the State of Himachal Pradesh and is about 370 kms from New Delhi. The city is situated on hilly topography and has been a famous tourist destination and hill destination since the British era. It is also known as the Queen of the Hills and used to serve as the summer capital for the British. Shimla was declared a Municipal Corporation on June 29, 1969 under the Himachal Development & Regulation Act 1968. Shimla is also one of the oldest Municipalities of the country.

Our core study area is the land at Bantony Castle which has been proposed to be acquired by the Language, Arts and Culture Department (GoHP). The map below shows the location of the estate in Shimla. The estate is located at 39° 06' 22.3" N latitude & 73° 10' 10.31" E



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longitude. It stands on one of the most premium properties of Shimla, i.e. the core mall road. Located between Scandal point and Kali Bari temple, the estate shares its western boundary with the Grand Hotel which is also one of the historically important buildings of Shimla and was built during the British Era. About 250 m from Bantony is situated the famous Kali Bari Temple.



In order to study the impact of the acquisition and the project proposed, initially an area of 500 m crow flight distance around the Bantony Estate was demarcated. But later during the reconnaissance survey, and with discussions with the public and other stakeholders, it was felt that this project won't be having the impact on such a large area. Finally, an area of radius of 350 m (crow flight) around Bantony Castle was finalized as the study area. The bird's eye view of the area is shown below.

**Figure 2: Demarcating 500m (orange) & 350 m (Green) Study Area around Bantony**



*Note: Since the Project site is on a hilly topography, therefore the Area with 350 m Radius may not appear symmetrical in the above Figure. This is because the topography is having Steep slopes on the northern side of Bantony castle (Point A) while the topography is relatively flat towards the Southern side.*

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### 3.3 Tools Used To Collect Information For SIA

#### **Reconnaissance**

The SIA team comprising of social scientists, engineers and planners who undertook reconnaissance for the Urban Museum project at Bantony Castle Shimla. The purpose of the reconnaissance was to have an overview of the likely extent of impact on people because of the acquisition and the consequent development of the museum.

#### **Data from Secondary Sources**

Secondary sources information were collected from a number of quarters such as from Census data, Statistical hand book, concerned departments and other literature. Thus, the secondary sources information complemented the primary data which was elicited through field survey from the affected people and other stakeholders. An understanding was created about the physical, social, economic, and cultural set-up of the project area before undertaking detailed field investigations.

#### **Site Visits and Information Dissemination**

SIA team visited the site along with Govt. officials to verify the khasra map on the ground and to identify the affected areas. Also, structures that were likely to be affected by the project were identified and were enumerated by comparing with the Khasra Map in the presence of the Patwari of the Kali Bari Circle. After identifying the affected areas the team consulted with different stakeholders at the project area and organized meetings with them to generate awareness about the project. The survey team begins by holding meetings with the

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stakeholders that are affected and have to be enumerated. Information about the project and the survey procedure was shared with them.



### **Baseline Socio-Economic Survey**

After enumeration of the structures likely to be affected in the project area, attempts were made to conduct household socio-economic survey to assess impact of the proposed project on socio-economic conditions of affected families. The household social survey was to carried out with the help of a pre-tested “Household Questionnaire”. The aspects covered in the questionnaire were identification particulars of PAFs/PAPs, social profile, family details, occupation, source of income, family expenditure, document proofs, household assets, information on affected structure, commercial/self-employment activities, employment pattern, opinion and views of PAPs on project and resettlement and rehabilitation. Most part of the questionnaire has been pre-coded except those reflecting the opinion and views of PAP, which have been left open-ended. A copy of questionnaire for Socio-economic Household Survey is presented in Annexure III & IV.

### **Limitations of the Study**

1. Some of the stakeholders refused to get interviewed for the study.
2. Due to the unavailability of core design features, alternative considerations, target costs, risks etc, a quantitative impact assessment could not be made.
3. Due to the unavailability of a clear Project proposal/ feasibility study, cost- benefit analysis, adverse social costs, ancillary infrastructural facilities requirements, Detailed before, during and after phase impacts of the project etc. could not be studied.



### 3.4 Survey and Sampling Methodology

For the purpose of carrying out the surveys a list of all major stakeholders was prepared which would directly or indirectly be affected by the project. The list was then finally divided into three broad categories namely:

- 1) **Primary Stakeholders:** These included the owners of the land to be acquired, their families, those whose names are recorded on the Jamabandi and those who claim their partnership in the property, those having any kind of livelihood/dependency on the land being acquired.
- 2) **Secondary Stakeholders:** these include hotels, tours and travel agencies, business entities, civil societies/ political/religious/NGOs/Unions/ women groups etc, tourists and local residents of the area. These stakeholders would not be affected by the acquisition directly but there may be an indirect impact on them due to the project.
- 3) **Institutional Stakeholders:** They include all Government; Semi-Government institutes such as Municipal Corporation, DC Office, Department of Tourism, Language and Arts Department, Police etc which may directly or indirectly be involved or be impacted by this project.

Surveys were conducted in form of questionnaires and interviews to study and assess the impacts of the acquisition/project and finally list out the positive as well as the negative impacts on all the stakeholders including the affected families/persons.

#### Sampling Methodology

Random sampling methodology was used within the study area for secondary house-hold surveys. While 100% survey methodology was considered for the directly impacted and the primary stakeholders. For other indirectly affected Stakeholders again random sampling methodology was used. To survey the institutional stakeholders selective sample methodology was used. An area with radius of 350m crow flight was identified around Bantony Castle for conducting surveys. The Bird eye view of the area is shown in Figure 2. The detailed sampling has been given below in Table 7.

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**Table 7: List of Stakeholders Consulted**

Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
<b>Primary Stakeholder</b>	Primary stakeholder	Interview through Questionnaire	13	10	77 %	Although a 100% sample was selected for primary stakeholders yet 2 respondents namely Kumari Rashi, Kumari Mudita did not respond to the surveys. Sh. Sanjay Trehan could not be traced. Therefore interviews with only 10 primary stakeholders could be conducted
<b>Secondary Stakeholder</b>	Hotels	Interview through Questionnaire	392	108	25 %	To study the Impact of the project on the secondary Stakeholders a 25% sample size was found to be suitable.
	Tour & Travel agencies	Interview through Questionnaire	724	187	25%	
	Business entities in concerned area i.e. Mall Road, Lakkar bazaar	Interview through Questionnaire	1000	263	25%	
	Civil Societies/ political/religious/NGOs/ Unions/ women groups etc	Interview through Questionnaire	38	14	25%	

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Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
	Tourists	Interview through Questionnaire	-	56	-	
	Local Residents of the area (No. of HH)	Interview through Questionnaire	8,419	1,136	13%	A 13% sample size of general public was taken from the surrounding wards and HH surveys were conducted.
<b>Institutional and other Stakeholders</b>	Department of Post	Interview through Questionnaire	17	17		17 Government Institutions were surveyed by conducting interviews with the respective Departmental Heads and with the Staff members. However Municipal Commissioner Shimla, DC office, Dy. Mayor, Asst. Municipal Commissioner, Kanungo and Tehsildar have not responded to the surveys.
	Department of Telecom	Interview through Questionnaire				
	Department of Language of Art	Interview through Questionnaire				
	Department of Urban Development	Interview through Questionnaire				
	Department of Tourism	Interview through Questionnaire				
	SDM Office	Interview through Questionnaire				
	Patwari	Interview through Questionnaire				



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Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
	TCPO	Interview through Questionnaire				
	Department of Police	Interview through Questionnaire				
	IPH & PWD	Interview through Questionnaire				
	CPWD	Interview through Questionnaire				
	Forest	Interview through Questionnaire				
	Health Institutes	Interview through Questionnaire				
	Mayor & Ward Members	Interview through Questionnaire				
	MLA	Interview through Questionnaire				
	Army/ARTRAC	Interview through Questionnaire				

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Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
	Banks	Interview through Questionnaire				

### 3.5 Data Sources Used

The data Sources used for the study can be divided under two broad categories

#### 1) Primary Sources

##### a) HH Surveys

These included information collected from surveys conducted with the primary and secondary stakeholders

##### b) Opinion and Impact Assessment Surveys

These surveys were conducted to study the impact of the proposed project and also the opinion of various stakeholders about the project. The stakeholders included hotels, tours and travel agencies, political and civil societies, institutions etc.

##### c) Reconnaissance surveys

Initially a reconnaissance survey was conducted by the team in order to study the project area and determine the possible area of impact.

#### 2) Secondary Sources

- a) Census of India
- b) Department of Economic and Statistics
- c) Department of Tourism
- d) Municipal corporation Shimla
- e) Department Of Language Art And Culture
- f) RTFCTLARR,2013 and HP RTFCTLARR Rules,2015
- g) Department of Revenue Shimla

A list of references has also been attaché at the end of the report used for the literature review and understanding SIA before undertaking the study.

### 3.6 Schedule of Consultation

The tentative dates for publicizing and conducting public hearing is given in the following Table.

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**Table 8: Schedule of Consultation**

S. No	Particulars	Tentative date
<b>1</b>	Announcement & publicizing of notice for conduct of public hearings	13 <sup>th</sup> September, 2016
<b>2</b>	Preparation of visuals/posters/pamphlets of findings/summary of SIA Report (both Hindi and English) for wide publicity during hearings	15 <sup>th</sup> September, 2016
<b>3</b>	Conduct of Public hearing/consultation. This would Include: <div style="margin-left: 40px;"> i) Video recording of proceedings and transcribed accordingly.  ii) Feedback on SIA and SIMP and Additional information for incorporation in final report </div>	3 <sup>rd</sup> October, 2016

*Note: Since this is the first draft report Detailed Description, feedback and outcomes of public hearings is yet to be conducted and their consequent outcome will be added thereafter.*

## 4 Land Assessment

### 4.1 Information from Land Inventories and Primary Sources

The following are the details of the land at the Bantony Castle which has been proposed for acquisition. The selected land measures 3874-39 sq meters (5-3) Bighas, comprising of Khasra No. 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897 and 898. The detail of the land is given in Table 9.

**Table 9: Details of land for acquisition**

S. No	Tehsil	Up-Mohal	District	Khasra No.	Area (m <sup>2</sup> )	Type
1	Shimla (Urban)	Kali Bari	Shimla	886	50-49	गैं मुं अहाता
2				887	12-96	गैं मुं बराम्दा
3				888	18-56	गैं मुं बराम्दा
4				889	147-92	गैं मुं मकान पकका तीन मंजिला
5				890	21-56	गैं मुं कंटीन कच्ची
6				891	18-60	गैं मुं कंटीन
7				892	115-60	गैं मुं कार्यालय कच्चा दो मंजिला
8				893	1294-83	गैं मुं सैहन
9				894	591-22	गैं मुं कार्यालय पकका तीन मंजिला
10				895	01-69	गैं मुं पेराघर
11				896	1583-86	गैं मुं अहाता
12				897	06-95	गैं मुं शौचालय पकका
13				898	10-15	गैं मुं गोदाम कच्चा
14				Kita-13	3874-39	

Source: Department of Revenue, Shimla

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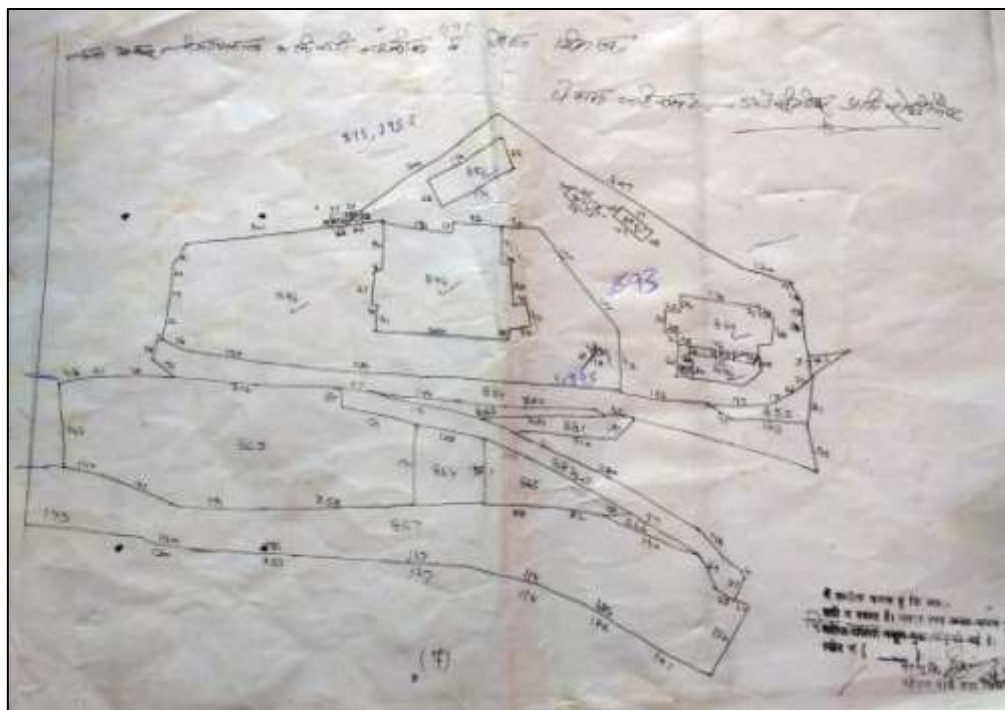
### Details of Owners/ Interest Holders

- 1) Sh Vishwanath
- 2) Sh. Chander Pal
- 3) Sh. Anil Kumar, Sh Ajay Kumar
- 4) Sh. Atul Kumar, Sh. Anuj Kumar and Smt. Kirti Devi
- 5) Kumari Rashi, Kumari Mudita and Smt. Veena Devi
- 6) Sh. Sanjay Trehan
- 7) Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi)

### Note:

- In the above list names of the owners at Serial No. 1-5 are recorded in the Jamabandi.
- Names at Serial No. 6-7 claim their partnership in property.

**Figure 3: Image of Cadastral Map of Bantony Estate**











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The primary stakeholders would be the main impacted persons from the project. From the meetings and the surveys conducted with the primary stakeholders it was brought to light that the entire estate of Bantony is more than what the government is proposing to acquire. The entire estate of Bantony comprises in Khasra Nos. 863, 865, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 1164/900, 1165/900, 955, 956 and 866 (21 plots) measuring a total of 18203-55 sq. m entered at khewat No. 107 Khatauni Nos. 131 and 132 as per jamabandi for the years 2009-10 of Up Mohal Kali Bari Patwar Circle Station ward Bara Shimla, Tehsil Shimla (Urban), District Shimla (H.P), while the government proposes to acquire only 3874-39 Sq. m area of the property, which includes the Bantony Castle and thus is the best chunk of the entire property.

A clear comparison can be made from map below showing the entire property of Bantony estate according to the land records and that area which is proposed to be acquired by the Government.

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**Table 10: Detailed Land Record of the entire Bantony Estate**

S. No	Tehsil	Up-Mohal	District	Khasra No.	Area (m <sup>2</sup> )	Type
1	Shimla (Urban)	Kali Bari	Shimla	863	1324.48	जाय सफेद
2				865	184.78	जाय सफेद
3				886	50-49	गैं मुं अहाता
4				887	12-96	गैं मुं बराम्दा
5				888	18-56	गैं मुं बराम्दा
6				889	147-92	गैं मुं मकान पक्का तीन मंजिला
7				890	21-56	गैं मुं कंटीन कच्ची
8				891	18-60	गैं मुं कंटीन
9				892	115-60	गैं मुं कार्यालय कच्चा दो मंजिला
10				893	1294-83	गैं मुं सैहन
11				894	591-22	गैं मुं कार्यालय पक्का तीन मंजिला
12				895	01-69	गैं मुं पेराघर
13				896	1583-86	गैं मुं अहाता
14				897	06-95	गैं मुं शौचालय पक्का
15				898	10-15	गैं मुं गोदाम कच्चा
16				899	3350-84	गैं मुं अहाता
17				1164/900	219-70	गैं मुं रास्ता
18				1165/900	9204-74	जाय सफेद

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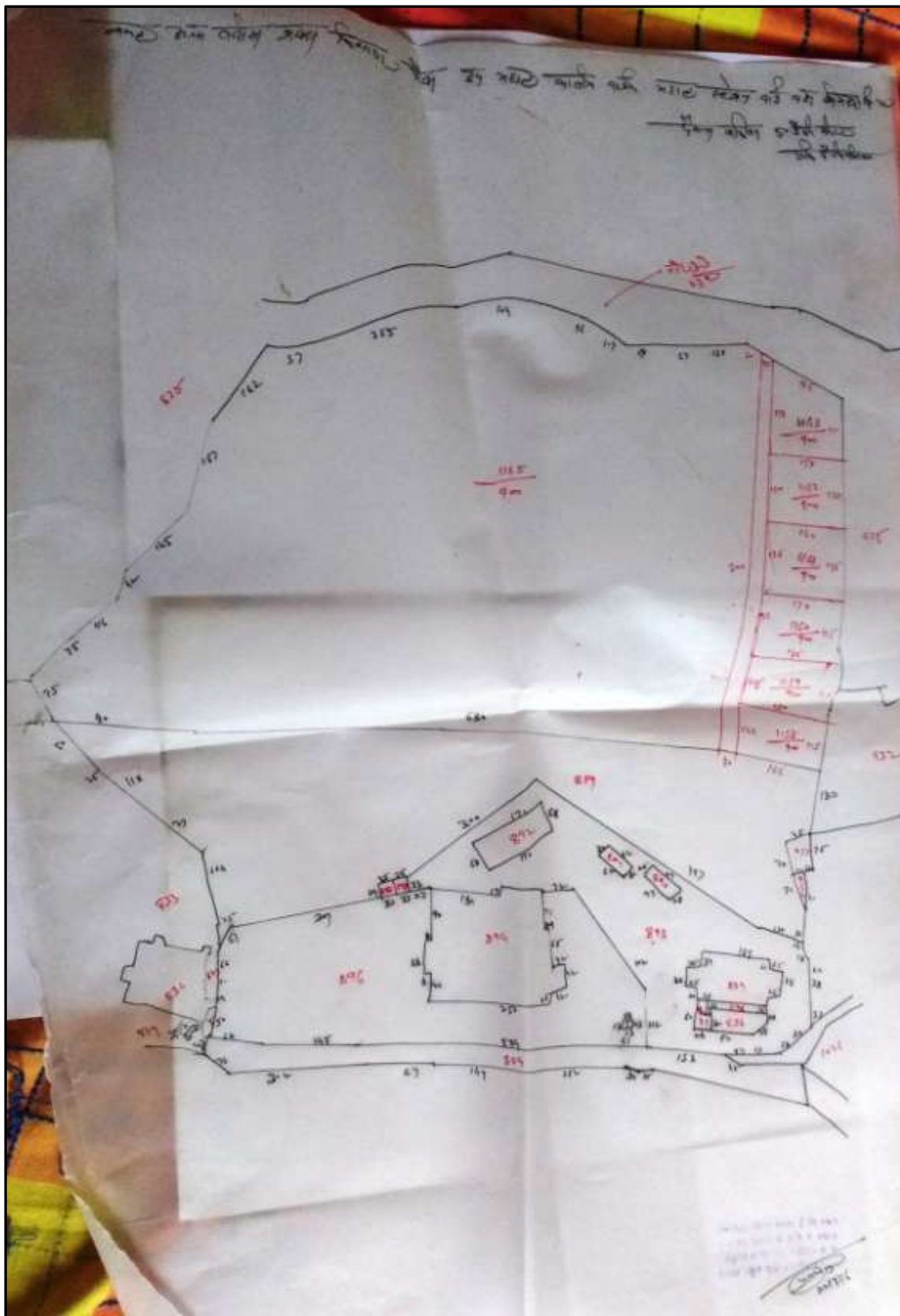
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S. No	Tehsil	Up-Mohal	District	Khasra No.	Area (m <sup>2</sup> )	Type
<b>19</b>				955	28-48	गें मुं अहाता
<b>20</b>				956	06-39	गें मुं गली
<b>21</b>				Kita-20	18193.8	

*Source: Department of Revenue, Shimla*



Figure 5: Snapshot of the Cadastral Map of the Entire Bantony Estate







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### 4.3 Land Requirement and Present use.

The total land requirement as proposed for the acquisition measures 3874-39 sq meters (5-3) Bigha. While the actual area of the entire Bantony Estate measures 18,203-55 sq m. The property lies in the heart of Shimla and thus there is no unutilized land in the vicinity of the project area except that of the Estate. Besides this no other land has already been purchased, alienated, leased or acquired for the project. Table 11 gives detailed description of the type of land of each of the Khasra No. according to the latest land records available.



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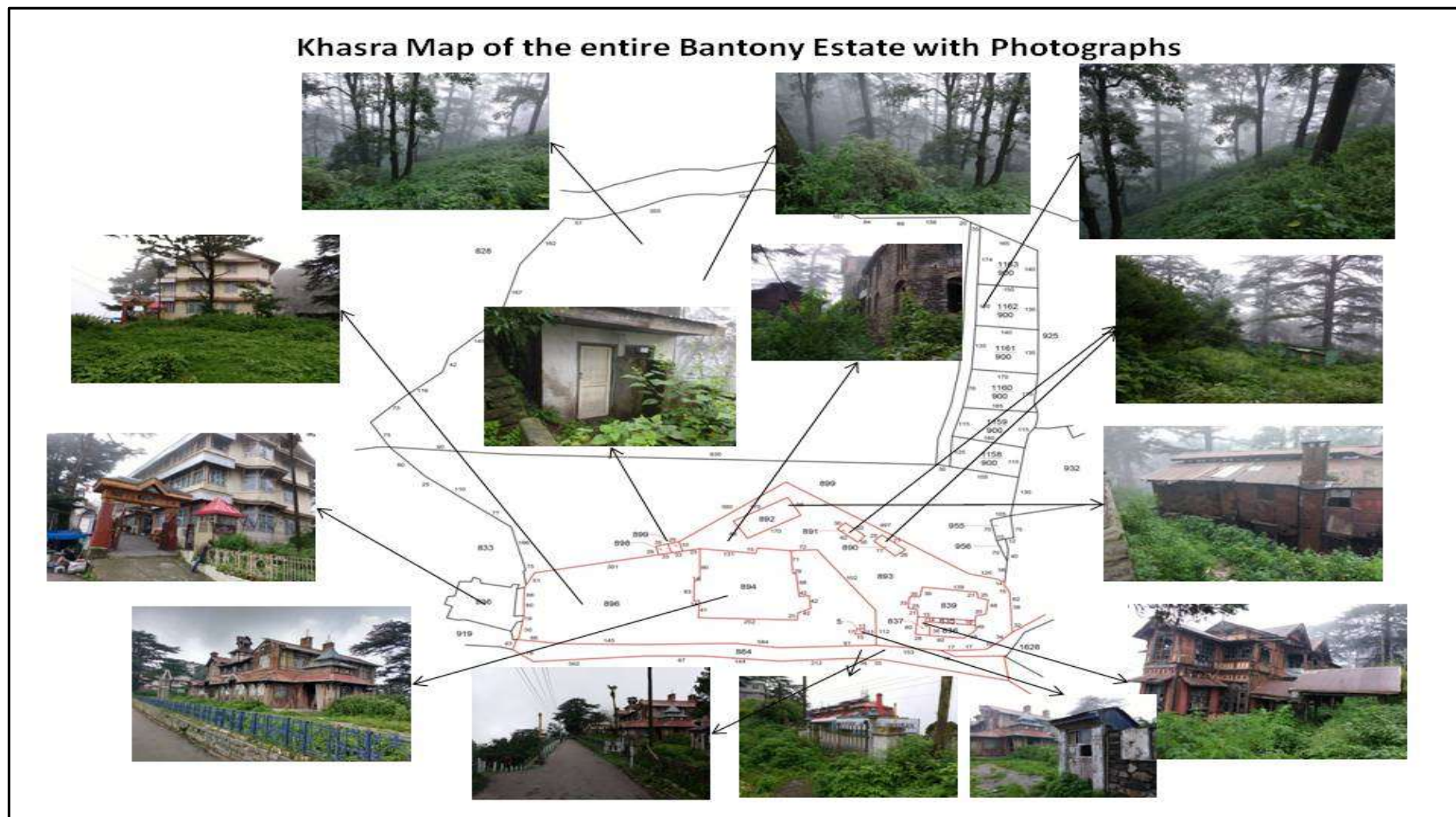
**Table 11: Comparative Table between the Khasra Nos. Comprising the Entire Bantony Estate and those Proposed for Acquisition**

S. No	Tehsil	Up-Mohal	District	Khasra Nos. comprising the Entire Bantony Estate	Area (m <sup>2</sup> )	Khasra Nos. Proposed to be Acquired by the Government for Urban Museum	Area (m <sup>2</sup> )	Type
1	Shimla (Urban)	Kali Bari	Shimla	863	1324.48			जाय सफेद
2				865	184.78			जाय सफेद
3				886	50-49	886	50-49	गें मुं अहाता
4				887	12-96	887	12-96	गें मुं बराम्दा
5				888	18-56	888	18-56	गें मुं बराम्दा
6				889	147-92	889	147-92	गें मुं मकान पक्का तीन मंजिला
7				890	21-56	890	21-56	गें मुं कंटीन कच्ची
8				891	18-60	891	18-60	गें मुं कंटीन
9				892	115-60	892	115-60	गें मुं कार्यालय कच्चा दो मंजिला
10				893	1294-83	893	1294-83	गें मुं सैहन
11				894	591-22	894	591-22	गें मुं कार्यालय पक्का तीन मंजिला

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S. No	Tehsil	Up-Mohal	District	Khasra Nos. comprising the Entire Bantony Estate	Area (m <sup>2</sup> )	Khasra Nos. Proposed to be Acquired by the Government for Urban Museum	Area (m <sup>2</sup> )	Type
12				895	01-69	895	01-69	गैं मुं पेराघर
13				896	1583-86	896	1583-86	गैं मुं अहाता
14				897	06-95	897	06-95	गैं मुं शौचालय पकका
15				898	10-15	898	10-15	गैं मुं गोदाम कच्चा
16				899	3350-84			गैं मुं अहाता
17				1164/900	219-70			गैं मुं रास्ता
18				1165/900	9204-74			जाय सफेद
19				955	28-48			गैं मुं अहाता
20				956	06-39			गैं मुं गली
21				Kita-20	18,193.8	Kita -13	3,874.39	

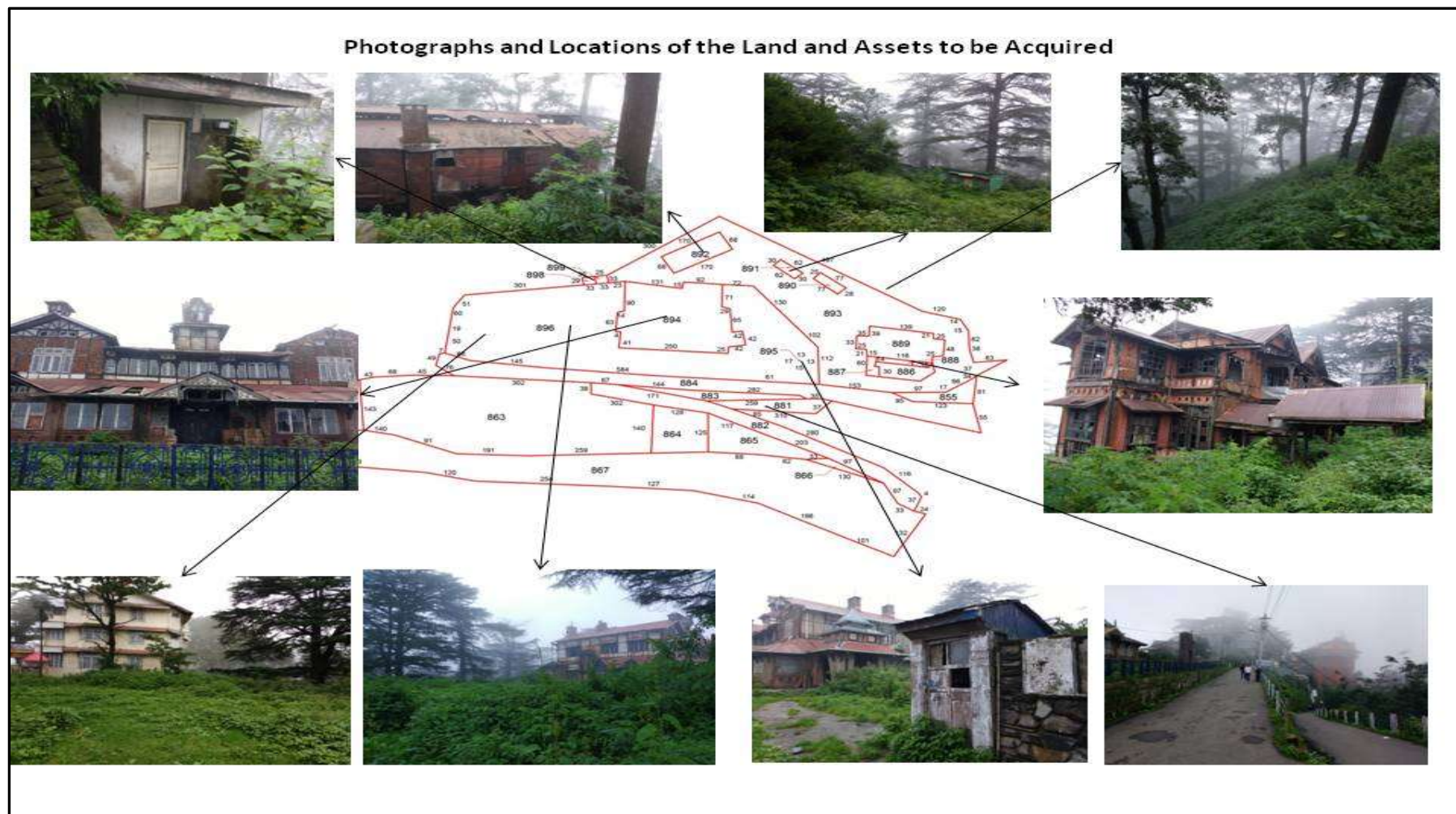
# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla





## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

**Figure 8: Photographs and locations of the various assets attached to the proposed acquisition and their present condition**



*Source: Field Survey*



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### 4.4 Land Purchases and Intended Use of Plots

According to letter No. Bhasni-8/2013-Bantony Castle 7644 by the Language, Art and Culture Department Dated 26/7/2016 No land has already been purchased, alienated, leased or acquired. Also since a detailed project proposal has not yet been prepared nor details of the core designs are available, therefore intended use for each plot of land required for the project could not be given.

### 4.5 Quantity and Location of Land Proposed to be Acquired for the Project

The land at the Bantony Castle, Up Mohal Kali Bari, Tehsil Shimla (Urban) District Shimla, has been proposed to be acquired for the project. The selected land measures 3874-39 sq meters (5-3) Bighas, comprising of Khasra Nos 886, 887, 888,889, 890, 891, 892,893, 894, 895, 896, 897 and 898. The details of the land is given in the Table 9

The castle is located at 39° 06' 22.3" N latitude & 73° 10' 10.31" E longitude. It stands on one of the most premium properties of Shimla, i.e. the core mall road between Scandal point to Kali Bari temple. The estate shares its western boundary with the Grand Hotel which is also one of the historically important buildings to Shimla and was built during the British Era. About 250 m from Bantony is situated the famous Kali Bari Temple.

### 4.6 Nature Present use and Classification of Land

Since 1957 the castle building, now in an advanced state of decay, had been the headquarters of State Police. It was formally vacated about few years back after a court case. The Bantony Cottage also remained occupied by Employment Exchange for very long. They emptied the building only when it became truly dangerous for life.

Ever since the building was vacated by the State Police Department, it has been not been brought to any use till date. Moreover the present state of Bantony Castle is such that that it is in a very advanced stage of decay. The building now is completely un-inhabitable and truly dangerous for human life. Photographs below show the existing decaying condition of Bantony Castle. Table 11 gives detailed description of the classification land for each of the Khasra No. according to the latest land records available.

There is no agricultural land and no irrigation coverage on the land proposed to be acquired.

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### 4.7 History of Ownership, Patterns, Recent Changes in Ownerships, Transfers, Size of Holding and No. of Residential Houses

The present property known as the Bantony estate was purchased by late Mr. L. Ram Krishan son of late Sh. L. Lehnu Mal through a registered sale deed dated 12<sup>th</sup> February, 1968 from the Erstwhile Darbhanga State (Now Bihar State) from one Shri Laxmi Kant Jha who was appointed as executor as per the will of Late Maharajadhiraj Sir Kameshwar Singh KCIE of Darbhanga for a consideration of Rs. 3,50,000/-. The said sale deed was duly registered in the office of Sub Registrar Shimla on 21<sup>st</sup> February 1968. It may be pertinent to mention that the entire money paid for consideration and misc. expenses was spent by L. Ram Krishan from his business being carried out in the shop No. 150 Lower Bazar Shimla (H.P) in the name and style of M/s Ram Krishan and Sons.

The property known as Bantony Estate which was purchased by late Mr. L. Ram Krishan initially measured 22,999 Sq. Yards 2 Sq. Ft. comprised in Khasra No. 80, 83/1, 83/2, 83/3, 83/4, 83/5, 83/6, 83/7, 723/83, and 553 entered at Khewat No. 124, Khatauni Nos. 348 and 349, as per Jamabandi for the years 1950-51 along with structures standing thereupon situated at Mauja Station Ward Bara Shimla Tehsil and District Shimla (H.P.). After the recent settlement it now comprises in Khasra Nos. 863, 865, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 1164/900, 1165/900, 955, 956 and 866 (21 plots) measuring 18203-55 sq. mtrs entered at khewat No. 107 Khatauni Nos. 131 and 132 as per jamabandi for the years 2009-10 of Up Mohal Kali Bari Patwar Circle Station ward Bara Shimla, Tehsil Shimla (Urban), District Shimla (H.P).

While the Land Proposed to be acquired by the Language Arts & cultural Department of the State Government with the objective of setting up of Urban Museum Measures 3874-39 Sq Meters (5-3) Bighas, Comprising of Khasra Nos 886, 887, 888,889, 890, 891, 892,893, 894, 895, 896, 897 and 898.

It is to be mentioned here that Late. Sh. L. Ram Krishan was the Karta of Joint Hindu Family which constituted of himself and his sons namely Shri. Hem Raj, Shri. Chander Pal, Shri Amar Nath, Shri. Vishwanath. Shri Govind Sood and daughter Smt. Sukarma Devi.

After the Demise of L. Ram Krishan the property was passed onto his children. Since then, Shri Hem Raj has expired and his sons namely Shri Anil Kumar and Shri Ajay Kumar have inherited his share of the property in equal shares. Shri. Amar Nath has also since expired and

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his share of the property has been inherited by his 2 sons and 1 daughter namely Shri Atul Kumar, Shri Anuj Kumar, Smt. Kirti Devi. Shri. Govind has also since expired and his estate has devolved upon his wife and two daughters namely Smt. Veena Sood (wife), Mrs. Rashi Sood and Mrs. Mudita Sood. Smt Sukarma Devi has expired on 5<sup>th</sup> February, 2009 and her legal heirs are namely Sh. Rajesh Sood and Sh. Manu Sood. Therefore, as off today the names of the present owners of the property and those claiming partnership according to the present Land records are:

### **Names of Owners/ Interest Holders**

- 1) Sh Vishwanath
- 2) Sh. Chander Pal
- 3) Sh. Anil Kumar, Sh Ajay Kumar (Sons of Late Shri. Hem Raj)
- 4) Sh. Atul Kumar, Sh. Anuj Kumar and Smt. Kirti Devi (Sons and Daughter of Late Shri. Amar Nath)
- 5) Kumari Rashi, Kumari Mudita and Smt. Veena Devi (Daughters and Widow of Late Shri.Govind Sood)
- 6) Sh. Sanjay Trehan
- 7) Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi)

### **Note:**

- In the above list names of the Owners at Serial No. 1-5 are recorded in the Jamabandi.
- Names at Serial No. 6-7 claim their partnership in Property.

Presently, the property houses two residential buildings namely the Bantony Castle and the Bantony cottage, both in a dilapidated condition unfit for human habitation.

## **4.8 Land Prices**

The circle rates of land in Up Mohal Kali Bari Shimla Urban, Tehsil and District Shimla H.P since 2013 have been given in the following Table:

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**Table 12: Circle Rates of Land in Respect of Urban Areas of Tehsil Shimla (Urban), District Shimla, H.P for the Financial Year 2016-17**

Circle Rates of Land in Respect of Urban Areas of Tehsil Shimla (Urban), District Shimla, H.P for the Financial Year 2016-17 (Rate: Per Square ,meter per Rupees															
S. No	Name of Patwar Circle	Name of Revenue Estate	Category of Road	Criteria Factor	Financial Year	Category -1		Category II		Category III		Category IV		Category V	
						Distance up to 25 meters		Distance More than 25-50 meters		Distance More than 50-100 meters		Distance More than 100-1000 meters		Distance more than 1000 meters	
						Only Basic Rate		20% less than the basic ratio of Cat-I		40% less than the basic ratio of Cat-I		50% less than the basic ratio of Cat-I		60% less than the basic ratio of Cat-I	
						Uncultivated Land	Cultivated Land	uncultivated Land	cultivated Land Including Banjar	Uncultivated Land	Cultivated Land	uncultivated Land	cultivated Land Including Banjar	Uncultivated Land	Cultivated Land
						Factor-1	Factor 1.2	Factor - 1	Factor 1.2	Factor-1	Factor 1.2	Factor-1	Factor 1.2	Factor-1	Factor 1.2
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	Station Ward Bara Shimla	Up Mohal Kali Bari	I- other Road	Basic Rate	2016	5860	7032	4688	5626	3516	4219	2930	3516	2344	2813
2			II- Station Highway	25 % More Than Basic		7325	8790	5860	7032	4395	5274	3663	4395	2930	3515
3			III- National Highway	50 % more than basic		8790	10548	7032	8438	5274	6329	4395	5274	3516	4219

Source: Department of Revenue

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**Table 13: Circle Rates of Land in Respect of Urban Areas of Tehsil Shimla (Urban), District Shimla, H.P for the Financial Years 2013-14, 14-15 & 15-16**

Circle Rates of Land in Respect of Urban Areas of Tehsil Shimla (Urban), District Shimla, H.P for the Financial Years 2013-14, 14-15 & 15-16 (Rate: Per Square ,meter per Rupees													
S. No	Name of Patwar Circle	Name of Revenue Estate	Financial Year	Category -1			Category II ( 25% less than Category I)			Category III ( 50% less than Category 1)			Remarks
				Property/Land, in which any point of the concerned Khasra number or part thereof abuts any road in a revenue estate			Property/ Land in which any point of the Concerned Khasra number or part thereof is up to a distance of 25 meters from the road.			Property/ land in which no point of the concerned number or part thereof is within 25 m from such road			
				1st Class Road	2nd Class Road	3rd Class Road	1st Class Road	2nd Class Road	3rd Class Road	1st Class Road	2nd Class Road	3rd Class Road	
1	2	3		4	5	6	7	8	9	10	11	12	13
1	Station Ward Bara Shimla	Up Mohal Kali Bari	2015-16	8656	8569	8483	6492	6427	6362	4328	4285	4242	List of Roads attached in Annexure
2			2014-15	8239	8157	8074	6179	6118	6056	4120	4079	4037	
3			2013-14	7700	7623	7546	5775	5717	5660	3850	3812	3773	

Source: Department of Revenue

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### Determination of Compensation

#### Compensation to Land Owners:

The compensation for land acquisition is determined by the Collector and awarded by him to the land owner within two years from the date of publication of the declaration of acquisition.

The process of determination of compensation is given below.

- First, the market value of the acquired land is computed as the higher of (i) the land value specified in the Indian Stamp Act, 1899 for the registration of sale deeds; or (ii) the average of the top 50 per cent of all sale deeds in the previous three years for similar type of land situated in the vicinity.
- First the market value of land is calculated. Then, the value of all assets attached to the land (trees, buildings, etc) is added to this amount. On this amount, a 100 per cent solatium, (i.e., extra compensation for the forcible nature of acquisition), shall be given to arrive at the final compensation figure.
- Land owners whose property is acquired using the urgency provisions shall be given an additional 75 per cent of the market value of the land.

**Table 14: Summary of Land Assessment**

S. No.	Particulars	Details
1	Details of Land inventories along with details of Khasra map and Ownership available?	Yes
2	Demarcation of Area of Impact	Yes
3	Location of proposed land to be acquired	Bantony Castle, Up Mohal Kali Bari, Tehsil Shimla (Urban) District Shimla,
4	Quantity of proposed land to be acquired	3874-39 Sq Meters (5-3) Bighas
5	Present Use	The property has remained vacant for the past 6 Years Approx. Before that it was being used by the HP State Police Department.



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S. No.	Particulars	Details
<b>6</b>	If Any Land Already purchased, alienated, leased or acquired for the purpose of the project	No
<b>7</b>	Detailed intended use of each plot of land required for the project	No such details has yet been prepared
<b>8</b>	If the land is agricultural land, any irrigation coverage and cropping Patterns	No
<b>9</b>	Nature and Present use of land	The surrounding land around Bantony castle is mostly used for commercial purpose such as hotels, offices, banks etc. Though few years back Bantony castle also served as an office for HP Police, it has for quite some years now remained an abandoned property with the building in condition of terrible decay. The Details of Land Classification has been given in Table 9
<b>10</b>	Details available for size of Holdings, ownership patterns, Land Distributions and number of residential Houses.	Yes (as per Jamabandi) (Annexure X)
<b>11</b>	Details of current Land Prices available	Yes (circle rates as provided by Department of Revenue)
<b>12</b>	Details for recent Changes in ownership, transfer and use of land over the last 3 years	Yes (as per Jamabandi) (Annexure X)

*Source: Letter No. Bhasni-8/2013-Bantony Castle 7644 by the Language, Art and Culture Department (GoHP)(Annexure IX)*

## 5 Estimation and Enumeration of Affected Families and Assets

### 5.1 Details of Affected Families

The present property i.e. Bantony estate was purchased by late Mr. L. Ram Krishan son of late Sh. L. Lehn Mal through a registered Sale deed dated 12<sup>th</sup> February, 1968 from the Erstwhile Darbhanga State ( Now Bihar State) from one Shri Laxmi Kant Jha who was appointed as executor as per the will of Late Maharajadhiraj Sir Kameshwar Singh KCIE of Darbhanga for a consideration of Rs. 3,50,000/-.

It is to be mentioned here that Late. Sh. L. Ram Krishan was the Karta of Joint Hindu Family which constituted of himself and his sons namely Shri. Hem Raj, Shri. Chander Pal, Shri Amar Nath, Shri. Vishwanath. Shri Govind Sood and daughter Smt. Sukarma Devi.

After the Demise of L. Ram Krishan the property was passed onto his children. Since then, Shri Hem Raj has expired and his sons namely Shri Anil Kumar and Shri Ajay Kumar have inherited his share of the property in equal shares. Shri. Amar Nath has also since expired and his share of the property has been inherited by his wife and 2 sons namely Smt. Kirti Devi Shri Atul Kumar and Shri Anuj Kumar. Shri. Govind has also since expired and his estate has devolved upon his wife and two daughters namely Smt. Veena Sood (wife), Mrs. Rashi Sood and Mrs. Mudita Sood. Smt Sukarma Devi has expired on 5<sup>th</sup> February, 2009 and her legal heirs are namely Sh. Rajesh Sood and Sh. Manu Sood. Therefore, as off today the names of the present owners of the property and those claiming partnership according to the present Land records are Sh Vishwanath, Sh. Chander Pal, Sh. Anil Kumar, Sh Ajay Kumar (Sons of Late Shri. Hem Raj), Sh. Atul Kumar, Sh. Anuj Kumar and Smt. Kirti Devi (Sons and Daughter of Late Shri. Amar Nath), Kumari Rashi, Kumari Mudita and Smt. Veena Devi (Daughters and Widow of Late Shri.Govind Sood), Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi)

The detailed family tree of the owners has been explained later under kinship patterns. Apart from the family there are no other directly affected families/ persons.

Also, the survey showed that there has been no livelihood dependency on any of the stakeholders from the property for more than 5 years. The family is economically well off with the different members earning from various other sources such as business, job etc.

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Also it is quite evident from the photographs as well as the survey that none of the stakeholders have been residing on the Bantony property. The owners of the property are a Joint Hindu Family.

### 5.2 Indirectly Impacted

From the secondary stakeholder survey, it is evident that no family/ person will be negatively impacted by this acquisition as none of them either reside nor depend for their livelihood on the Bantony property.

However, the surveys also suggest that there will be a positive impact of this acquisition for the society at large. The surveys with various stakeholders reveal that the business of the local businessmen of the mall road, including shop owners would increase. The tourist/travel agencies and hotel community would also benefit.

One of the major benefits of the proposed museum will be extracted by the Grand Hotel. This hotel is owned and run by the CPWD and is a beautiful heritage structure in itself. Since the Bantony estate has remained in a dilapidated condition for almost a decade, this negatively affects the ambiance and value of the Grand Hotel too. Interview with the executive engineer CPWD, Kali Bari Circle showed favor towards the proposed project as this would have an indirect positive impact on the Grand Hotel.

Summary of estimation and enumeration of affected families

**Table 15: Summary of estimation and enumeration of affected Families**

S. No	Particulars	Details
A)	Directly Impacted	
1	Land owners as per names in jamabandi	Yes: 1) Sh Vishwanath 2) Sh. Chander Pal 3) Sh. Anil Kumar, Sh Ajay Kumar 4) Sh. Atul Kumar, Sh. Anuj Kumar and Smt. Kirti Devi 5) Kumari Rashi, Kumari Mudita and Smt. Veena Devi
2	Claiming Partnership in Property	Yes 1) Sh. Sanjay Trehan

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S. No	Particulars	Details
		2) Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi)
3	Are there tenants or occupy the land to be acquired	NO
4	Scheduled Tribes and other traditional forest dwellers who have lost any of their forest rights	NO
5	Depend on common property resources which will be affected due to acquisition of land for their livelihood	NO
6	Have been assigned land by the appropriate government under any of its schemes and such land is under acquisition	NO
7	Have been residing on any land in the urban areas for preceding 3 years or more prior to the acquisition of the land	NO
8	Have depended on the land being acquired as a primary source of livelihood for 3 years prior to acquisition	NO
B)	Indirectly Impacted	None of the Secondary Stakeholders would be negatively impacted from the acquisition as there are no one who is either residing on the property and no one whose livelihood is directly or indirectly dependent on it



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### 5.3 Inventory of Productive assets and significant lands




The Bantony estate houses the Bantony Castle and few other structures. But today all these structures including the castle are in state of advanced decay and completely unfit, even dangerous for human life. A detailed itenary of the structures comprising the Bantony estate has been tabulated below along with supporting maps and Photographs.

Although these structures in themselves cannot be categorized as assets on their present existing condition. However, they have immense cultural, architectural and archaeological value. Moreover, renovating/reconstructing these structures in accordance to preserve its original cultural, aesthetic and architectural value may prove them to be invaluable assets. Though an exact financial value to these assets cannot be put up for now, it is suggested to estimate its value separately by consulting an expert from the same field.

**Table 16: Details of the assets on Bantony Estate along with Photographs**



S. No	Khasra No	Name of Asset	Present Condition	Photographs (Shoeing Present Condition)
1	894	Bantony Castle	Dilapidated	
2	895	Watchman hut	Dilapidated	

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S. No	Khasra No	Name of Asset	Present Condition	Photographs (Showing Present Condition)
3	886-89	Pakka House	Dilapidated	
4	890-91	Abandoned Canteen Shacks	Dilapidated	
5	892	Kutcha workstation	Dilapidated	



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S. No	Khasra No	Name of Asset	Present Condition	Photographs (Showing Present Condition)
6	897	Urinal/Toilet	Dilapidated	
7	898	Godown	Dilapidated	

Besides the standing structures Bantony estate also has trees and greenery on the estate premises. Suggestions were given to prioritize, prevent and preserve the same environment with minimal damage to environment during the planning and execution stage of the project. Also further suggestions were given to design the museum in accordance to the original architecture of the Bantony castle in order to preserve its rich architectural and cultural heritage.

## 6 Socio Economic and Cultural Profile

### 6.1 The Demographic Details of Population in Project Area

The Bantony castle is a private property and the primary impacted persons/families from the acquisition will be the owners. Presently there is no person residing on the premises and none were found deriving any direct/indirect dependency of livelihood from the land under consideration. The details of primary stakeholder are as under:

**Table 17: Demographic Details of primary Stakeholders**

S.No	Name	Age	Sex	Educational Qualification	Religion
1	Sh. Vishwanath	74	Male	Graduate	Hindu
2	Sh. Chander Pal	82	Male	Senior Secondary	Hindu
3	Sh Anil Kumar	61	Male	Post graduate	Hindu
4	Sh. Ajay Kumar	55	Male	Graduate	Hindu
5	Sh Atul Kumar	50	Male	Graduate	Hindu
6	Sh. Anuj Kumar	44	Male	Graduate	Hindu
7	Smt. Kirti Devi	70	Female	Not Disclosed	Hindu
8	Kumar Rashi	41	Female	Post Graduate	Hindu
9	Kumari Mudita	35	Female	Post Graduate	Hindu
10	Smt. Veena Devi	65	Female	Graduate	Hindu
11	Sh. Rajesh Sood	58	Male	Graduate	Hindu
12	Sh. Manu Sood	43	Male	Graduate	Hindu
13	Sh. Sanjay Trehan	Could not be traced and therefore no interview could be conducted			

### 6.2 Income & Poverty Levels

The shareholders are prosperous and are managing different family ventures. Family enjoyed a status of the Undivided Hindu Family so it is hard to evaluate the incomes individually. Major findings of survey are as under:

1. Family has one shop at lower bazaar Shimla. Mr. Vishvanath and Mr. Anuj are managing the business. Besides this family has two restaurants along with land at Chhrabra.

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2. Family is living at “Sterling Castle” located near RKMV , which is again a premium property in Shimla
3. Smt Veena Sood is a widow and claims to have no individual income source.
4. Rajesh Sood & Sh. Manu Sood are registered agriculture commission agents and have a shop in Lower Bazar. Besides this Sh. Manu Sood is also involved in business related to tourism and film making.

On the basis of information provided by stakeholders, the economic status of family is well off and none of them are below or near the poverty line.

### 6.3 Vulnerable Group among stakeholders:

There are no groups among the stakeholders which can be defined as vulnerable. However the following members may be categorized as vulnerable:

1. Smt. Veena Devi Widow of Late Shri. Govind Sood and her daughters i.e. Kumari Rashi, Kumari Mudita as mentioned in S.No. 5 of details of stakeholder/owners.  
Smt. Veena Sood is a widow is living alone in her apartment at “Sterling Castle” as her both daughters are now married and living with their respective families. She should be given proper consideration in consent process.
2. Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi) claim their partnership in the said property. However, facts for the same could not be established yet. Before deciding the final compensation amount, the resolution of the claim should be established and receivers of the compensation decided accordingly.

### 6.4 Land use and Livelihood

Presently, Bantony Estate has remained as an unused property from quite some years. Khasra wise details of type of land has been explained in Table 10. There were no persons/families found whose livelihood was directly/indirectly dependent on the Bantony estate.

### 6.5 Local economic activities

Mall Road being the heart of Shimla is buzzing with economic activities. There are institutions, colleges, hotels, banks, offices in the vicinity of the Bantony Estate. However the estate in itself does not support any economic activity as of today. Also there were no factors found which would contribute to the local livelihood.

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### 6.6 Factors that contribute to local livelihood

No factors were found to be contributing to local livelihood from the project area.

### 6.7 Kinship Pattern and Social and Cultural Organization

No social and cultural organizations were found on the premises of the Bantony Estate.

However, as for the kinship pattern, it is to be mentioned that Late. Sh. L. Ram Krishan was the Karta of Joint Hindu Family which constituted of himself and his sons namely Shri. Hem Raj, Shri. Chander Pal, Shri Amar Nath, Shri. Vishwanath. Shri Govind Sood and daughter Smt. Sukarma Devi.

After the demise of L. Ram Krishan the property was passed onto his children. Since then, Shri Hem Raj has expired and his sons namely Shri Anil Kumar and Shri Ajay Kumar have inherited his share of the property in equal shares. Shri. Amar Nath Has also since expired and his share of the property has been inherited by his wife and 2 sons namely Smt. Kirti Devi, Shri Atul Kumar, Shri Anuj Kumar. Shri. Govind has also since expired and his estate has devolved upon his wife and two daughters namely Smt. Veena Sood (wife), Mrs. Rashi Sood and Mrs. Mudita Sood. Smt Sukarma Devi has expired on 5<sup>th</sup> February, 2009 and her legal heirs are namely Sh. Rajesh Sood and Sh. Manu Sood.

The Detailed Family tree of the owners has been explained further. Apart from the family there are no other directly affected families/ persons.

**Table 18: Family Tree of Late Shri L. Ram Krishan**

S. No	Name of Memeber	Relationship with HH head (Karta of the Joint Hindu Family)	Remarks
1	Late. Sh. L. Ram Krishan	HH Head (Karta)	This was the Original family tree when the Bantony Estate was Bought by Lt. Sh. L. Ram Krishan
A	Sh. Vishwanath	Son	
B	Sh. Chandrapal	Son	
C	Late Shri Hem Raj	Son	
D	Late Shri Amar Nath	Son	
E	Late Shri Govind Sood	Son	
F	Late Shri Sukarma Devi	Daughter	

According to the Land Records after the Death of Shri L. Ram Krishan, the property originally developed 5 partners i.e. the 5 sons (S.No A-E). Subsequently with time Shri. Hem Raj, Shri. Amar Nath and Shri. Govind Sood deceased, and their share of property was

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named in the name of their respective wives and children. Finally the final owners of the property according to the present land records and those claiming their partnership in property have been given below:

- 1) Sh Vishwanath
- 2) Sh. Chander Pal
- 3) Sh. Anil Kumar, Sh Ajay Kumar (Sons of Late Shri. Hem Raj)
- 4) Sh. Atul Kumar, Sh. Anuj Kumar and Smt. Kirti Devi (Sons and Daughter of Late Shri. Amar Nath)
- 5) Kumari Rashi, Kumari Mudita and Smt. Veena Devi (Daughters and Widow of Late Shri. Govind Sood)
- 6) Sh. Sanjay Trehan (Claiming partnership in property)
- 7) Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi). (Claiming partnership in property).

The detailed family tree of each of the Son of Sh. L Ram Krishan Is Given Below:

**Table 19: Family Tree of Shri Vishwanath Sood**

S. No.	Name of member (Age)	Relationship with Sh. Vishwanath Sood
<b>A</b>	Sh. Vishwanath Sood (74)	HH Head
<b>1</b>	Sudha Sood (68)	Wife
<b>2</b>	Rachita Rana (42)	Daughter
<b>3</b>	Ambika Sood (40)	Daughter
<b>4</b>	Arvind Sood (46)	Son
<b>5</b>	Meenakshi Sood (44) w/o Arvind sood	Daughter-in-Law
<b>6</b>	Triyambak Sood s/o Arvind Soon	Grandson

**Table 20: Family Tree of Shri Chander Pal Sood**

S. No.	Name of member (Age)	Relationship with Sh. Chander Pal Sood
<b>B</b>	Shri. Chander Pal Sood (82)	HH Head
<b>1</b>	Maya Kirti Sood (60)	Daughter
<b>2</b>	Ashwani Sood (54)	Son
<b>3</b>	Mamta Sood (50) w/o Ashwani Sood	Daughter-in Law
<b>4</b>	Harshul (21) s/o Ashwani Sood	Grandson
<b>5</b>	Ayushi Goel (27) d/o Ashwani Sood	Granddaughter
<b>6</b>	Arun Sood (52)	Son
<b>7</b>	Neena Sood (49) w/o Arun Sood	Daughter-in Law
<b>8</b>	Chaitanya Sood (23) s/o Arun Sood	Grandson
<b>9</b>	Siddhatri Sood (17) d/o Arun Sood	Granddaughter

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**Table 21: Family Tree of Late Shri. Hemraj Sood**

S. No.	Name of member (Age)	Relationship with Late Shri Hemraj Sood
<b>C</b>	Late Shri Hemraj Sood	HH Head
<b>1</b>	Late Smt. Uma Sood	Wife
<b>2</b>	Ajay Sood (55)	Son
<b>3</b>	Kusum Sood w/o Ajay Sood	Daughter-in Law
<b>4</b>	Arundhita Sood (29) d/o Ajay Sood	Granddaughter
<b>5</b>	Ambrina Soon (15) d/o Ajay Sood	Granddaughter
<b>6</b>	Anil Sood (61)	Son
<b>7</b>	Subhadra Sood w/o Anil Sood	Daughter-in Law
<b>8</b>	Stuti Sood d/o Anil Sood	Granddaughter
<b>9</b>	Shrey Sood (39) s/o Anil Sood	Grandson
<b>10</b>	Vidhu Sood w/o Shrey Sood	Grand Daughter-in Law
<b>11</b>	Tishtha Sood (10) d/o Shrey Sood	Grand-Grand Daughter
<b>12</b>	Khushi Sood (6) d/o Shrey Sood	Grand-Grand Daughter
<b>13</b>	Sumati Sood (59)	Daughter
<b>14</b>	Kavita Sood (49)	Daughter

**Table 22: Family Tree of Late Shri Amarnath Sood**

S. No.	Name of member (Age)	Relationship with Late Shri Amarnath Sood
<b>D</b>	Late Shri Amarnath Sood	HH Head
<b>1</b>	Kirti Sood (70)	Wife
<b>2</b>	Atul Sood (50)	Son
<b>3</b>	Manju Sood (47) w/o Atul Sood	Daughter-in Law
<b>4</b>	Dhananjay Goel (19) s/o Atul Sood	Grandson
<b>5</b>	Mamta Sood (50)	Daughter
<b>6</b>	Bhavna Sood (43)	Daughter
<b>7</b>	Anuj Goel (44)	Son
<b>8</b>	Shelly Goel (42) w/o Anuj Sood	Daughter- in Law
<b>9</b>	Kamakshi Goel (17) D/o Anuj Goel	Granddaughter

**Table 23: Family Tree of Late Shri Govind Sood**

S. No.	Name of member (Age)	Relationship with Late Shri Govind Sood
<b>E</b>	Late Shri Govind Sood	HH Head
<b>1</b>	Veena Sood (65)	Wife
<b>2</b>	Rashi Sood (41)	Daughter
<b>3</b>	Mudita Sood (35)	Daughter

## **6.8 Administrative Organization**

No administrative organization has been established within the premises of the Bantony Estate. However Deputy Commissioner Office, Municipal Corporation, Superintendent of Police, UCO Bank and Telecom office are located nearby and surveys reveal that there is no



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negative impact found over these institutions. Although all these institutes has appreciated the proposal.

### 6.9 Political Organizations

No political organization establishment was found on the premises of Bantony Estate. However during survey and meeting with political leaders i.e. Mayor MC Shimla, MLA Shimla & Ward counselor etc. have shared their mixed opinions. While the Mayor Shimla & Ward counselor are in favor of present acquisition with proper compensation, MLA Shimla has questioned the entire purpose and process of acquisition.

### 6.10 Community Based or Civil Society Organizations

No civil societies establishment was found on the premises of Bantony Estate. Young Women Christian Association (YWCA) and students associations are active in nearby locations, but have not stake and observation on present acquisition.

### 6.11 Regional Dynamics and historical change processes.

No major negative impact could be found regarding the regional dynamics and historical change processes.

### 6.12 Quality of Living Environment

The Bantony estate is situated at one of the most premium locations of Shimla City. The estate houses a rich green belt in itself. There are trees and shrubs within the boundary of the estate. The photographs shown below gives a picture of the living environment at Bantony Castle. However the property has been lying vacant for the past many years and thus presently no one resides within the premises.

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**Photographs of Bantony estate and Surroundings**





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## 7 Social Impacts

### 7.1 Framework and Approach to Identifying Impact

SIA seeks to assess, in advance, the social repercussions that are likely to follow from projects undertaken to promote development, such as dams, mines, industries, highways, ports, airports, urban development and power projects. It is a tool that can help decision-makers to foresee the likely negative impacts of their actions so that steps necessary to prevent or at least to contain them could be taken in time. As an aid to the decision making process, SIA provides information on social and cultural factors that need to be taken into account in any decision that directly or indirectly affects the lives of project area people.

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

- “People’s way of life – that is, how they live, work, play and interact with one another on day to day basis;
- Their culture – that is, their shared beliefs, customs, values and language or dialect;
- Their community – its cohesion, stability, character, services and facilities;
- Their political system – the extent to which people are able to participate in decisions that affect their lives, the level of democratization that is taking place, and the resources provided for this purpose;
- Their environment – the quality of the air and water people use; the availability and quality of food they eat; the level of hazard or risk, dust and noise they are exposed to; the adequacy of sanitation, their physical safety, and their access to and control over resources;
- Their health and wellbeing – health is a state of complete physical, mental, social and spiritual wellbeing and not merely the absence of diseases or infirmities;
- Their personal and property rights – particularly whether people are economically affected, or experience personal disadvantage which may include a violation of their civil liberties;

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- Their fears and aspirations – their perceptions about their safety, their fears about the future of their community, and their aspirations for their future and future of their children;”

The process of conducting Social Impact Assessment was designed in a manner which involved all stakeholders in systematic approach to assess the impact of proposed acquisition. The framework & approach to identifying the impacts is shown in following steps.

Step 1: Formation of SIA team

Step 2 : Literature Review

Step 3: Meeting with various Stakeholders

Step 4: Data Collection (Tools: Questionnaires, FGD, Schedule)

Step 5: Data Processing

Step 6: Reporting

The main impacted from the acquisition would be the primary stakeholders. Since there is no agricultural activity on the proposed land therefore there is no loss of agriculture land of the owners.

### 7.2 Description of Impacts at Various Stages of Project Cycle

The social impact for the acquisition of land at Bantony castle for the proposed urban museum project has been classified as

- (i) Impact during Pre- construction stage
- (ii) Impact during Construction Stage
- (iii) Impact During Operation stage

Due to the non-availability of a detailed project proposal/feasibility study for the project a detailed assessment could not made. However, some of the impacts that would be associated with the project have been given in the table below.

The main aim of the Social Impact Management Plan is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. The social impact management measures shall be implemented during the various stages of the project viz. Pre-construction

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stage, Construction Stage and Operational Stage. A description of the various impacts is identified during different stages of construction which is presented in Table 24.

**Table 24: Assessment of Social Impacts at different Phases of Project**

S.No	Pre-construction	Construction	Operation
1	Acquisition of Land	Dust Pollution	Creation of a Tourist Attraction
2	Acquisition of Built-up Property (dilapidated buildings)	Noise Pollution	Creation of a knowledge hub for cultural preservation of Himachal Pradesh
3		Employment during Construction	

The main impacted from the acquisition will be the owners and their families. According to the latest land records there are at present 13 primary stakeholders to the property out of which names of 10 have been recorded in the Jamabandi while the remaining 3 claim their partnership in the property Namely Sh. Sanjay Trehan, Sh. Rajesh Sood and Sh. Manu Sood.

Presently, there is no person residing on the premises of the Bantony Castle and none were found deriving any direct/indirect dependency of livelihood from the land under consideration. Moreover, the property has remained unutilized for more than 8 years now. No major negative impacts were found regarding the secondary and institutional stakeholders.

Surveys and interactions with the primary stakeholders revealed that their condition for complying with the acquisition was that the entire Bantony Estate should be acquired by the Government and not a part of it. Their argument was that, by the presently proposed acquisition, only the best part of their property is being acquired. Consequently the remaining property would be left of no value to owners. Moreover, there would be no access left to the remaining property once the acquisition has taken place.

**Table 25: Analysis of the various possible social Impacts, and their proposed mitigation measures**

S. No.	Type of Impact	Status	Proposed Mitigation Measure
1	Loss of Land	Yes there will be loss of land and this is a direct impact over owners.	Compensation as per HP RFCTLARR Rules, 2015



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S. No.	Type of Impact	Status	Proposed Measure	Mitigation
2	Loss of Built-up Property	Yes, Direct Impact although the buildings are presently in an advance state of decay, yet they still hold cultural and architectural value	Compensation as per HP RFCTLARR Rules, 2015	
3	Loss of Productive Assets	No	-	
4	Loss of Livelihood	No	-	
5	Loss of Public Utility Lines	No	-	
6	Loss of Common Property Resources	No	-	
7	Loss of Access to civic Services and common property Resources	No	-	
8	Loss of Cultural Properties	No	-	
9	Displacement of Vulnerable Groups	No	-	

**Table 26: Positive and Negative Impacts of the Project**

S. No	Positive Impacts	Negative Impacts	Remarks
1	Tourist Attraction	Acquisition of Land	All the Impacts mentioned have been suggested by various Stakeholders through the surveys. If the negative Impacts from the project can be mitigated successfully then the proposed project will benefit the public and the state at large.
2	Enhance Local Economy	Loss of Built-up Property	
3	Increase Employment	Reduction in value of the remaining part of land comprising the Bantony Estate for the primary stakeholders	
4	Creation of Knowledge Platform		
5	Increase in surrounding Property Value		
6	Cultural Preservation		

**Table 27: List of Possible Impacts**

Impact Factor	Impacts on Primary Stakeholders	Impacts on Secondary Stakeholder
<b>Land, House</b>	<ul style="list-style-type: none"> <li>• This is direct impact on all primary stakeholders.</li> <li>• Loss of part land and housing structures.</li> </ul>	<ul style="list-style-type: none"> <li>• There is no such direct or indirect impact</li> </ul>

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<b>Impact Factor</b>	<b>Impacts on Primary Stakeholders</b>	<b>Impacts on Secondary Stakeholder</b>
	<ul style="list-style-type: none"> <li>• The remaining land which is not being acquired will be no use for owners as proposed acquisition will acquire the accessible part of land and building and remaining land has high vegetation cover including trees and a very steep slope</li> <li>• The existing housing structure was in use a few year back by Police Department but presently it is not under any use. The owners are living in another house which is far from the said property.</li> <li>• There is a possibility that due to the project the remaining land would be cut off or become inaccessible due to the project and thus its inconsequent wastage.</li> <li>• The land under acquisition is one of the most premium Properties located on Mall Road Shimla</li> </ul>	<ul style="list-style-type: none"> <li>• There will be no loss of any income, land, livelihood of secondary stakeholders.</li> <li>• No possibility of Land and/or house cut off or inaccessible due to the project</li> </ul>
<b>Livelihoods and income</b>	This is an indirect impact. At present no livelihood activity exists on proposed land under acquisition.	There will be no loss of livelihood activities (employment, etc.) to the secondary stakeholders
<b>Physical Resources</b>	There is no loss of any physical resources to the primary stakeholders	There is no loss of any physical resources to the secondary stakeholders
<b>Private Assets</b>	There exists some Structures on the land, which though are in a dilapidated condition, can be considered as assets because of their architectural and cultural value. Moreover there are trees in the estate which may also be considered as assets.	There will be no loss of any private assets to the secondary stakeholders
<b>Public</b>	There will be no loss of any public	There will be no loss of any

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<b>Impact Factor</b>	<b>Impacts on Primary Stakeholders</b>	<b>Impacts on Secondary Stakeholder</b>
<b>Services And Utilities</b>	services and utilities to the primary stakeholders	public services and utilities to the Secondary stakeholders
<b>Health</b>	There are no possible negative impacts on health of primary stakeholders due to proposed acquisition and proposed museum on land.	There are no possible negative impacts on health of secondary stakeholder, surrounding community due to the proposed acquisition and proposed museum on land.
<b>Culture And Social Cohesion</b>	No direct or indirect impact on culture and social cohesion	No impact on culture and social cohesion
<b>Gender</b>	Although all primary stakeholders belongs to Undivided Hindu family but one shareholder of the property i.e. Mrs. Veena Sood is the widow of Late Sh. Govind Sood and has two daughters and both are married and living with their respective family. No resettlement is involved as all the primary stakeholders reside at another location. The loss of property and potential commercial value is the main loss to the all primary stakeholders i.e. owners of property.	No gender specific impact on secondary stakeholders.

To conduct social impact over secondary stakeholder sample survey with a cross-sectional design was conducted.

The sample of the social impact assessment of Bantony Castle Up Mohal Kali Bari, consists of 1,136 households. A stratified, random sampling plan was used to select the sample. It is generally a two-stage plan, the first stage being a sample of geographic areas (referred to as clusters) and second is involvement of different categories of stakeholder.

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### Category of stakeholder:

1. Primary Stakeholder (Owners & partners of property)
2. Secondary Stakeholder
  - A. Household of surrounding wards
  - B. Business establishments
  - C. Hotels
  - D. Tourist Guides
  - E. Travel Agencies
3. Institutional stakeholders

The opinions of all stakeholders are as under:

### Socio-culture profile of secondary stakeholder

The sample from each category was mixed nature as it consist proper representation of all section of society. Shimla is rapidly growing city and is the main attraction of tourists due to its location, climate, environment and historical value of colonial era. Shimla is known as “Queen of Hills” and is residence of people from all part of state. Population profile of city is mixed nature which consists permanent residents, business class, students and employees.

1. Health: People are enjoying good health and are satisfied with existing health facilities in city. Indira Gandhi Medical Collage, DDU Hospital (Ripon) along with other private hospital are major service provider. People feels all hospitals are crowed as patients from all over state are coming to Shimla.
2. Water & Sanitation: People are not satisfied with water supply due to rationing system. In this year Jaundice was spread out in city and emerged as epidemic due to poor sewerage management. Garbage is being collected from house by the MC Shimla.
3. Education: People are satisfied with educational facilities. Although 35% peoples complaints about higher fee in public schools.
4. Crime & Social Security: There is no significant remark over the situation of crime & social security in community. The respondents are satisfied with current status.

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### Brief profile of respondents.

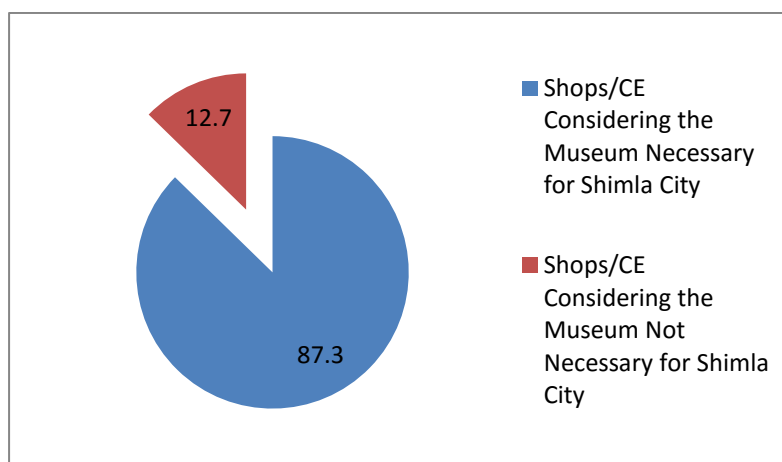
Total 1136 household were surveyed and the target group was mixed nature. 236 respondents are employed in Govt. sector and 386 are in private sectors, 182 are in business or self employed, 56 are women living in Shimla for their children education and 276 were student studying in different collages & university.

### Opinion and Impact Assessment Survey Analysis

PLAN Foundation has conducted detailed survey of all stakeholders. The secondary stakeholders were asked about the different aspects of proposed acquisition and the results indicate their viewpoint as under:

**Table 28: Importance of proposed museum for Shimla City**

S. No	Shops/CE/Tourist Considering the Museum Necessary for Shimla City	Agencies Considering the Museum Not Necessary for Shimla City
1	87.3%	12.7%



Majority of respondents agree to have museum in Shimla. In their opinion, this will add another attraction to the city map.

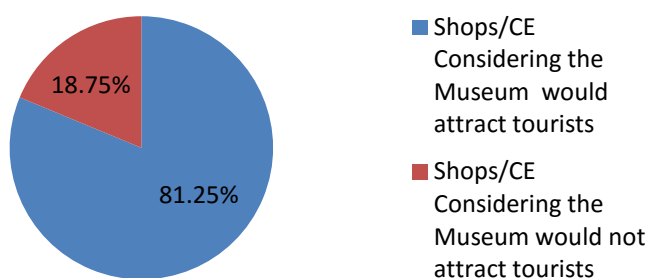
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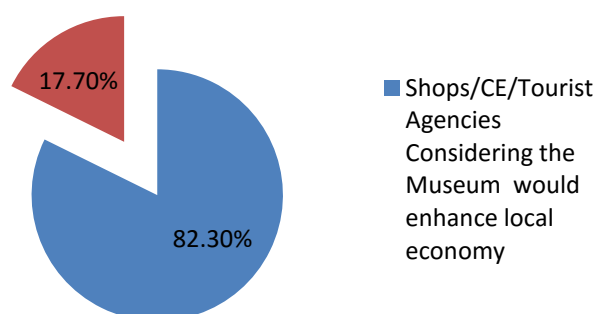
**Table 29: Proposed museum will attract tourists**

S No	Shops/CE/Tourist Considering the Museum would attract tourists	Agencies would considering the Museum would not attract tourists
<b>1</b>	81.25%	18.75%



**Table 30: Museum would enhance local economy**

S.No.	Shops/CE/Tourist Agencies Considering the Museum would enhance local economy	Shops/CE/Tourist Agencies Considering the Museum would not enhance local economy
<b>1</b>	82.3%	17.7%

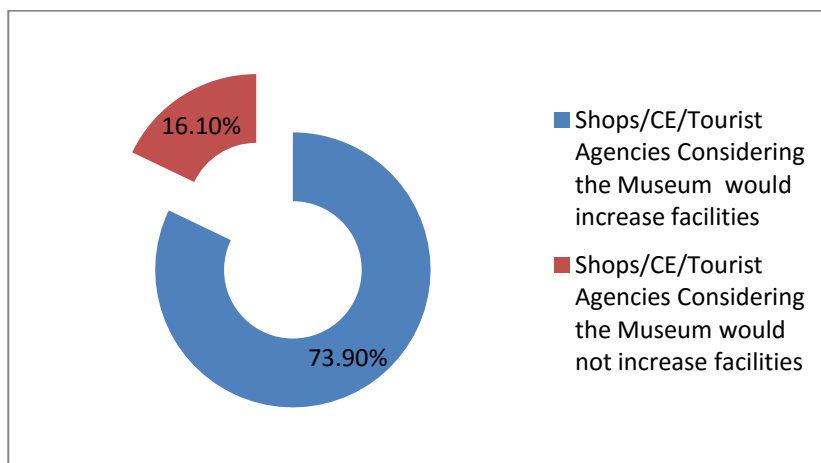




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**Table 31: View about impact on facilities**

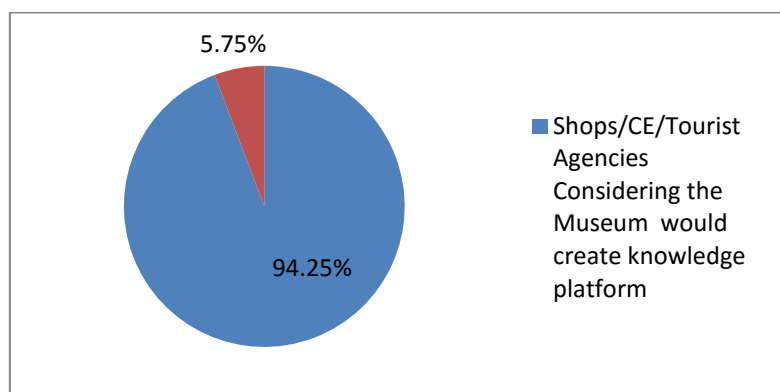
S.No.	Shops/CE/Tourist Agencies Considering the Museum would increase facilities	Shops/CE/Tourist Agencies Considering the Museum would not increase facilities
1	73.9%	16.1%



**Table 32: View about museum would create knowledge platform**

S.No.	Shops/CE/Tourist Agencies Considering the Museum would create knowledge platform	Shops/CE/Tourist Agencies Considering the Museum would not create knowledge platform
1	94.25%	5.75%

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### Findings through Focus Group discussion

A total of 6 FGDs were organized at different locations with the community. A total of 126 people in FGDs. The findings of FGDs are as under:

1. Peoples are aware about the present acquisition through newspaper, friends, general discussion are major source of information. People wish to have some prominent facility on acquired land. People showed their interest in museum but few others have questioned the purpose as state museum is already existent in city and people visits to that are also very low.
2. Some peoples have suggested town hall as option for urban museum which is next to Gaiety Theatre.

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3. Tourism sector related people agree to have one another attraction as proposed museum to the tourists.

### **Institutional Opinion**

Both Govt. and private institutes were also considered as secondary stakeholder and were interviewed for their opinion about this acquisition. The major opinion/suggestions are as under:

1. Hon'ble Mayor Shimla has questioned the idea of museum at the said property. As per his opinion another museum is no worth when a state museum is already in City.
2. Department of Urban Development, IPH, PWD, Post, Tourism, Bank, and Town & Country Planning etc agree with the proposal of having a museum and are convinced to have another attraction in city for tourism promotion.
3. Deputy Director (Archives) Language, Art & Culture department has suggested to shift state museum from Chaura Maidan to this proposed museum as this will be more approachable to visitors and also solves the problem double museums in near vicinity. The state museum has a very less footfall due to its location.
4. Mr. Suresh Bhardwaj, MLA Shimla, has questioned the complete process of acquisition and has quoted it as a political driven agenda. He also questioned the "Public Interest" in respect of present acquisition.



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**Table 33: Details of primary stakeholders and their participation in SIA**

S.N.	Primary Stakeholder	Involvement in SIA
1.	Sh Vishwanath	Mr. Vishwanath has participated in SIA and has provided information as per survey format
2.	Sh. Chander Pal	Mr. Chander Pal has participated in SIA and has provided information as per survey format
3.	Sh. Anil Kumar, Sh. Ajay Kumar	Mr. Anil has participated in SIA and has provided information as per survey format and Ajay Kumar has participated through his brother as he said my opinion is same.
4.	Sh. Atul Kumar, Sh. Anuj Kumar and Smt. Kirti Devi	Mr. Anuj Kumar along with his brother & mother has participated in SIA and has provided information as per survey format
5.	Kumari Rashi, Kumari Mudita and Smt. Veena Devi	Mrs Veena Sood has participated in SIA and has provided information as per survey format. The questionnaires for Rashi & Mudita were received by Veena Sood as she is mother of both. She did not provide contact number for both and Survey forms from both have not been relieved till date.
6.	Sh. Sanjay Trehan	Even after several attempts and searching no contact with Mr. Sanjay Trehan could be established.
7	Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi)	Mr. Rajesh Sood & Mr. Manu Sood has participated in SIA and has provided information as per survey format

The main concern of all the primary stakeholders was if the Government is to acquire the Bantony Estate, it should acquire the entire property and not a part of it, as the remaining left over land would be of no use to the owners. They were willing to comply with the acquisition process if this condition was met.





## 8 Analysis of Costs and Benefits and Recommendation on Acquisition

### 8.1 Final Conclusions

The proposed museum at Bantony Castle falls under the definition of “Public Purpose” under the RTFCTLARR Act, 2013 for the purpose of showcasing the historical, geological, archaeological, archival, literary, cultural, and artistic and bio-diversity treasure of Himachal Pradesh and will be helpful in creating a larger awareness among the society and the hub of tourism, besides conservation and preservation of heritage properties of the state for posterity.

Presently, there is no person/Family residing on the land to be acquired and no one draws or has any kind of direct/indirect dependency in terms of livelihood from the piece of land under consideration. Therefore, since there is no displacement involved, there is no requirement of any Rehabilitation or Resettlement process and thus no mitigation measures need to be considered for the same.

The minimum requirement of land stated in the project proposal is 3874.39 m<sup>2</sup>. Although from the study it is suggested that the entire property of Bantony Estate measuring approx 18,200 m<sup>2</sup> can be acquired as the remaining piece of land would be left of no value to the stakeholders once the main part of it is acquired. The same is also evident from the surveys and interviews of the primary stakeholders are willing to comply with the acquisition process only if this condition is met.

The surveys conducted with other secondary stakeholders yielded some suggestions regarding the project. While Mr. Suresh Bhardwaj, MLA Shimla challenged the basic grounds of the proposal fitting the public purpose and claim it to be a completely politically driven process, 26 % showed discontent over the fact of having another museum in Shimla, when there is already an existing state museum in Chaura Maidan, about 5 kms from Bantony and has a very low visitor numbers. They suggested to use such a prime property as Bantony for a better and more relevant project.

Some others suggestions included that:

- 1) Instead of creating a second museum at Bantony, the state museum at Chaura Maidan should be shifted here. This would at best solve the problem of duplicating the



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museums and would also help in saving ample infrastructural and maintenance cost of maintaining two separate museums and their corresponding staff. This will also solve the present problem of low visitors to the state museum as the present museum is located on a secluded place which mostly is out of reach for tourists and general public. A state museum at Bantony would help in increased visitors as it is one of the most accessible points in Shimla both for tourists and the public at large. Also such a location will create awareness and knowledge of the existence of the museum itself.

- 2) Others suggestions included that instead of the museum or in addition to the museum there should be a public park for the children and the elderly. The city of Shimla lacks such public spaces and to have a park at such a prime location would be a valuable asset for both the residents and the tourist.

### 8.2 Nature and Intensity of Social Impacts and Mitigation Measures

The social impact for the acquisition of land at Bantony castle for the proposed urban museum project has been classified as

- (i) Impact during Pre- construction stage
- (ii) Impact during Construction Stage
- (iii) Impact During Operation stage

Due to the non-availability of a detailed project proposal/feasibility study for the project a detailed assessment could not made. However, some of the impacts that would be associated with the project have been given in the table below.

The main aim of the Social Impact Management Plan is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. The social impact management measures shall be implemented during the various stages of the project viz. Pre-construction stage, Construction Stage and Operational Stage. A description of the various impacts is identified during different stages of construction which is presented in Table 1.

**Table 34: Assessment of Social Impacts at different Phases of Project**

S.No	Pre-construction	Construction	Operation
1	Acquisition of Land	Dust Pollution	Creation of a Tourist Attraction
2	Acquisition of Built-up Property (dilapidated buildings)	Noise Pollution	Creation of a knowledge hub for cultural preservation of Himachal Pradesh
3		Employment during Construction	

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The main impacted from the acquisition will be the owners and their families. According to the latest land records there are at present 13 Primary stakeholders to the property out of which names of 10 have been recorded in the Jamabandi while the remaining 3 claim their partnership in the property Namely Sh. Sanjay Trehan, Sh. Rajesh Sood and Sh. Manu Sood. The detailed family structure and names of all the stakeholders has been explained later in the report.

Presently, there is no person residing on the premises of the Bantony Castle and none were found deriving any direct/indirect dependency of livelihood from the land under consideration. Moreover, the property has remained unutilized for more than 8 years now. No major negative impacts were found regarding the secondary and institutional stakeholders.

Surveys and interactions with the primary stakeholders revealed that their condition for complying with the acquisition was that the entire Bantony Estate should be acquired by the Government and not a part of it. Their argument was that, by the presently proposed acquisition, only the best part of their property is being acquired. Consequently the remaining property would be left of no value to owners. Moreover, there would be no access left to the remaining property once the acquisition has taken place.

### Mitigation Measures

It appears from the analysis and overview of the act that the provisions of compensation for land acquisition under RTFCTLARR 2013 will be sufficient to manage the social issues. Moreover, since there is no Rehabilitation or Resettlement involved in the acquisition therefore there is no requirement to prepare any R&R plan and consequently no benefits under the R&R policy need to be provided.

**Table 35: Analysis of the various possible social Impacts, and their proposed mitigation measures**

S. No.	Type of Impact	Status	Proposed Mitigation Measure
1	Loss of Land	Yes there will be loss of land	Compensation as per HP RFCTLARR Rules, 2015
2	Loss of Built-up Property	Yes, although the buildings are presently in an advance state of decay, yet they still hold cultural and architectural value	Compensation as per HP RFCTLARR Rules, 2015
3	Loss of Productive Assets	No	-
4	Loss of Livelihood	No	-

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

S. No.	Type of Impact	Status	Proposed Measure	Mitigation
5	Loss of Public Utility Lines	No		-
6	Loss of Common Property Resources	No		-
7	Loss of Access to civic Services and common property Resources	No		-
8	Loss of Cultural Properties	No		-
9	Displacement of Vulnerable Groups	No		-

However, a few other mitigation measures that can be considered are:

1. If there is any dispute among the stakeholders, then this dispute should first be resolved and made sure that the compensation is given to the legal owners.
2. In order to avoid any future friction and complexity in the process of the proposed land acquisition, the government can decide to acquire the entire property of Bantony Estate Measuring approx 18,200 m<sup>2</sup> instead of the earlier proposed land requirement of 3874.39 m<sup>2</sup> for the project as the remaining piece of land would be left of no value to the stakeholders once the main part of it is acquired.
3. By acquiring the complete estate, and consequently with the extra land at disposal, the proposal of the museum may also include a public park and thus serving a dual public purpose. This would also help in attracting more visitors to the museum and also repeated visits by both the local residents of Shimla as well as the tourists, since Shimla desperately lacks public spaces such as parks etc. survey revealed that the public was keen to have a public park in addition to the museum.
4. From the surveys, it was also found that 26 respondents were not comfortable with the idea of having another museum, when there is an already existing state museum in the vicinity at Chaura Maidan. Moreover, the visitor count at the existing museum is very low which further strengthened their reservation. Therefore in order to mitigate this, it is suggested that the existing state museum can be shifted to this new location which would bear many benefits such as a better location and serve as a major tourist attraction, avoiding duplicity of infrastructure and therefore its consequent construction and maintenance costs etc. The vacated museum at Chaura Maidan can then be used for some other purpose as deemed fit by the competent authorities.

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### Assessment of Social Costs and Benefits

Due to the unavailability of a clear project proposal/ feasibility study, project costs and phases, core design features, proposed infrastructural facilities, workforce requirements (temporary and permanent), outputs, risks, production targets etc. a detailed social cost and benefits analysis could not be performed. However, some of the broad positive and negative impacts resulting from the project have been highlighted in the table

**Table 36: Positive and Negative Impacts of the Project**

S. No	Positive Impacts	Negative Impacts	Remarks
1	Tourist Attraction	Acquisition of Land	All the Impacts mentioned have been suggested by various Stakeholders through the survey. If the negative Impacts from the project can be mitigated successfully then the proposed project will benefit the public and the state at large.
2	Enhance Local Economy	Loss of Built-up Property	
3	Increase in Employment	Reduction in value of the remaining part of land comprising the Bantony Estate for the primary stakeholders	
4	Creation of Knowledge Platform		
5	Increase in surrounding Property Value		
6	Cultural Preservation		

### Final Recommendations

The following are the final recommendation of the Social Impact Assessment Study

- 1) Instead of the earlier proposed land requirement of 3874.39 m<sup>2</sup> for the project the entire property of Bantony Estate measuring approx 18,200 m<sup>2</sup> should be acquired as the remaining piece of land would be left of no value to the stakeholders once the main part of it is acquired.
- 2) By acquiring the complete Estate, and consequently with the extra land at disposal, the proposal of the museum may also include a prime public park and thus serving a dual public purpose. This would also help in attracting more visitors to the museum

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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and also repeated visits by both the local residents of Shimla as well as the tourists, since Shimla desperately lacks public spaces such as parks etc.

- 3) It is proposed that instead of creating a second museum in Shimla, the state museum at Chaura Maidan to be shifted at the Bantony Castle. The numerous advantages of this recommendation has been explained above.
- 4) While designing the museum and its campus, special care to be taken to preserve the Architectural, Heritage and cultural richness of the Bantony Castle. Also the proposal should harmonize with the adjacent Grand Hotel's architecture.

## 9 Social Impact Management Plan

### 9.1 Approach to Mitigation

This Social Impact Management Plan (SIMP) has been prepared to mitigate negative social impacts of the acquisition of Bantony Castle, Kali Bari, Shimla according to HP RFCTLARR Rules, 2015. The Social Impact Management Plan (SIMP) consists a set of mitigation, monitoring and institutional measures to be taken during the design, construction and operational phases of the project to eliminate adverse social impacts or to reduce them to acceptable levels. The main aim of the SIMP is to ensure that the various adverse impacts are mitigated and the positive impacts are enhanced. The SIMP shall be implemented during the various stages of the project viz. pre-construction stage, construction stage and operational stage. A description of the various management measures suggested during different stages of the project is provided in Table 37.

### 9.2 Measures to Avoid, Mitigate and Compensate Impact

1. If there is any dispute among the stakeholders, then this dispute should first be resolved and made sure that the compensation is given to the legal owners.
2. In order to avoid any future friction and complexity in the process of the proposed land acquisition, the government can decide to acquire the entire property of Bantony Estate measuring approx 18,200 m<sup>2</sup> instead of the earlier proposed land requirement of 3874.39 m<sup>2</sup> for the project as the remaining piece of land would be left of no value to the stakeholders once the main part of it is acquired.
3. Care to be taken to reduce the pollution levels to the minimal during the construction phase of the project.

#### **Rehabilitation &Resettlement Mitigation Measures**

Since, no one has been residing on the premises of the Bantony Estate for more than 5 years now and none were found to derive any direct or indirect dependency of livelihood from the said property therefore no rehabilitation & resettlement measures need to be taken

#### **Environmental and Cultural Measures**



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- The land proposed to be acquired does not possess any trees. However, it is suggested that the proposed landscape design for the museum complex should be in harmony with the surrounding environment and the natural green environment of Shimla.
- Both the Bantony Castle as well as the Bantony Cottage, although today in a dilapidated condition holds much architectural significance from the British era, which also compliments the history of Shimla. Therefore, it is suggested to design the museum and its complex on a similar architectural pattern of the existing Bantony Castle/ British architecture.

**Table 37: Analysis of the various possible social Impacts, and their proposed mitigation measures**

S. No.	Type of Impact	Status	Proposed Mitigation Measure
1	Loss of Land	Yes there will be loss of land	Compensation as per HP RFCTLARR Rules, 2015
2	Loss of Built-up Property	Yes, although the buildings are presently in an advance state of decay, yet they still hold cultural and architectural value	Compensation as per HP RFCTLARR Rules, 2015
3	Loss of Productive Assets	No	-
4	Loss of Livelihood	No	-
5	Loss of Public Utility Lines	No	-
6	Loss of Common Property Resources	No	-
7	Loss of Access to civic Services and common property Resources	No	-
8	Loss of Cultural Properties	No	-
9	Displacement of Vulnerable Groups	No	-

### 9.3 Measures stated by the Requiring body in Project Proposal

No mitigation or management or any other measures were stated by the requiring body in the project proposal.

### 9.4 Institutional Structures and Key Persons.

Since the major mitigation measures from the acquisition can be handled by providing the appropriate compensation under RTFCTLARR, 2013 therefore the key person responsible to decide and provide the compensation would be the Collector. The act defines the Collector as

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collector of a revenue district, and includes a Deputy Commissioner and any other officer specially designated by the appropriate Government to perform the functions of a Collector.

The Department of Revenue and Land Records will also play a crucial role, and will be most competent for determining land ownerships, land measurements and assisting the Collector in determining the market rates etc.

Since there is no R&R involved, therefore no such authority shall be required.

Annexure

Annexure I: Form II & III (HP RTFCTLARR Rules, 2015)

**FORM-II**

**Social Impact Assessment Report**

*[See sub-rule (3) of rule 3, sub-rule (5) & (6) of rule 7 and rule 14]*

**A. List of socio-economic and cultural parameters to be covered by the Social Impact Assessment**

1. Demographic details of the population in the project area
  - (a) Age, sex, caste, religion
  - (b) Literacy, health and nutritional status
2. Poverty levels
3. Vulnerable groups
  - (a) Women, (b) children, (c) the elderly, (d) women-headed households, (e) the differently abled.
4. Kinship patterns and women's role in the family
5. Social and cultural organization.
6. Administrative organization.
7. Political organization.
8. Civil society organisations and social movements.
9. Land use and livelihood
  - (a) Agricultural and non-agricultural use
  - (b) Quality of land – soil, water, trees etc.
  - (c) Livestock
  - (d) Formal and informal work and employment.
  - (e) Household division of labour and women's work
  - (f) Migration
  - (g) Household income levels
  - (h) livelihood preferences
  - (i) Food security
10. Local economic activities
  - (a) Formal and informal, local industries
  - (b) Access to credit

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(c) Wage rates

(d) Specific livelihood activities women are involved in

### 11. Factors that contribute to local livelihoods

(a) Access to natural resources

(b) Common property resources

(c) Private assets

(d) Roads, transportation

(e) Irrigation facilities

(f) Access to markets

(g) Tourist sites

(h) Livelihood promotion programmes

(i) Co-operatives and other livelihood-related associations

### 12. Quality of the living environment

(a) Perceptions, aesthetic qualities, attachments and aspirations

(b) Settlement patterns

(c) Houses

(d) community and civic spaces

(e) Sites of religious and cultural meaning

(f) Physical infrastructure (including water supply sewage systems etc.)

(g) Public service infrastructure (schools, health facilities, anganwadi centres, public distribution system)

(h) Safety, crime, violence

## **B. Key impact areas**

### 1. Impacts on land, livelihoods and income

(a) Level and type of employment

(b) Intra-household employment patterns

(c) Income levels

(d) Food Security

(e) Standard of living

(f) Access and control over productive resources

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- (g) Economic dependency, or vulnerability
- (h) Disruption of local economy
- (i) Impoverishment risks
- (j) Women's access to livelihood alternatives

### 2. Impact on physical resources

- (a) Impacts on natural resources, soil, air, water, forests
- (b) Pressure on land and common property natural resources for livelihoods

### 3. Impacts on private assets, public services and utilities

- (a) Capacity of existing health and education facilities
- (b) Capacity of housing facilities
- (c) Pressure on supply of local services.
- (d) Adequacy of electrical and water supply, roads, sanitation and waste management system
- (e) Impact on private assets such as bore wells, temporary sheds etc.

### 4. Health impacts

- (a) Health impacts due to in-migration
- (b) Health impacts due to project activities with a special emphasis on:-
  - (i) Impact on women's health
  - (ii) Impact on the elderly

### 5. Impacts on culture and social cohesion

- (a) Transformation of local political structures
- (b) Demographic changes
- (c) Shifts in the economy-ecology balance
- (d) Impacts on the norms, beliefs, values and cultural life
- (e) Crime and illicit activities
- (f) Stress of dislocation
- (g) Impact of separation of family cohesion
- (h) Violence against women

### 6. Impact at different stages of the project cycle

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The type, timing, duration and intensity of social impacts will depend on and relate closely to the stages of the project cycle. Below is an indicative list of impacts

(a) Pre-construction phase

- (i) Interruption in the delivery of services
- (ii) Drop in productive investment
- (iii) Land speculation
- (iv) Stress of uncertainty

(b) Construction phase

- (i) Displacement and relocation
- (ii) Influx of migrant construction workforce
- (iii) Health impacts on those who continue to live close to the construction site

(c) Operation phase

- (i) Reduction in employment opportunities compared to the construction phase
- (ii) Economic benefits of the project
- (iii) Benefits on new infrastructure
- (iv) New patterns of social organisation

(d) De-commissioning phase

- (i) Loss of economic opportunities
- (ii) Environmental degradation and its impact on livelihoods

(e) Direct and indirect impacts

- (i) “Direct impacts” will include all impacts that are likely to be experienced by the affected families (i.e. Direct land and livelihood losers)
- (ii) “Indirect impacts” will include all impacts that may be experienced by those not directly affected by the acquisition of land but those living in the project area

(f) Differential impacts

- (i) Impact on women, children, the elderly and the different abled
- (ii) Impacts identified through tools such as Gender Impact Assessment Checklists, and Vulnerability and Resilience Mapping



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(g) Cumulative impacts

(i) Measureable and potential impacts of other projects in the area along with the identified impacts for the project in question

(ii) Impact on those not directly in the project area but based locally or even regionally.

### C. Table of Contents for Social Impact Assessment Report and Social Impact Management Plan.

Chapter	Content
<b>Executive Summary</b>	<ul style="list-style-type: none"> <li>(a) Project and public purpose</li> <li>(b) Location</li> <li>(c) Size and attribute of land acquisition</li> <li>(d) Alternatives considered</li> <li>(e) Social Impacts</li> <li>(f) Mitigation measures</li> <li>(g) assessment of social costs and benefits.</li> </ul>
<b>Detailed Project Description</b>	<ul style="list-style-type: none"> <li>(a) Background of the project, including developers background and governance or management structure.</li> <li>(b) Rationale for project including how the project fits the public purpose criteria listed in the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.</li> <li>(c) Details of project size, location, capacity, outputs, production targets, cost, risks.</li> <li>(d) Examination of alternatives</li> <li>(e) Phases of project construction</li> <li>(f) Core design features and size and type of facilities</li> <li>(g) Need for ancillary infrastructural facilities.</li> <li>(h) Work force requirements (temporary and permanent)</li> <li>(i) Details of Social Impact Assessment or Environmental Impact Assessment if already conducted and any technical feasibility reports</li> <li>(j) Applicable legislations and policies</li> </ul>
<b>Team composition, approach, methodology and Schedule of the Social Impact Assessment.</b>	<ul style="list-style-type: none"> <li>(a) List of all team members with qualifications, Gender experts to be included in team.</li> <li>(b) Description and rationale for the methodology and tools used to collect information for the Social Impact Assessment.</li> <li>(c) Sampling methodology used.</li> <li>(d) Overview of information or data sources used. Detailed reference must be included separately in the forms.</li> <li>(e) Schedule of consultations with key stakeholders and brief description of public hearings conducted. Details of the public hearings and the specific feedback incorporated into the Report must be included in the forms.</li> </ul>
<b>Land Assessment.</b>	<ul style="list-style-type: none"> <li>(a) Information from land inventories and primary sources- Describe with the help of the maps.</li> <li>(b) Entire area of impact under the influence of the project (not limited to land area for acquisition)</li> </ul>

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Chapter	Content
	<ul style="list-style-type: none"> <li>(c) Total land requirement for the project</li> <li>(d) Present use of any public, unutilized land in the vicinity of the project area</li> <li>(e) Land (if any) already purchased, alienated, leased or acquired, and the intended use for each plot of land required for the project</li> <li>(f) Quantity and location of land proposed to be acquired for the project</li> <li>(g) Nature, present use and classification of land and if agricultural land, irrigation coverage and cropping patterns</li> <li>(h) Size of holdings, ownership patterns, land distribution, and number of residential houses</li> <li>(i) Land prices and recent changes in ownership, transfer and use of lands over the last 3 years</li> </ul>
<b>Estimation and enumeration (where required) of affected families and assets</b>	<p>Estimation of the following types of families that are—</p> <ul style="list-style-type: none"> <li>(a) Directly affected (own land that is proposed to be acquired): <ul style="list-style-type: none"> <li>(i) Are tenants or occupy the land proposed to be acquired</li> <li>(ii) The Scheduled Tribes and other traditional forest dwellers who have lost any of their forest rights</li> <li>(iii) Depend on common property resources which will be affected due to acquisition of land for their livelihood</li> </ul> </li> <li>(i) Have been assigned land by the State Government under any of its schemes and such land is under acquisition;</li> <li>(ii) Have been residing on any land in the urban areas for preceding three years or more prior to the acquisition of the land</li> <li>(iii) Have depended on the land being acquired as a primary source of livelihood for three years prior to the acquisition</li> <li>(b) Indirectly impacted by the project (not affected directly by the acquisition of own lands)</li> <li>(c) Inventory of productive assets and significant lands</li> </ul>
<b>Socio-Economic and cultural profile (affected area and resettlement site)</b>	<ul style="list-style-type: none"> <li>(a) Demographic details of the population in the project area</li> <li>(b) Income and poverty levels</li> <li>(c) Vulnerable groups</li> <li>(d) Land use and livelihood</li> <li>(e) Local economic activities</li> <li>(f) Factors that contribute to local livelihoods</li> <li>(g) Kinship patterns and social and cultural organisation</li> <li>(h) Administrative organisation</li> <li>(i) Political organisation</li> <li>(j) Community-based and civil society organizations</li> <li>(k) Regional dynamics and historical change processes</li> <li>(l) Quality of the living environment</li> </ul>
<b>Social impacts</b>	<ul style="list-style-type: none"> <li>(a) Framework and approach to identifying impacts</li> <li>(b) Description of impacts at various stages of the project cycle such as impacts on health and livelihoods and culture. For each type of impact, separate indication of whether it is a directly or indirect impact, differential impacts on different categories of affected families and where applicable cumulative impacts.</li> <li>(c) Indicative list of impacts areas include: impacts on land, livelihoods and income, physical resources, private assets, public services and utilities, health, culture and social cohesion and gender</li> </ul>

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Chapter	Content
	based impacts.
<b>Analysis of costs and benefits and recommendations on acquisition</b>	(a) Final conclusions on: assessment of public purpose, less-displacing alternatives, minimum requirements of land, the nature and intensity of social impacts, the viability of the mitigation measures and the extent to which mitigation measures described in the Social Impact Management Plan will address the full range of social impacts and adverse social costs. (b) The above analysis will use the equity principle described in Rule 9(10) as a criteria of analysis for presenting a final recommendation on whether the acquisition should go through or not
<b>References and Forms</b>	For reference and further information

**FORM-III**

*(See sub-rule (4) of rule 3)*

**Social Impact Management Plan**

- 1) Approach to mitigation
- 2) Measures to avoid, mitigate and compensate impact
- 3) Measures that are included in the terms of Rehabilitation & Resettlement and compensation as outlined in the Act.
- 4) Measures that the Requiring Body has stated it will introduce in the Project Proposal.
- 5) Additional measures that the Requiring Body has stated it will undertake in response to the findings of the Social Impact Assessment process and public hearings.

The Social Impact management Plan must include a description of institutional structures and key person responsible for each mitigation measure and timelines and costs for each activity.

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**Annexure II: List of Circle Rates of Shimla (Urban) (2013-17)**

CIRCLE RATES OF LAND IN RESPECT OF URBAN AREAS OF TEHSIL SHIMLA URBAN DISTRICT SHIMLA FOR THE PERIOD FROM 1.4.2013 TO 31.3.2014 .( RATE PER SQUARE METER IN RUPEES)												
S.No.	Name of Patwar circle	Name of Revenue estate	CATEGORY -I			CATEGORY -II (25% LESS THAN CATEGORY -I)			CATEGORY -III ( 50% LESS THAN CATEGORY -1)			Remarks
			Property/land, in which any point of the concerned khasra number or part thereof abuts any road in a revenue estate.			Property /land, in which any point of the concerned khasra number or part thereof is land up to a distance of 25 meters from a road.			Property /land in which no point of the concerned khasra number or part thereof is within 25 meters from such road.			
			1st Class Road	2nd Class Road	3rd Class Road	1st Class Road	2nd Class Road	3rd Class Road	1st Class Road	2nd Class Road	3rd Class Road	
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Station Ward Bara Shimla	Up Mohal Ridge	7700	7623	7546	5775	5717	5660	3850	3812	3773	List of roads is attached herewith.
2		Up Mohal Shankli	7700	7623	7546	5775	5717	5660	3850	3812	3773	
3		Bazar Ward Lakker Bazar	7700	7623	7546	5775	5717	5660	3850	3812	3773	
4		Up Mohal Keleston	7700	7623	7546	5775	5717	5660	3850	3812	3773	
5		Up Mohal Station Ward Bara Shimla	7700	7623	7546	5775	5717	5660	3850	3812	3773	
6		Up Mohal Kali Bari	7700	7623	7546	5775	5717	5660	3850	3812	3773	



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1	2	3	4	5	6	7	8	9	10	11	12	13
7		Up Mohal Upper Kaithu	7700	7623	7546	5775	5717	5660	3850	3812	3773	
8		Up Mohal Lakker Bazar	7700	7623	7546	5775	5717	5660	3850	3812	3773	
9		Up Mohal Tara Hall	7700	7623	7546	5775	5717	5660	3850	3812	3773	
10	Boileauganj	Gahan	6600	6534	6468	4950	4901	4851	3300	3267	3234	
11		Chawag	6600	6534	6468	4950	4901	4851	3300	3267	3234	
12		Bazar Ward Boileauganj	6600	6534	6468	4950	4901	4851	3300	3267	3234	
13		Karalru	6600	6534	6468	4950	4901	4851	3300	3267	3234	
14		Up Mohal Deodi	6600	6534	6468	4950	4901	4851	3300	3267	3234	
15		Andari	6600	6534	6468	4950	4901	4851	3300	3267	3234	
16		Bagog	6600	6534	6468	4950	4901	4851	3300	3267	3234	
17		Up Mohal Raj Bhawan	6600	6534	6468	4950	4901	4851	3300	3267	3234	
18		Station Ward Boileauganj	6600	6534	6468	4950	4901	4851	3300	3267	3234	
19		Up Mohal Chaura Maidan	6600	6534	6468	4950	4901	4851	3300	3267	3234	
20		Up Mohal Summerhill	6600	6534	6468	4950	4901	4851	3300	3267	3234	
21		Bag	6600	6534	6468	4950	4901	4851	3300	3267	3234	
22	Khalini	Kalyana	4400	4356	4312	3300	3267	3234	2200	2178	2156	

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1	2	3	4	5	6	7	8	9	10	11	12	13
23		Kanlog	4400	4356	4312	3300	3267	3234	2200	2178	2156	
24		Dalni	4400	4356	4312	3300	3267	3234	2200	2178	2156	
25		Khalini	4400	4356	4312	3300	3267	3234	2200	2178	2156	
26		Ram Nagar	4400	4356	4312	3300	3267	3234	2200	2178	2156	
27	Sanjauli	Up Mohal Sanjauli Chowk	7700	7623	7546	5775	5717	5660	3850	3812	3773	
28		Up Mohal Sanjauli Bazar	7700	7623	7546	5775	5717	5660	3850	3812	3773	
29		Up Mohal Chalaunthi	7700	7623	7546	5775	5717	5660	3850	3812	3773	
30	Chotta Shimla	Up Mohal Jakhu	5500	5445	5390	4125	4084	4043	2750	2723	2695	
31		Up Mohal U.S. Club	5500	5445	5390	4125	4084	4043	2750	2723	2695	
32		Chotta Shimla Khas	5500	5445	5390	4125	4084	4043	2750	2723	2695	
33		Kasumpti Junga	5500	5445	5390	4125	4084	4043	2750	2723	2695	
34		Chotta Shimla Dehat	5500	5445	5390	4125	4084	4043	2750	2723	2695	
35		Kasumpti Koti	5500	5445	5390	4125	4084	4043	2750	2723	2695	
36		Bazar Ward Chotta Shimla	5500	5445	5390	4125	4084	4043	2750	2723	2695	
37		Up Mohal Benmore	5500	5445	5390	4125	4084	4043	2750	2723	2695	





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1	2	3	4	5	6	7	8	9	10	11	12	13
38		Up Mohal Nav Vahar	5500	5445	5390	4125	4084	4043	2750	2723	2695	
39		Up Mohal Bemloi	5500	5445	5390	4125	4084	4043	2750	2723	2695	
40	Tuti Kandi	Nabha House	5500	5445	5390	4125	4084	4043	2750	2723	2695	
41		Phagll	5500	5445	5390	4125	4084	4043	2750	2723	2695	
42		Panjari	5500	5445	5390	4125	4084	4043	2750	2723	2695	
43		Dhar	5500	5445	5390	4125	4084	4043	2750	2723	2695	
44	Kaithu	Bharari	4400	4356	4312	3300	3267	3234	2200	2178	2156	
45		Up Mohal Kaithu first	4400	4356	4312	3300	3267	3234	2200	2178	2156	
46		Bazar Ward Kaithu	4400	4356	4312	3300	3267	3234	2200	2178	2156	
47		Up Mohal Kaithu Second	4400	4356	4312	3300	3267	3234	2200	2178	2156	
48		Gawahi	4400	4356	4312	3300	3267	3234	2200	2178	2156	
49	Bazar Ward Bara Shimla	Bazar Ward Bara Shimla	9900	9801	9702	7425	7351	7277	4950	4901	4851	
50		Up Mohal Krishna Nagar	9900	9801	9702	7425	7351	7277	4950	4901	4851	



Deputy Commissioner, Shimla  
 Shimla District,  
 Shimla, H.P.

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

CIRCLE RATES OF LAND IN RESPECT OF URBAN AREAS OF TEHSIL SHIMLA URBAN DISTRICT SHIMLA FOR THE PERIOD FROM 1.4.2014 TO 31.3.2015 .( RATE PER SQUARE METER IN RUPEES)												
S.No.	Name of Patwar circle	Name of Revenue estate	CATEGORY -1			CATEGORY -11 (25% LESS THAN CATEGORY -1)			CATEGORY -111 ( 50% LESS THAN CATEGORY -1)			Remarks
			Property/land, in which any point of the concerned khasra number or part thereof abuts any road in a revenue estate.			Property /land, in which any point of the concerned khasra number or part thereof is land up to a distance of 25 meters from a road.			Property /land in which no point of the concerned khasra number or part thereof is within 25 meters from such road.			
			1st Class Road	2nd Class Road	3rd Class Raod	1st Class Road	2nd Class Road	3rd Class Raod	1st Class Road	2nd Class Road	3rd Class Raod	
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Station Ward Bara Shimla	Up Mohal Ridge	8239	8157	8074	6179	6118	6056	4120	4079	4037	List of class of roads is attached herewith.
2		Up Mohal Shankli	8239	8157	8074	6179	6118	6056	4120	4079	4037	
3		Bazar Ward Lakker Bazar	8239	8157	8074	6179	6118	6056	4120	4079	4037	
4		Up Mohal Keleston	8239	8157	8074	6179	6118	6056	4120	4079	4037	
5		Up Mohal Station Ward Bara Shimla	8239	8157	8074	6179	6118	6056	4120	4079	4037	
6		Up Mohal Kali Bari	8239	8157	8074	6179	6118	6056	4120	4079	4037	

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9	10	11	12	13
7		Up Mohal Upper Kaithu	8239	8157	8074	6179	6118	6056	4120	4079	4037	
8		Up Mohal Lakker Bazar	8239	8157	8074	6179	6118	6056	4120	4079	4037	
9		Up Mohal Tara Hall	8239	8157	8074	6179	6118	6056	4120	4079	4037	
10	Boileauganj	Gahan	7062	6991	6921	5297	5243	5191	3531	3496	3461	
11		Chawag	7062	6991	6921	5297	5243	5191	3531	3496	3461	
12		Bazar Ward Boileauganj	7062	6991	6921	5297	5243	5191	3531	3496	3461	
13		Karairu	7062	6991	6921	5297	5243	5191	3531	3496	3461	
14		Up Mohal Deodi	7062	6991	6921	5297	5243	5191	3531	3496	3461	
15		Andari	7062	6991	6921	5297	5243	5191	3531	3496	3461	
16		Bagog	7062	6991	6921	5297	5243	5191	3531	3496	3461	
17		Up Mohal Raj Bhawan	7062	6991	6921	5297	5243	5191	3531	3496	3461	
18		Station Ward Boileauganj	7062	6991	6921	5297	5243	5191	3531	3496	3461	
19		Up Mohal Chaura Maidan	7062	6991	6921	5297	5243	5191	3531	3496	3461	
20		Up Mohal Summerhill	7062	6991	6921	5297	5243	5191	3531	3496	3461	
21		Bag	7062	6991	6921	5297	5243	5191	3531	3496	3461	



**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9	10	11	12	13
22	Khalini	Kalyana	4708	4661	4614	3531	3496	3461	2354	2331	2307	
23		Kanlog	4708	4661	4614	3531	3496	3461	2354	2331	2307	
24		Dalni	4708	4661	4614	3531	3496	3461	2354	2331	2307	
25		Khalini	4708	4661	4614	3531	3496	3461	2354	2331	2307	
26		Ram Nagar	4708	4661	4614	3531	3496	3461	2354	2331	2307	
27	Sanjauli	Up Mohal Sanjauli Chowk	8239	8157	8074	6179	6118	6056	4120	4079	4037	
28		Up Mohal Sanjauli Bazar	8239	8157	8074	6179	6118	6056	4120	4079	4037	
29		Up Mohal Chalaunthi	8239	8157	8074	6179	6118	6056	4120	4079	4037	
30	Chotta Shimla	Up Mohal Jakhu	5885	5826	5767	4414	4370	4325	2943	2913	2884	
31		Up Mohal U.S. Club	5885	5826	5767	4414	4370	4325	2943	2913	2884	
32		Chotta Shimla Khas	5885	5826	5767	4414	4370	4325	2943	2913	2884	
33		Kasumpti Junga	5885	5826	5767	4414	4370	4325	2943	2913	2884	
34		Chotta Shimla Dehat	5885	5826	5767	4414	4370	4325	2943	2913	2884	
35		Kasumpti Koti	5885	5826	5767	4414	4370	4325	2943	2913	2884	
36		Bazar Ward Chotta Shimla	5885	5826	5767	4414	4370	4325	2943	2913	2884	
37		Up Mohal Benmore	5885	5826	5767	4414	4370	4325	2943	2913	2884	

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9	10	11	12	13
38		Up Mohal Nav Vahar	5885	5826	5767	4414	4370	4325	2943	2913	2884	
39		Up Mohal Bemloi	5885	5826	5767	4414	4370	4325	2943	2913	2884	
40	Tuti Kandi	Nabha House	5885	5826	5767	4414	4370	4325	2943	2913	2884	
41		Phagli	5885	5826	5767	4414	4370	4325	2943	2913	2884	
42		Panjari	5885	5826	5767	4414	4370	4325	2943	2913	2884	
43		Dhar	5885	5826	5767	4414	4370	4325	2943	2913	2884	
44	Kaithu	Bharari	4708	4661	4614	3531	3496	3461	2354	2331	2307	
45		Up Mohal Kaithu first	4708	4661	4614	3531	3496	3461	2354	2331	2307	
46		Bazar Ward Kaithu	4708	4661	4614	3531	3496	3461	2354	2331	2307	
47		Up Mohal Kaithu Second	4708	4661	4614	3531	3496	3461	2354	2331	2307	
48		Gawahi	4708	4661	4614	3531	3496	3461	2354	2331	2307	
49	Bazar Ward Bara Shimla	Bazar Ward Bara Shimla	10593	10487	10381	7945	7865	7786	5297	5244	5191	
50		Up Mohal Krishna Nagar	10593	10487	10381	7945	7865	7786	5297	5244	5191	



**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

CIRCLE RATES OF LAND IN RESPECT OF URBAN AREAS OF TEHSIL SHIMLA URBAN DISTRICT SHIMLA FOR THE PERIOD FROM 1.4.2015 TO 31.3.2016. ( RATE PER SQUARE METER IN RUPEES)												
S.No.	Name of Patwar circle	Name of Revenue estate	CATEGORY -1			CATEGORY -11 (25% LESS THAN CATEGORY -1)			CATEGORY -111 ( 50% LESS THAN CATEGORY -1)			Remarks
			Property/land, in which any point of the concerned khasra number or part thereof abuts any road in a revenue estate.			Property /land, in which any point of the concerned khasra number or part thereof is land-up to a distance of 25 meters from a road.			Property /land in which no point of the concerned khasra number or part thereof is within 25 meters from such road:			
			1st Class Road	2nd Class Road	3rd Class Road	1st Class Road	2nd Class Road	3rd Class Road	1st Class Road	2nd Class Road	3rd Class Road	
1	2	3	4	5	6	7	8	9	10	11	12	13
1	Station Ward Bara Shimla	Up Mohal Ridge	8651	8564	8478	6488	6423	6359	4326	4282	4239	List of roads is attached herewith.
2		Up Mohal Shankli	8652	8565	8479	6489	6424	6359	4326	4283	4240	
3		Bazar Ward Lakker Bazar	8653	8566	8480	6490	6425	6360	4327	4283	4240	
4		Up Mohal Keleston	8654	8567	8481	6491	6425	6361	4327	4284	4241	
5		Up Mohal Station Ward Bara Shimla	8655	8568	8482	6491	6426	6362	4328	4284	4241	
6		Up Mohal Kali Bari	8656	8569	8483	6492	6427	6362	4328	4285	4242	



**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9	10	11	12	13
7		Up Mohal Upper Kaithu	8657	8570	8484	6493	6428	6363	4329	4285	4242	
8		Up Mohal Lakker Bazar	8658	8571	8485	6494	6428	6364	4329	4286	4243	
9		Up Mohal Tara Hall	8659	8572	8486	6494	6429	6365	4330	4286	4243	
10	Boileauganj	Gahan	7415	7341	7267	5561	5506	5450	3708	3671	3634	
11		Chawag	7416	7342	7268	5562	5507	5451	3708	3671	3634	
12		Bazar Ward Boileauganj	7417	7343	7269	5563	5507	5452	3709	3672	3635	
13		Karairu	7418	7344	7270	5564	5508	5453	3709	3672	3635	
14		Up Mohal Deodi	7419	7345	7271	5564	5509	5453	3710	3673	3636	
15		Andari	7420	7346	7272	5565	5510	5454	3710	3673	3636	
16		Bagog	7421	7347	7273	5566	5510	5455	3711	3674	3637	
17		Up Mohal Raj Bhawan	7422	7348	7274	5567	5511	5456	3711	3674	3637	
18		Station Ward Boileauganj	7423	7349	7275	5567	5512	5456	3712	3675	3638	
19		Up Mohal Chaura Maidan	7424	7350	7276	5568	5513	5457	3712	3675	3638	
20		Up Mohal Summerhill	7425	7351	7277	5569	5513	5458	3713	3676	3639	
21		Bag	7426	7352	7277	5570	5514	5458	3713	3676	3639	
22	Khalini	Kalyana	4943	4894	4844	3707	3671	3633	2472	2447	2422	

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9	10	11	12	13
23		Kanlog	4944	4895	4845	3708	3671	3634	2472	2448	2423	
24		Dalni	4945	4896	4846	3709	3672	3635	2473	2448	2423	
25		Khalini	4946	4897	4847	3710	3673	3635	2473	2449	2424	
26		Ram Nagar	4947	4898	4848	3710	3674	3636	2474	2449	2424	
27	Sanjauli	Up Mohal Sanjauli Chowk	8651	8564	8478	6488	6423	6359	4326	4282	4239	
28		Up Mohal Sanjauli Bazar	8652	8565	8479	6489	6424	6359	4326	4283	4240	
29		Up Mohal Chalaunthi	8653	8566	8480	6490	6425	6360	4327	4283	4240	
30	Chotta Shimla	Up Mohal Jakhu	6179	6117	6055	4634	4588	4541	3090	3059	3028	
31		Up Mohal U.S. Club	6180	6118	6056	4635	4589	4542	3090	3059	3028	
32		Chotta Shimla Khas	6181	6119	6057	4636	4589	4543	3091	3060	3029	
33		Kasumpti Junga	6182	6120	6058	4637	4590	4544	3091	3060	3029	
34		Chotta Shimla Dehat	6183	6121	6059	4637	4591	4544	3092	3061	3030	
35		Kasumpti Koti	6184	6122	6060	4638	4592	4545	3092	3061	3030	
36		Bazar Ward Chotta Shimla	6185	6123	6061	4639	4592	4546	3093	3062	3031	
37		Up Mohal Benmore	6186	6124	6062	4640	4593	4547	3093	3062	3031	



**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9	10	11	12	13
38		Up Mohal Nav Vahar	6187	6125	6063	4640	4594	4547	3094	3063	3032	
39		Up Mohal Bemloi	6188	6126	6064	4641	4595	4548	3094	3063	3032	
40	Tuti Kandi	Nabha House	6189	6127	6065	4642	4595	4549	3095	3064	3033	
41		Phagli	6190	6128	6066	4643	4596	4550	3095	3064	3033	
42		Panjari	6191	6129	6067	4643	4597	4550	3096	3065	3034	
43		Dhar	6192	6130	6068	4644	4598	4551	3096	3065	3034	
44	Kaithu	Bharari	4943	4894	4844	3707	3671	3633	2472	2447	2422	
45		Up Mohal Kaithu first	4944	4895	4845	3708	3671	3634	2472	2448	2423	
46		Bazar Ward Kaithu	4945	4896	4846	3709	3672	3635	2473	2448	2423	
47		Up Mohal Kaithu Second	4946	4897	4847	3710	3673	3635	2473	2449	2424	
48		Gawahi	4947	4898	4848	3710	3674	3636	2474	2449	2424	
49	Bazar Ward - Bara Shimla	Bazar Ward Bara Shimla	11123	11012	10901	8342	8259	8176	5562	5506	5451	
50		Up Mohal Krishna Nagar	11123	11012	10901	8342	8259	8176	5562	5506	5451	

  
Deputy Commissioner, Shimla

# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

CIRCLE RATE OF LAND IN RESPECT OF URBAN AREAS OF TEHSIL SHIMLA (U), DISTRICT SHIMLA, HIMACHAL PRADESH FOR THE PERIOD OF 01.04.2016 TO 31.03.2017															
(RATE: PER SQUARE METER PER RUPEES)															
S.No	Name of Patwar Circle	Name of Revenue Estate	Category of Roads	Criteria Factor	Category of land										Remarks
					Category (I)		Category (II)		Category (III)		Category (IV)		Category (V)		
					Distance upto 25 meters		Distance more than 25 to 50 meters		Distance more than 50 to 100 meters		Distance more than 100 to 1000 meters		Distance more than 1000 meters		
					Only Basic Rate		20% less than Basic Rate of Cat. I		40% less than Basic Rate of Cat. I		50% less than Basic Rate of Cat. I		60% less than Basic Rate of Cat. I		
					Uncultivated Land	Cultivated Land	Uncultivated Land	Cultivated Land (Including Banjar)	Uncultivated Land	Cultivated Land	Uncultivated Land	Cultivated Land (Including Banjar)	Uncultivated Land	Cultivated Land	
					Factor-1	Factor-1.2	Factor-1	Factor-1.2	Factor-1	Factor-1.2	Factor-1	Factor-1.2	Factor-1	Factor-1.2	
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16
1	Station Ward Bara Shimla	Up Mohal Ridge	I-Other Road	Basic Rate	5850	7020	4680	5616	3510	4212	2925	3510	2340	2808	
			II-State High Way	25 % More than Basic	7313	8775	5850	7020	4388	5265	3555	4388	2925	3510	
			III-National High Way	50% more than Basic	8775	10530	7020	8424	5265	6318	4388	5265	3510	4212	
2	Up Mohal Shamli	Up Mohal Shamli	I-Other Road	Basic Rate	5840	7008	4672	5606	3504	4205	2920	3504	2336	2803	
			II-State High Way	25 % More than Basic	7303	8760	5840	7008	4380	5256	3550	4380	2920	3504	
			III-National High Way	50% more than Basic	8760	10512	7008	8400	5256	6307	4380	5256	3504	4205	
3	Bazar Ward Lalkhan Bazar	Up Mohal Shamli	I-Other Road	Basic Rate	5850	7020	4680	5616	3510	4212	2925	3510	2340	2808	
			II State High Way	25 % More than Basic	7313	8775	5850	7020	4388	5265	3555	4388	2925	3510	
			III-National High Way	50% more than Basic	8775	10530	7020	8424	5265	6318	4388	5265	3510	4212	
4	Up Mohal Keelson	Up Mohal Keelson	I-Other Road	Basic Rate	5850	7020	4680	5616	3510	4212	2925	3510	2340	2808	
			II State High Way	25 % More than Basic	7313	8775	5850	7020	4388	5265	3555	4388	2925	3510	
			III-National High Way	50% more than Basic	8775	10530	7020	8424	5265	6318	4388	5265	3510	4212	



# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

5	Up Mohal Station Ward Tara Shimla	I-Other Road	Basic Rate	5860	7032	4688	5625	3516	4219	2930	3516	2344	7813	
		II-State High Way	25 % More than Basic	7325	8790	5860	7032	4395	5274	3663	4395	2930	7516	
		III-National High Way	50% more than Basic	8790	10548	7032	8438	5274	6329	4395	5274	3516	4219	
6	Up Mohal Kali Bari	I-Other Road	Basic Rate	5860	7032	4688	5625	3516	4219	2930	3516	2344	2813	
		II-State High Way	25 % More than Basic	7325	8790	5860	7032	4395	5274	3663	4395	2930	3516	
		III-National High Way	50% more than Basic	8790	10548	7032	8438	5274	6329	4395	5274	3516	4219	
7	Up Mohal Upper Kaitou	I-Other Road	Basic Rate	5855	7026	4684	5621	3513	4216	2928	3513	2342	2810	
		II-State High Way	25 % More than Basic	7319	8782	5855	7026	4391	5270	3659	4391	2928	3513	
		III-National High Way	50% more than Basic	8783	10539	7026	8431	5270	6323	4391	5270	3513	4216	
8	Up Mohal Lakkar Bazar	I-Other Road	Basic Rate	5850	7020	4680	5615	3510	4212	2925	3510	2340	2808	
		II-State High Way	25 % More than Basic	7313	8775	5850	7020	4388	5265	3655	4388	2925	3510	
		III-National High Way	50% more than Basic	8775	10530	7020	8424	5265	6318	4388	5265	3510	4212	
9	Up Mohal Tara Hill	I-Other Road	Basic Rate	5850	7020	4680	5616	3510	4212	2925	3510	2340	2808	
		II-State High Way	25 % More than Basic	7313	8775	5850	7020	4388	5265	3655	4388	2925	3510	
		III-National High Way	50% more than Basic	8775	10530	7020	8424	5265	6318	4388	5265	3510	4212	
10	Bhatnagar	I-Other Road	Basic Rate	5700	6240	4150	4992	3120	3744	2600	3120	2080	2496	
		II-State High Way	25 % More than Basic	6900	7800	5200	6240	3900	4680	3250	3900	2600	3120	
		III-National High Way	50% more than Basic	7800	9360	6240	7488	4680	5616	3900	4680	3120	3744	
11	Chowag	I-Other Road	Basic Rate	5205	6246	4164	4997	3123	3748	2603	3123	2082	2498	
		II-State High Way	25 % More than Basic	6506	7808	5205	6246	3934	4685	3253	3934	2623	3123	
		III-National High Way	50% more than Basic	7806	9369	6245	7495	4685	5621	3934	4685	3123	3748	



# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

12	Bazar Ward Balleaugan	I-Other Road	Basic Rate	5205	6246	4164	4997	3173	3740	2679	3123	2082	2488	
		II-State High Way	25 % More than Basic	6506	7808	5205	6246	3904	4685	3253	3904	2603	3125	
		III-National High Way	50% more than Basic	7808	9109	6246	7485	4685	5621	3904	4685	3123	3748	
13	Karuru	I-Other Road	Basic Rate	5210	6251	4168	5002	3126	3751	2665	3126	2084	2501	
		II-State High Way	25 % More than Basic	6513	7815	5210	6252	3908	4689	3256	3908	2605	3126	
		III-National High Way	50% more than Basic	7815	9176	6252	7502	4689	5627	3908	4689	3126	3751	
14	Up Mohal Deodhi	I-Other Road	Basic Rate	5220	6264	4176	5011	3132	3758	2610	3132	2088	2505	
		II-State High Way	25 % More than Basic	6525	7830	5220	6264	3915	4698	3263	3915	2610	3132	
		III-National High Way	50% more than Basic	7830	9396	6264	7517	4698	5630	3915	4698	3132	3758	
15	Andani	I-Other Road	Basic Rate	5220	6264	4175	5011	3132	3758	2610	3132	2088	2506	
		II-State High Way	25 % More than Basic	6525	7830	5220	6264	3915	4698	3263	3915	2610	3132	
		III-National High Way	50% more than Basic	7830	9396	6264	7517	4698	5638	3915	4698	3132	3758	
16	Bajog	I-Other Road	Basic Rate	5220	6264	4176	5011	3132	3758	2610	3132	2088	2506	
		II-State High Way	25 % More than Basic	6525	7830	5220	6264	3915	4698	3263	3915	2610	3132	
		III-National High Way	50% more than Basic	7830	9396	6264	7517	4698	5638	3915	4698	3132	3758	
17	Up Mohal Raj Bhawar	I-Other Road	Basic Rate	5225	6270	4180	5015	3135	3762	2613	3135	2090	2508	
		II-State High Way	25 % More than Basic	6531	7836	5225	6270	3919	4703	3266	3919	2613	3135	
		III-National High Way	50% more than Basic	7836	9405	6270	7524	4703	5643	3919	4703	3135	3762	
18	Station Ward Balleaugan	I-Other Road	Basic Rate	5215	6258	4172	5005	3129	3755	2608	3129	2085	2503	
		II-State High Way	25 % More than Basic	6519	7823	5215	6258	3911	4694	3259	3911	2608	3129	
		III-National High Way	50% more than Basic	7823	9387	6258	7510	4694	5632	3911	4694	3129	3755	

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

19	Up Mohal Chaura Maldan	I-Other Road	Basic Rate	5220	6264	6175	5011	3132	3758	2610	3132	2088	2426	
		II- State High Way	25 % More than Basic	1625	7830	5170	6264	3915	4688	3261	3915	2610	3132	
		III- National High Way	50% more than Basic	7800	9396	6264	7517	4688	5628	3915	4688	3132	3758	
20	Up Mohal Summer Hill	I-Other Road	Basic Rate	5210	6252	4168	5002	3126	3751	2605	3126	2084	2501	
		II- State High Way	25 % More than Basic	6513	7815	5210	6252	3908	4689	3256	3908	2605	3126	
		III- National High Way	50% more than Basic	7815	9378	6252	7502	4689	5627	3908	4689	3126	3751	
21	Bag	I-Other Road	Basic Rate	5210	6252	4168	5002	3126	3751	2605	3126	2084	2501	
		II- State High Way	25 % More than Basic	6513	7815	5210	6252	3908	4689	3256	3908	2605	3126	
		III- National High Way	50% more than Basic	7815	9378	6252	7502	4689	5627	3908	4689	3126	3751	
22	Khalini	Kalyana	I-Other Road	5000	6000	4000	4800	3000	3600	2500	3000	2000	2400	
		II- State High Way	25 % More than Basic	6250	7500	5000	6000	3750	4500	3125	3750	2500	3000	
		III- National High Way	50% more than Basic	7500	9000	6000	7200	4500	5400	3750	4500	3000	3600	
23	Kanba	I-Other Road	Basic Rate	5010	6012	4008	4810	3006	3607	2505	3006	2004	2405	
		II- State High Way	25 % More than Basic	5263	7515	5010	6012	3758	4509	3131	3758	2505	3006	
		III- National High Way	50% more than Basic	7515	9018	6012	7214	4509	5411	3758	4509	3006	3607	
24	Chini	I-Other Road	Basic Rate	5010	6012	4008	4810	3006	3607	2505	3006	2004	2405	
		II- State High Way	25 % More than Basic	5263	7515	5010	6012	3758	4509	3131	3758	2505	3006	
		III- National High Way	50% more than Basic	7515	9018	6012	7214	4509	5411	3758	4509	3006	3607	



**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

25	Chalni	I-Other Road	Basic Rate	5020	6004	4016	4819	3017	3614	2610	3012	1008	2410	
		II-State High Way	25 % More than Basic	6275	7530	5000	6024	3765	4518	3138	3755	2510	1012	
		III-National High Way	50% more than Basic	7530	9036	6024	7225	4518	5427	3705	4518	3012	3614	
26	Ham Nagar	I-Other Road	Basic Rate	5210	6252	4168	5002	3126	3751	2605	3126	2084	2501	
		II-State High Way	25 % More than Basic	6513	7815	5210	6232	3908	4689	3256	3908	2605	3126	
		III-National High Way	50% more than Basic	7815	9378	6232	7502	4689	5627	3908	4689	3126	3751	
27	Sanjauli	Up Mohal Sanjauli Chowk	I-Other Road	5750	6800	4600	5520	3430	4140	2875	3430	2300	2760	
		II-State High Way	25 % More than Basic	7180	8625	5750	6800	4313	5175	3584	4313	2875	3450	
		III-National High Way	50% more than Basic	8625	10350	6800	8280	5175	6210	4313	5175	3450	4140	
28	Up Mohal Sanjauli Bazar	I-Other Road	Basic Rate	5755	6906	4604	5525	3453	4144	2878	3453	2302	2762	
		II-State High Way	25 % More than Basic	7194	8593	5755	6906	4316	5180	3597	4316	2878	3453	
		III-National High Way	50% more than Basic	8633	10356	6906	8287	5180	6215	4316	5180	3453	4144	
29	Up Mohal Chalauni	I-Other Road	Basic Rate	5700	6840	4560	5472	3420	4104	2850	3420	2280	2736	
		II-State High Way	25 % More than Basic	7125	8550	5700	6840	4275	5130	3563	4275	2850	3420	
		III-National High Way	50% more than Basic	8550	10260	6840	8208	5130	6156	4275	5130	3420	4104	
30	Chota Shimla	Up Mohal Jekru	I-Other Road	5400	6480	4320	5184	3240	3888	2700	3240	2160	2592	
		II-State High Way	25 % More than Basic	6750	8100	5400	6480	4050	4800	3375	4050	2700	3240	
		III-National High Way	50% more than Basic	8100	9720	6480	7776	4800	5802	4050	4800	3240	3888	

# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

31	Up Mohal U.S. Chib	I-Other Road	Basic Rate	5405	6486	4324	5185	3243	3892	2703	3243	2162	2594	
		II-State High Way	25 % More than Basic	6756	8108	5405	6486	4054	4865	3378	4054	2703	3243	
		III-National High Way	50% more than Basic	8108	9729	6486	7783	4865	5837	4054	4865	3243	3892	
32	Chhoti Shimla Khay	I-Other Road	Basic Rate	5410	6492	4328	5194	3246	3895	2705	3246	2164	2597	
		II-State High Way	25 % More than Basic	6763	8115	5410	6492	4058	4869	3381	4058	2705	3246	
		III-National High Way	50% more than Basic	8115	9738	6492	7790	4869	5843	4058	4869	3246	3895	
33	Kasumpti Junga	I-Other Road	Basic Rate	5410	6492	4328	5194	3246	3895	2705	3246	2164	2597	
		II-State High Way	25 % More than Basic	6763	8115	5410	6492	4058	4869	3381	4058	2705	3246	
		III-National High Way	50% more than Basic	8115	9738	6492	7790	4869	5843	4058	4869	3246	3895	
34	Chhoti Shimla Derat	I-Other Road	Basic Rate	5405	6486	4324	5189	3243	3892	2703	3243	2162	2594	
		II-State High Way	25 % More than Basic	6756	8108	5405	6486	4054	4865	3378	4054	2703	3243	
		III-National High Way	50% more than Basic	8108	9729	6486	7783	4865	5837	4054	4865	3243	3892	
35	Kasumpti Kori	I-Other Road	Basic Rate	5410	6492	4328	5194	3246	3895	2705	3246	2164	2597	
		II-State High Way	25 % More than Basic	6763	8115	5410	6492	4058	4869	3381	4058	2705	3246	
		III-National High Way	50% more than Basic	8115	9738	6492	7790	4869	5843	4058	4869	3246	3895	
36	Bazar Ward Chitra Shimla	I-Other Road	Basic Rate	5400	6480	4320	5184	3240	3888	2700	3240	2160	2592	
		II-State High Way	25 % More than Basic	6750	8100	5400	6480	4050	4860	3375	4050	2700	3240	
		III-National High Way	50% more than Basic	8100	9720	6480	7776	4860	5832	4050	4860	3240	3888	
37	Up Mohal Benmore	I-Other Road	Basic Rate	5420	6504	4336	5205	3252	3902	2710	3252	2168	2602	
		II-State High Way	25 % More than Basic	6775	8130	5420	6504	4065	4878	3388	4065	2710	3252	
		III-National High Way	50% more than Basic	8130	9756	6504	7805	4878	5854	4065	4878	3252	3902	



# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

38	Up Mohal havi Behar	I-Other Road	Basic Rate	5410	6492	4328	5134	3246	3895	2705	3246	2164	2597	
		II- State High Way	25 % More than Basic	5763	8115	5410	6492	4058	4869	3381	4058	2705	3246	
		III- National High Way	50% more than Basic	8115	9738	6492	7790	4869	5843	4058	4869	3246	3895	
39	Up Mohal Bemba	I-Other Road	Basic Rate	5410	6492	4328	5134	3246	3895	2705	3246	2164	2597	
		II- State High Way	25 % More than Basic	5763	8115	5410	6492	4058	4869	3381	4058	2705	3246	
		III- National High Way	50% more than Basic	8115	9738	6492	7790	4869	5843	4058	4869	3246	3895	
40	Tuli Kandi	Nakha House	I-Other Road	Basic Rate	5480	6516	4344	5213	3238	3910	2715	3258	2172	2605
		II- State High Way	25 % More than Basic	5788	8145	5400	6516	4073	4887	3394	4073	2715	3258	
		III- National High Way	50% more than Basic	8145	9774	6516	7818	4887	5864	4073	4887	3258	3910	
41	Phagi	I-Other Road	Basic Rate	5432	6538	4346	5215	3239	3911	2716	3239	2173	2607	
		II- State High Way	25 % More than Basic	5790	8148	5432	6538	4074	4889	3395	4074	2716	3259	
		III- National High Way	50% more than Basic	8148	9778	6538	7822	4889	5867	4074	4889	3259	3911	
42	Panari	I-Other Road	Basic Rate	5435	6532	4348	5218	3261	3913	2718	3261	2174	2609	
		II- State High Way	25 % More than Basic	5794	8153	5435	6532	4076	4892	3397	4076	2718	3261	
		III- National High Way	50% more than Basic	8153	9783	6532	7826	4892	5870	4075	4892	3261	3913	
43	Other	I-Other Road	Basic Rate	5480	6516	4344	5213	3238	3910	2715	3258	2172	2606	
		II- State High Way	25 % More than Basic	5788	8145	5400	6516	4073	4887	3394	4073	2715	3258	
		III- National High Way	50% more than Basic	8145	9774	6516	7818	4887	5864	4073	4887	3258	3910	
44	Kalibu	Bharati	I-Other Road	Basic Rate	4650	5580	3720	4464	2790	3348	2325	2790	1860	2232
		II- State High Way	25 % More than Basic	5813	6975	4650	5580	3488	4185	2906	3488	2325	2790	
		III- National High Way	50% more than Basic	6975	8370	5580	6695	4185	5022	3488	4185	2790	3348	



# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

45	Up Mohal Kailu First	I-Other Road	Basic Rate	4055	5586	3724	4465	2793	3352	2328	2793	1852	2234	
		II-State High Way	25 % More than Basic	5819	6983	4625	5586	3451	4190	2909	3461	2328	2793	
		III-National High Way	50% more than Basic	6983	8379	5586	6703	4190	5027	3461	4190	2793	3352	
46	Basar Ward Kailu	I-Other Road	Basic Rate	4650	5592	3728	4474	2796	3353	2330	2796	1854	2237	
		II-State High Way	25 % More than Basic	5825	6990	4660	5592	3455	4194	2913	3465	2330	2796	
		III-National High Way	50% more than Basic	6990	8388	5592	6710	4194	5033	3465	4194	2796	3355	
47	Up Mohal Kailu Second	I-Other Road	Basic Rate	4055	5586	3724	4469	2793	3352	2328	2793	1852	2234	
		II-State High Way	25 % More than Basic	5819	6983	4625	5586	3451	4190	2909	3461	2328	2793	
		III-National High Way	50% more than Basic	6983	8379	5586	6703	4190	5027	3461	4190	2793	3352	
48	Gawalhi	I-Other Road	Basic Rate	4050	5580	3720	4464	2790	3348	2325	2790	1850	2232	
		II-State High Way	25 % More than Basic	5815	6975	4650	5580	3458	4185	2906	3458	2325	2790	
		III-National High Way	50% more than Basic	6975	8370	5580	6696	4185	5022	3458	4185	2790	3348	
49	Basar Ward Bantony Shimla	I-Other Road	Basic Rate	8200	9840	6560	7872	4920	5904	4100	4920	3280	3936	
		II-State High Way	25 % More than Basic	10250	12360	8200	9840	6150	7380	5125	6150	4100	4920	
		III-National High Way	50% more than Basic	12360	14760	9840	11808	7380	8856	6150	7380	4920	5904	
50	Up Mohal Kailu Nagar	I-Other Road	Basic Rate	8200	9840	6560	7872	4920	5904	4100	4920	3280	3936	
		II-State High Way	25 % More than Basic	10250	12360	8200	9840	6150	7380	5125	6150	4100	4920	
		III-National High Way	50% more than Basic	12360	14760	9840	11808	7380	8856	6150	7380	4920	5904	

  
 Deputy Commissioner Shimla

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

CLASS OR ROADS IN RESPECT OF URBAN AREAS OF TEHSIL SHIMLA URBAN, DISTRICT SHIMLA, HIMACHAL PRADESH FOR THE PERIOD WITH EFFECT FROM 1-4-2013 TO 31-3-2014.					
Sr. No.	Name of Patwar Circel	Name of Revenue Estate.	1st Class Road	2nd Class Road	3rd Class Road
1	2	3	4	5	6
1	Station Ward Bara Shimla	Up Mohal Ridge	i) Scandal point to Jodha Niwas PC Chamber via Ridge ii) PC Chamber to Holy Lodge Jakhu via Jodha Niwas	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
2		Up Mohal Shankli	i) Lakkar Bazar bus stand to Agarwal Dharmasala Via State Bank of India	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
3		Bazar Ward Lakkar Bazar	i) Ridge to I.G.M.C. ii) Lakkar Bazar to Long Wood	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
4		Up Mohal Keleston	i) State Bank to Eversunny ii) Long wood to Keleston via Hari Niwas	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
5		Up Mohal Station Ward Bara Shimla	i) Railway Board Building to Western Commnad via D.C Office Shimla ii) Victory Tunnel to Winter Field Shimla 171001	-	All other Roads which have not been included in 1st Class and 2nd Class Roads

**Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6
6		Up Mohal Kali Bari	i) Tara Hall to Snow View ii) General Post office the Mall Shimla to Finagas Estate via Bantony Castle iii) CTO to Head office SBI.		All other Roads which have not been included in 1st Class and 2nd Class Roads
7		Up Mohal Upper Kaithu	i) Capital Hotel to Sun rise & Pine View via Pereol Pump		All other Roads which have not been included in 1st Class and 2nd Class Roads
8		Up Mohal Lakkar Bazar	i) Ridge to I.G.M.C. ii) Lakkar Bazar to Long Wood		All other Roads which have not been included in 1st Class and 2nd Class Roads
9		Up Mohal Tara Hall	i) Tara Hall to Lakkar Bazar Bus Stand circular road		All other Roads which have not been included in 1st Class and 2nd Class Roads
10	Boileauganj	Gahan			Shiv Bawari to Gahan
11		Chawag			All other Roads which have not been included in 1st Class and 2nd Class Roads
12		Bazar Ward Boileauganj	i) Gopal Mandir to Bazar Boileauganj		All other Roads which have not been included in 1st Class and 2nd Class Roads



**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6
13		Karairu	i) Shimla -Mandi National High way road ii) Bus Stand -Shoghi National High Way road.	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
14		Up Mohal Deodi	Petor hoff to Boileauganj road	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
15		Andari	i) Boileauganj to Tawi Road ii) Boileauganj to Andri Road	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
16		Bagog		Railway Station to M.I Quarter H.P. University via Sr. Secondary School Summerhil	All other Roads which have not been included in 1st Class and 2nd Class Roads
17		Up Mohal Raj Bhawan	NH Tunnel 103 to Boileauganj crossing	i) Kotshera Road ii) Chaurra Maidan to summer hill via I.T.I. iii) Petor Hoff to Boileauganj via Advance Study.	All other Roads which have not been included in 1st Class and 2nd Class Roads
18		Station Ward Boileauganj Khas	i)Boileauganj crossing to Gopal Mandir ii) Boileauganj to Chakkar	-	All other Roads which have not been included in 1st Class and 2nd Class Roads

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6
19		Up Mohal Chāura Maidan	i) Vactory Tunnel to 103 Tunnel NH. ii) AG office to All India Radio Station Shimla	H.P. Vidhan Sabha to Annadale	All other Roads which have not been included in 1st Class and 2nd Class Roads
20		Up Mohal Summerhi II	H.P. University complex road.		All other Roads which have not been included in 1st Class and 2nd Class Roads
21		Bag		Kotshera College to Summer Hostel	All other Roads which have not been included in 1st Class and 2nd Class Roads
22	Khalini	Kalyana			All Roads .
23		Kanlog	Kanlog to Khalini N.H.	Kanlog to N.H.	All other Roads which have not been included in 1st Class and 2nd Class Roads
24		Dalni	Dalni Nala to Lalpani Nala		All other Roads which have not been included in 1st Class and 2nd Class Roads
25		Khalini	i) N.H. Tara Mata Mandir B.C.S. To Kanlog ii) Dalni Nala to Fagli . iii) Khalini Bye pass to Chhota Shimla Via Taland iii) Post office Chhota Shimla to Charli Villa		All other Roads which have not been included in 1st Class and 2nd Class Roads



**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6
26		Ram Nagar	Lalpani Nala to Fagli	Ramnagar to N.H.	All other Roads which have not been included in 1st Class and 2nd Class Roads
27	Sanjauli	Up Mohal Sanjauli Chowk	i) Gas Godowan To Sanjauli Chowk ii) Sanjauli Chowk to Bothwell iii) Sanjauli Chowk to I.G.M.C. iv) Bothwell to Chorview v) Sanjauli Local bus stand to Engine ghar		All other Roads which have not been included in 1st Class and 2nd Class Roads
28		Up Mohal Sanjauli Bazar	i) Sanjauli Chowk to Dhali Tanal ii) Sanjauli Bazar to Dhigudar	Sanjauli Bazar to Chalaunti	Sanjauli Bazar to Ali Manjil
29		Up Mohal Chalaunth i	Northowk Sanjauli Chowk to Chalaunti	Chalaunti to Sanjauli Bazar	All other Roads which have not been included in 1st Class and 2nd Class Roads
30	Chotta Shimla	Up Mohal Jakhu	Navbhar to Sanjauli N.H.	Navbhar to Jakhu	All other Roads which have not been included in 1st Class and 2nd Class Roads
31		Up Mohal U.S. Club	i) Mall road hotel Marina to Indira Gandhi Khel Parisar ii) High court Nala to Lift N.H.	Machhali vali kothi to U.S. Club	All other Roads which have not been included in 1st Class and 2nd Class Roads
32		Chotta Shimla Khas	Chotta Shimla to Kasumpti	H.P. Sectt. to Flowerdell	All other Roads which have not been included in 1st Class and 2nd Class Roads

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6
33	Kasumpti Junga	i) Vikasnagar to Panthaghati ii) Panthaghati to Kasumpti	Vikasnagar to Kasumpti Chowk	All other Roads which have not been included in 1st Class and 2nd Class Roads	
34	Chotta Shimla Dehat	N.H. Petrol pump to Vikasnagar	Vikasnagar to Kasumpti Chowk	All other Roads which have not been included in 1st Class and 2nd Class Roads	
35	Kasumpti Koti	Flowerdell to H.P. Sectt.	Ayurvedic Hosptal to Kasumpti Chowk	All other Roads which have not been included in 1st Class and 2nd Class Roads	
36	Bazar Ward Chotta Shimla	N.H. Bazar Chotta Shimla road	—	All other Roads which have not been included in 1st Class and 2nd Class Roads	
37	Up Mohal Benmore	Raj Bhawan to hotel Marina via Oakover	Raj Bhawan to Machhali vali kothi	All other Roads which have not been included in 1st Class and 2nd Class Roads	
38	Up Mohal Nav Vahar	Nav Vahar to Chotta Shimla N.H.	Nav Vahar to Raj Bhawan	All other Roads which have not been included in 1st Class and 2nd Class Roads	
39	Up Mohal Bemloi	i) Taland to High court Nala N.H. ii) Khalini to Dalni nala	—	All other Roads which have not been included in 1st Class and 2nd Class Roads	
40	Tuti Kandi Nabha House	i) 103 Tunal to Vicatory Tunal N.H. ii) 103 Tunal to Gsss Fagali iii) Bye pass road Dhar to Fagali	—	All other Roads which have not been included in 1st Class and 2nd Class Roads	

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6
41		Phagli	Nabha House boundary to Fagali Ram Nagar boundary Bye pass road	i) Bye pass road Fagali to Ram Nagar boundary ii) Gsss Fagali to Fagali Bye pass road	All other Roads which have not been included in 1st Class and 2nd Class Roads
42		Panjari	i) Old Barriar to R.T.O.Office ii) Turisum Information centre to I.S.B.T.Bye pass road	i) Old Barriar to Mantal Hospital ii) I.S.B.T.Bye pass road to Panjari	All other Roads which have not been included in 1st Class and 2nd Class Roads
43		Dhar	i) R.T.O.Office to 103 Tunal ii) I.S.B.T.Bye pass road to Nabha House boundary iii) I.S.B.T.Bye pass road to Zoo Road iv) I.S.B.T.Bye pass road to Tuti Kandi	103 tanal to Tuti Kandi Bye pass road	All other Roads which have not been included in 1st Class and 2nd Class Roads
44	Kaithu	Bharari		Lakkar Bazar -Puabo Road	All other Roads which have not been included in 1st Class and 2nd Class Roads
45		Up Mohal Kaithu first		Vidhan Sabha -Annadale Road	All other Roads which have not been included in 1st Class and 2nd Class Roads
46		Bazar Ward Kaithu	Bus stand Shimla via victory Tunnel to Tara Hall School		All other Roads which have not been included in 1st Class and 2nd Class Roads

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1	2	3	4	5	6
47		Up Mohal Kaithu Second	-	-	All Roads.
48		Gawahi	-	-	All other Roads.
49	Bazar Ward Bara Shimla	Bazar Ward Bara Shimla	i) C.T.O. to Lift Via Mall Road ii) C.T.O. to Naj Via Lower Bazar iii) Lower Bazar Tunal to Bus stand Via Ram Bazar iv) Ram Bazar to Gurudawara Cart Road Via D.D.U. Hospital	-	All other Roads which have not been included in 1st Class and 2nd Class Roads
50		Up Mohal Krishna Nagar	Cart Road to Lalpani	-	All other Roads which have not been included in 1st Class and 2nd Class Roads

  
 Deputy Commissioner, Shimla



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### Annexure III: Primary Stakeholder Survey





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**Primary Stakeholders House-Hold Survey Questionnaire**

Namaskar. I am .....coming from PLAN Foundation, a Partner organization of SIAU HP. A museum is proposed at Bantony Castle by Govt of HP. For that we need your opinion. Information provided by you will be kept confidential and will be used only for research purpose to improve the plan. This survey will take approx 15 minutes. Thanks in advance for your co- operation and valuable time

House-Hold Survey No.: .....  
Date:.....

**Address:**

Quarter/house No..... Locality:.....  
City:..... State: H.P PIN:.....

**Personal Details:**

- 1) Name of Respondent: ..... Age of the respondent:  
.....
- 2) Gender:  
( ) Male ( ) Female ( ) Transgender
- 3) Religion  
( ) Hindu ( ) Muslim ( ) Sikh ( ) Buddhist ( )  
Other.....
- 4) Category  
( ) SC ( ) ST ( ) OBC ( ) General ( ) other.....
- 5) What is your Family Pattern?  
( ) Joint ( ) nuclear ( ) Individual

1 ( )	Interview is administered to the HH Head
2 ( )	Interview is administered to a close family member

- 6) Who is the HH head?  
Name:..... Gender:..... Age: .....
- 7) His/Her Relation to HH Head:  
( ) Son ( ) daughter ( ) wife ( ) Husband ( )  
Mother ( ) Father ( ) relative/other (Specify).....

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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Contact No. of Respondent: ..... E-mail ID of Respondent: .....

Contact No. of HH Head : ..... E-mail ID of HH Head: .....

8) Total No. of HH Members Living on the land to be Acquired : .....

9) Marital Status of the interviewee?

- ☐ Single      ☐ Married      ☐ Divorced      ☐ Widowed      ☐ Separated  
☐ Other (Specify).....

10) Is Interviewee literate or Illiterate?

- ☐ Literate                      ☐ Illiterate

11) Highest Education level (attained / perusing (A/P))?

- ☐ Below 10<sup>th</sup> grade  
☐ High school graduate  
☐ High school dropout  
☐ Senior Secondary graduate  
☐ Senior Secondary dropout  
☐ Diploma  
☐ Graduation  
☐ College dropout  
☐ Post-Graduation  
☐ Doctorate  
☐ Other ( Specify).....

12) Is the member Physically Handicapped/ challenged (Y/N)? If yes please state the type of disablement ?

.....  
.....

13) Employment Status of the Interviewee?

- ☐ Employed      ☐ Unemployed      ☐ Student      ☐ Business      ☐ Other.....

14) Total duration of being employed (in Years)

.....

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15) Reason for the member for not working?

- ☐ Retired
- ☐ Student
- ☐ Housewife
- ☐ Cannot find a job
- ☐ Pregnant
- ☐ Illness/ PH
- ☐ Too old
- ☐ Too young
- ☐ Does not need to work
- ☐ Looks after housework/ elders/children
- ☐ Not allowed to work
- ☐ Does not want to work
- ☐ Others (Specify).....

16) What is Your Primary Occupation/Profession/type of business? Please Mention Details.

.....

17) How Do you Categorize your profession/Business?

- ☐ Formal
- ☐ Informal

18) Does Your profession/ Business require some licensing/permissions/ Certification/ Registration?

- ☐ Yes
- ☐ No

19) If Yes, please mention the details of licensing/permissions/ Certification/ Registration?

.....  
.....  
.....

20) Whether business is Licensed under any SMC or any other State/centre licensing Agency (Y/N). Mention details of department under which license is obtained?

.....  
.....  
.....

21) Who are you working for?

- ☐ Own Business
- ☐ Family Business (Paid)
- ☐ Family Business (Unpaid)
- ☐ Small Enterprise (<10)
- ☐ Medium/large enterprise (>10)

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- ☐ Government  
☐ Others (Specify).....  
☐ Not Applicable (primary/ secondary)
- 22) What Is Your Annual Income from your Primary Occupation? (INR)  
☐ <1,50,000  
☐ 1,50,000-3,00,000  
☐ 3,00,000-6,00,000  
☐ 6,00,000-10,00,000  
☐ >10,00,000  
☐ Pension  
☐ Not Applicable
- 23) Do You Have a Secondary Occupation/Profession/type of business?  
☐ Yes ☐ No
- 24) If yes, What is Your Secondary Occupation/Profession/type of business? Please Mention Details.  
.....
- 25) How Do you Categorize your Secondary profession/Business?  
☐ Formal ☐ Informal
- 26) Does Your secondary profession/ Business require some licensing/permissions/ Certification/ Registration?  
☐ Yes ☐ No
- 27) If Yes, please mention the details of licensing/permissions/ Certification/ Registration?  
.....  
.....  
.....
- 28) Whether secondary business is Licensed under any SMC or any other State/centre licensing Agency (Y/N). Mention details of department under which license is obtained?  
.....  
.....
- 29) Who are you working for (secondary occupation)?  
☐ Own Business  
☐ Family Business (Paid)  
☐ Family Business (Unpaid)  
☐ Small Enterprise (<10)

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- ☐ Medium/large enterprise (>10)
- ☐ Government
- ☐ Others (Specify).....
- ☐ Not Applicable (primary/ secondary)

30) What Is Your Annual Income from your Secondary Occupation? (INR)

- ☐ <1,50,000
- ☐ 1,50,000-3,00,000
- ☐ 3,00,000-6,00,000
- ☐ 6,00,000-10,00,000
- ☐ >10,00,000
- ☐ Pension
- ☐ Not Applicable

31) How Long Have You been Living here as HH/ Family? .....(Years)

32) What was your place of residence before You shifted Here?

.....  
.....

33) What was the reason for Migration?

.....  
.....

34) Do you own a vehicle (s)? If so please mention the no. of vehicles of each type owned.

- ☐ 4-wheeler....
- ☐ 2-wheeler....
- ☐ cycle...
- ☐ None

35) Other Household assets you own? Multiple ticks and number of each.

- ☐ TV....
- ☐ Refrigerator....
- ☐ Landline/Mobile phone.....
- ☐ Washing Machine
- ☐ computer/laptop....
- ☐ Air conditioner....
- ☐ Food Processor/mixer/grinder...
- ☐ Microwave Oven....
- ☐ Air cooler/heater....
- ☐ Other (specify).....

36) What are you monthly HH Savings (approx)? .....

37) What are you annual HH savings (Approx.)? .....



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38) How do you consider yourself?

- ☐ very poor   ☐ Poor   ☐ Lower MIG   ☐ Upper MIG   ☐ Rich  
☐ Very Rich

## **I) Housing and infrastructure**

39) What is your ownership status of your house?

- ☐ owner of the house  
☐ renter (if so how much is the rent?) .....  
☐ provided by employer  
☐ user not paying rent  
☐ other .....  
☐ I do not know

40) If Rented please provide Details of Owner:

Name:..... Address:.....

Contact No.:..... E-mail:.....

41) What is the main building material? (the surveyor should make observation and confirm it with the Interviewee - tick only one)

- 1 ☐ brick  
2 ☐ concrete  
3 ☐ wooden  
4 ☐ stone  
5 ☐ soil  
6 ☐ other (specify).....  
7 ☐ i do not know

42) How many rooms are there in your house (including the living room)?  
..... Rooms

43) How Do You normally spend Your leisure Time?

.....  
.....  
.....

44) Are there enough recreational facilities in your vicinity to spend your leisure time? If No, What are your expectations/ suggestions?

.....  
.....  
.....

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**II) Land use**

45) How Do you use the parcel of land that is to be acquired?

- ☐ Agriculture ☐ Residential ☐ Commercial ☐ Industrial  
☐ other.....

46) Do you generate any income from the Parcel of land to be acquired?

- ☐ Yes , How..... ☐ No

.....

47) If Yes, How much Income is generated per month?

.....

.....

48) Do you own Livestock on the premises of land that is to be acquired?

- ☐ Yes ☐ No

49) If yes, How Do you use your livestock product?

- ☐ Self Sustenance ☐ Commercial ☐ Other.....

50) If the produce is sold commercially, How much monthly income do you have from the produce?

- ☐ <10,000 pm ☐ 10-20,000 pm ☐ 20-30,000 pm ☐ 30-50,000 pm ☐  
>50,000 pm

51) Give details of type and No. of Livestock Owned

S. No	Type of LiveStock	No. of each type	Age of Livestock

52) How do you procure food for you HH?

- ☐ Grow on the parcel of land to be acquired?  
☐ Buy from the Local Market  
☐ Other (specify) .....

**III) Health/Water supply/sanitation**

53) What is the domestic water source in your house?

- ☐ plumbing inside the house (bathroom, kitchen, WC)
- ☐ water pump
- ☐ well water
- ☐ water tank
- ☐ interior tap water (one tap)
- ☐ interior water supply system (multiple taps)
- ☐ plumbing outside the house
- ☐ other (please specify) .....

54) Do you have any problems with water supply?

1. Yes (Specify)

2. No

.....  
.....  
.....

55) . What are your problems with water supply? (tick as much as relevant. Can be more than one)

- 1 ☐ Water cuts. How frequent .....
- 2 ☐ Not clean
- 3 ☐ Expensive
- 4 ☐ Difficult to access
- 5 ☐ Low quality (hardness)
- 6 ☐ Other (please state).....

56) Do you use domestic water for drinking purposes?

1. Yes

2. No (please state your drinking water Source).....

.....  
.....

57) Do you have any problems with drinking water supply?

1. Yes

2. No

58) What are your problems with drinking water supply? (tick as much as relevant. Can be more than One)

- ☐ Not clean
- ☐ Expensive
- ☐ Difficult to access
- ☐ Low quality (hardness)
- ☐ Other (please state).....

59) What type of sanitation facility do you have?

- ☐ Interior WC with toilet flush tank
- ☐ Exterior WC with toilet flush tank
- ☐ Interior toilet without flush tank

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- ☐ Exterior toilet without flush tank
- ☐ Public WC
- ☐ Other (please specify).....

60) Do any of household members have a permanent/chronic disease/health problem?

- 1. Yes (please explain by giving name) .....
- 2. No .....

61) Did any of the household members face a major health problem which required treatment within the last 12 months?

- 1. Yes (please explain by giving the member code) .....
- 2. No .....

62) Did any of the household members suffer from any contagious diseases within the last 12 months?

- 1. Yes (please explain by giving the member code) .....
- 2. No .....

63) Did any of the household members suffer from any water borne diseases within the last 12 months?

- 1. Yes (please explain by giving the member code) .....
- 2. No .....

64) How frequently do family member in your HH fall sick?

- 1. ☐ Very frequent
- 2. ☐ frequent
- 3. ☐ sometimes
- 4. ☐ Rarely

65) What is the major reason due to which member usually fall sick?

- ☐ Unclean drinking water
- ☐ No proper sanitation facilities
- ☐ Pollution
- ☐ Weather
- ☐ Other (specify).....

66) When you experience a health problem, which health facility do you go?

.....

.....

67) Are you satisfied with the health facilities in the region? Do you experience any problems? Please Explain.

.....

.....

.....

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**IV Perception & Expectation**

68) How was your income status, standard of living when compared to 5 years ago?

1. Better

2. The same

3. Worse

69) What has been the reason for this?

.....  
.....  
.....

70) What Do you think would be the benefits of the project?

For Your Family	For the city

71) What kind of adverse effects can the project cause?

For Your Family	For the city

72) Did your household have any disputes with another household in the past?

1 ( ) Yes

2 ( ) No

73) If "Yes" what was the reason, how was it resolved? Please specify.

.....  
.....



## **V Crime and Public Safety**

74) How do you estimate the level of crime in your community?

☐ Very low    ☐ Low                      ☐ Medium    ☐ High            ☐ very high

75) Has the level of crime changed in your community lately and why?

.....  
.....  
.....

76) What types of crime are committed most often in your community and why?

.....  
.....  
.....

77) How do you characterize local police authorities based on ( Performance of duties, competence, Professionalism, Sufficiency of equipment etc.?)

☐ not competent      ☐ moderately competent      ☐ Highly competent

78) What do you do in case of fire?

.....  
.....  
.....

79) How quickly fire brigade responds to emergencies?

☐ no/very slow response      ☐ moderate response              ☐ brisk response

80) How do you characterize Fire brigade based on ( Performance of duties, competence, Professionalism, Sufficiency of equipment etc.?)

☐ not competent      ☐ moderately competent      ☐ Highly competent

81) What are the main reasons of fire?

.....  
.....  
.....

## **VI) Transport and Public Amenities**

82) Are there any local roads/footpaths/transport mediums within the area to be acquired that is used by the Locals? If yes, please mention its details.

.....  
.....  
.....  
.....

83) Are there any irrigation facilities in the area to be Acquired? If yes please mention its details.

.....  
.....  
.....  
.....

84) Does the area acquired provide any access to Market for the Locals? If yes, please mention its details.

.....  
.....  
.....  
.....

85) Does the area to be acquired provide any tourist site/attractions? If yes please mention its details.

.....  
.....  
.....  
.....

86) Does the area to be acquired Has any Religious/cultural monument of significance? If yes please mention its details.

.....  
.....  
.....  
.....

87) Does the area to be acquired Has any community and civic/public spaces? If yes please mention its details.

.....  
.....  
.....  
.....

88) Does the area to be acquired has any Public service infrastructure (schools, health facilities, anganwadi centres, public distribution system)? If yes mention details.

.....  
.....

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.....  
.....  
99) Does the area to be acquired has any Social gathering points for women? If yes please mention its details

.....  
.....  
.....  
.....

90) Does the area to be acquired has any Physical infrastructure (including water supply sewage systems etc.)? If yes please mention its details.

.....  
.....  
.....  
.....

91) Does the area to be acquired has any Concerns regarding Safety, Crime, Violence of any sort Particularly Regarding vulnerable groups such as Women, Children, Physically Challenged and the elderly? If yes please mention its details.

.....  
.....  
.....  
.....

92) Any other important detail you would like Highlight about the land to be acquired?

.....  
.....  
.....  
.....

93) How many hours in a day is electricity supplied to the HH?

.....  
.....

94) How frequent are electricity cuts in the locality?

☐ very frequent      ☐ sometimes      ☐ rarely      ☐ never      ☐ don't know

95) How is the condition of roads in the Community?

☐ very poor      ☐ Poor      ☐ Normal      ☐ good      ☐ Excellent

96) How do you dispose your solid waste from the HH?

- ☐ MC collects waste from house
- ☐ you dispose waste in nearby public dustbins
- ☐ you burn your HH Waste
- ☐ no particular place to dump waste and thus is disposed at random location
- ☐ other (specify)

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- 97) How would you rate the Solid waste management system in the community?  
☐ very poor      ☐ Poor      ☐ Normal      ☐ good      ☐ Excellent

**VII) Details Requiring Acquisition And Compensation**

- 98) Are you aware of the ongoing Acquisition scheme of Bantony Castle :  
☐ Yes      ☐ No
- 99) Were Any Awareness programs/meetings conducted by the govt. for the acquisition?  
☐ yes      ☐ No
- 100) If Yes , Did you or any member of your HH participate in them?  
☐ Yes (No.).....      ☐ No  
Name of member who participated? .....
- 101) If Yes state the source through which you got to know?  
☐ Govt.      ☐ newspaper      ☐ advertisement      ☐ neighbors      ☐ other.....
- 102) Have the Negotiations Started/ completed?  
☐ Not Started      ☐ In Progress      ☐ Completed      ☐ I Don't Know
- 103) Do You prefer Payment In Cash or Kind?  
☐ In Kind (Land to Land)      ☐ Cash      ☐ House in Resettlement Site  
☐ Shop in Resettlement site      ☐ Other (Specify).....
- 104) Factors to be considered in providing alternate place.  
☐ Access to Family and Friends  
☐ Income from HH Activity  
☐ Income from Business Activity  
☐ Daily Job  
☐ Close to Market  
☐ Other (Specify) .....
- 105) With the compensation you get, are you able to buy a parcel of similar/better size and quality?  
1) yes, I can buy land which is better quality and/or bigger in size  
2) yes, I can buy a land of similar size and quality  
3) no I cannot buy a similar/better land  
4) I don't Know  
5) Not Applicable (the negotiation haven't completed)
- 106) Do you completely depend on compensation from the land parcel to be acquired?  
☐ yes      ☐ Partially      ☐ No      ☐ I do not know

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107) How do you plan to use the money?

.....  
.....  
.....  
.....

108) Are there other people that have legally recognizable rights to your site (e.g. Customary Agreement holders, tenants etc). If so, are they aware of the acquisition/negotiations? Do you Inform them about the process? (the surveyor will take the names and contact details of these people).

.....  
.....  
.....  
.....

109) (In Case of Land Owner) Who will be your legal heir for the land After you? (State name, relation with the land Owner). In case of multiple heirs, note the details of all and their relation with the Land Owner.

S. No	Name of heir	Present Age	Gender	Relationship with Owner

110) Did/do you have any grievances about the land acquisition? If so, have you communicated This to the government? How is this dealt with? Explain in Detail.

.....  
.....  
.....  
.....  
.....

### **VIII) Rehabilitation and Resettlement**

111) Do you have a Direct/indirect income from the land being acquired? If yes, How?

( ) Yes ( ) No

How?

.....  
.....



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112) How much are you dependent on the income from the above land?

☐ not at all    ☐ Partially    ☐ normal    ☐ A Lot    ☐ completely

113) How much is your monthly income from the above mentioned land?

114) If the land is acquired, will you loose your livelihood? If Yes, How?

.....  
.....  
.....  
.....

115) Has the Government offered you compensation for your loss of Livelihood?

☐ Yes              ☐ No

116) If yes, how has the compensation been offered?

☐ To provide employment on the new project for which land is acquired?  
☐ To provide employment on somewhere else?  
☐ Compensate with money to the loss of your income?  
☐ any other mode (specify).....

117) Are you Satisfied with the compensation being offered? If no, Why?

.....  
.....  
.....

118) How do you want your compensation to be for your loss of livelihood?

☐ To provide employment on the new project for which land is acquired?  
☐ To provide employment on somewhere else?  
☐ Compensate with money to the loss of your income?  
☐ any other mode (specify).....

119) What would be your preference for an alternate livelihood if given an option?

.....  
.....  
.....  
.....

120) Do have the relevant Qualification for your above stated preference? Explain.

.....  
.....  
.....

121) Why have you not opted for the above preference until now? Explain your shortcomings/reasons in detail.

.....  
.....  
.....A

Annexure IV: Secondary Stakeholders Survey

**Secondary Stakeholders House-Hold Survey Questionnaire**

Namaskar. I am .....coming from PLAN Foundation, a Partner organization of SIAU HP. A museum is proposed at Bantony Castle by Govt of HP. For that we need your opinion. Information provided by you will be kept confidential and will be used only for research purpose to improve the plan. This survey will take approx 15 minutes. Thanks in advance for your co- operation and valuable time

House-Hold Survey No.: .....

Date:.....

**Address:**

Quarter/house No..... Locality:.....

City:..... State: H.P PIN:.....

**Personal Details:**

122) Name of Respondent: ..... Age of the respondent:  
.....

123) Gender:  
( ) Male ( ) Female ( ) Transgender

124) Religion  
( ) Hindu ( ) Muslim ( ) Sikh ( )Buddhist ( )  
Other.....

125) Category  
( ) SC ( ) ST ( ) OBC ( ) General ( ) other.....

126) What is your Family Pattern?  
( ) Joint ( ) nuclear ( )Individual

1 ( )	Interview is administered to the HH Head
2 ( )	Interview is administered to a close family member

127) Who is the HH head?  
Name:..... Gender:..... Age: .....

128) His/Her Relation to HH Head:

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( ) Son            ( ) daughter            ( ) wife            ( ) Husband            ( )  
Mother ( ) Father            ( ) relative/other (Specify).....

Contact No. of Respondent: ..... E-mail ID of Respondent: .....

Contact No. of HH Head : ..... E-mail ID of HH Head:.....

129) Total No. of HH Members Living on the land to be Acquired : .....

130) Marital Status of the interviewee?

( ) Single        ( ) Married        ( ) Divorced        ( ) Widowed        ( ) Separated  
( ) Other (Specify).....

131) Is Interviewee literate or Illiterate? (ability to read and write in any language)

( ) Literate                      ( ) Illiterate

132) Highest Education level (attained / perusing (A/P))?

( ) Below 10<sup>th</sup> grade  
( ) High school graduate  
( ) High school dropout  
( ) Senior Secondary graduate  
( ) Senior Secondary dropout  
( ) Diploma  
( ) Graduation  
( ) College dropout  
( ) Post-Graduation  
( ) Doctorate  
( ) Other ( Specify).....

133) Is the member Physically Handicapped/ challenged (Y/N)? If yes please state the type of disablement ?

.....  
.....

134) Employment Status of the Interviewee?

( ) Employed        ( ) Unemployed            ( ) Student        ( ) Business        ( ) Other.....

135) Total duration of being employed (in Years)

.....

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136) Reason for the member for not working?

- ☐ Retired
- ☐ Student
- ☐ Housewife
- ☐ Cannot find a job
- ☐ Pregnant
- ☐ Illness/ PH
- ☐ Too old
- ☐ Too young
- ☐ Does not need to work
- ☐ Looks after housework/ elders/children
- ☐ Not allowed to work
- ☐ Does not want to work
- ☐ Others (Specify).....

137) What is Your Occupation/Profession/type of business? Please Mention Details.

Primary Occupation :.....

Secondary Occupation: .....

138) How Do you Categorize your profession/Business?

Primary Occupation: ☐ Formal (Taxed) ☐ Informal (Untaxed)

Secondary Occupation: ☐ Formal (Taxed) ☐ Informal (Untaxed)

139) Does Your profession/ Business require some licensing/permissions/ Certification/ Registration?

Primary Occupation: ☐ Yes ☐ No

Secondary Occupation: ☐ Yes ☐ No

140) If Yes, please mention the details of licensing/permissions/ Certification/ Registration?

Primary Occupation: .....

.....

Secondary Occupation: .....

.....

141) Whether business is Licensed under SMC or any other State/centre licensing Agency (Y/N). Mention details of department under which license is obtained?

142) Primary Occupation:

.....

.....

Secondary Occupation: .....

.....

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
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143) Who are you working for?

Primary Occupation	Secondary Occupation
<input type="checkbox"/> Own Business <input type="checkbox"/> Family Business (Paid) <input type="checkbox"/> Family Business (Unpaid) <input type="checkbox"/> Small Enterprise (<10) <input type="checkbox"/> Medium/large enterprise (>10) <input type="checkbox"/> Government <input type="checkbox"/> Others (Specify)..... <input type="checkbox"/> Not Applicable (primary/ secondary)	<input type="checkbox"/> Own Business <input type="checkbox"/> Family Business (Paid) <input type="checkbox"/> Family Business (Unpaid) <input type="checkbox"/> Small Enterprise (<10) <input type="checkbox"/> Medium/large enterprise (>10) <input type="checkbox"/> Government <input type="checkbox"/> Others (Specify)..... <input type="checkbox"/> Not Applicable (primary/ secondary)

144) What Is Your Annual Income from your Primary and Secondary Occupation?  
(INR)

Primary Occupation	Secondary Occupation
<input type="checkbox"/> <1,50,000 <input type="checkbox"/> 1,50,000-3,00,000 <input type="checkbox"/> 3,00,000-6,00,000 <input type="checkbox"/> 6,00,000-10,00,000 <input type="checkbox"/> >10,00,000 <input type="checkbox"/> Pension <input type="checkbox"/> Not Applicable	<input type="checkbox"/> <1,50,000 <input type="checkbox"/> 1,50,000-3,00,000 <input type="checkbox"/> 3,00,000-6,00,000 <input type="checkbox"/> 6,00,000-10,00,000 <input type="checkbox"/> >10,00,000 <input type="checkbox"/> Pension <input type="checkbox"/> Not Applicable

145) How Long Have You been Living here as HH/ Family?  
.....(Years)

146) What was your place of residence before You shifted Here?

.....  
 .....

147) What was the reason for Migration?

.....  
 .....

148) Do you own a vehicle (s)? If so please mention the no. of vehicles of each type owned.

☐ 4-wheeler.... ☐ 2-wheeler.... ☐ cycle... ☐ None

149) Other Household assets you own? Multiple ticks and number of each.

☐ TV....



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- ☐ Refrigerator....
- ☐ Landline/Mobile phone.....
- ☐ Washing Machine
- ☐ computer/laptop....
- ☐ Air conditioner....
- ☐ Food Processor/mixer/grinder...
- ☐ Microwave Oven....
- ☐ Air cooler/heater....
- ☐ Other (specify).....

150) What are you monthly HH Savings (approx)?.....

151) What are you annual HH savings (Approx.)?.....

**IV)** Under which income bracket do you fall?(on basis of annual HH income)

- ☐ EWS (< 1,00,000)      ☐ LIG (1- 2 lac)      ☐ MIG (2-9 lacs )
- ☐ HIG(> 9 Lacs)

**V) Housing and infrastructure**

152) What is your ownership status of your house?

- ☐ owner of the house
- ☐ renter (if so how much is the rent?).....
- ☐ provided by employer
- ☐ user not paying rent
- ☐ other.....
- ☐ I do not know

153) If Rented please provide Details of Owner:

Name:..... Address:.....

Contact No.:..... E-mail:.....

☐ Does not Know

154) What is the main building material? (the surveyor should make observation and confirm it with the Interviewee - tick only one)

- 1 ☐ brick
- 2 ☐ concrete
- 3 ☐ wooden
- 4 ☐ stone
- 5 ☐ soil
- 6 ☐ other (specify).....
- 7 ☐ i do not know

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- 155) How many rooms are there in your house (including the living room)?  
..... Rooms
- 156) How Do You normally spend Your leisure Time?  
.....  
.....  
.....
- 157) Are there enough recreational facilities in your vicinity to spend your leisure time? If No, What are your expectations/ suggestions?  
.....  
.....  
.....

**VI) Health/Water supply/sanitation**

- 158) What is the domestic water source in your house?  
( ) plumbing inside the house (bathroom, kitchen, WC)  
( ) water pump  
( ) well water  
( ) water tank  
( ) interior tap water (one tap)  
( ) interior water supply system (multiple taps)  
( ) plumbing outside the house  
( ) other (please specify) .....
- 159) Do you have any problems with water supply?  
2. Yes (Specify) 2. No  
.....  
.....  
.....
- 160) . What are your problems with water supply? (tick as much as relevant. Can be more than one)  
1 ( ) Water cuts. How frequent .....  
2 ( ) Not clean  
3 ( ) Expensive  
4 ( ) Difficult to access  
5 ( ) Low quality (hardness)  
6 ( ) Other (please state).....
- 161) Do you use domestic water for drinking purposes?  
1. Yes 2. No (please state your drinking water Source).....  
.....  
.....

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Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

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162) Do you have any problems with drinking water supply?

1. Yes

2. No

163) What are your problems with drinking water supply? (tick as much as relevant. Can be more than One)

☐ Not clean

☐ Expensive

☐ Difficult to access

☐ Low quality (hardness)

☐ Other (please state).....

164) What type of Toilet facility do you have?

☐ Interior toilet with flush tank

☐ Exterior toilet with flush tank

☐ Interior toilet without flush tank

☐ Exterior toilet without flush tank

☐ Public toilet

☐ Other (please specify).....

165) Do any of household members have a permanent/chronic disease/health problem?

1. Yes (please explain by giving name)

2. No

.....  
.....  
.....

166) Did any of the household members face a major health problem which required treatment within the last 12 months?

1. Yes (please explain by giving the member code)

2. No

.....  
.....  
.....

167) Did any of the household members suffer from any contagious diseases within the last 12 months?

1. Yes (please explain by giving the member code)

2. No

.....  
.....  
.....

168) Did any of the household members suffer from any water borne diseases within the last 12 months?

1. Yes (please explain by giving the member code)

2. No

.....  
.....  
.....

169) How frequently do family member in your HH fall sick?

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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1. ( ) Very frequent    2. ( ) frequent    3. ( ) sometimes    4. ( ) Rarely

170) What is the major reason due to which member usually fall sick?  
( ) Unclean drinking water    ( ) No proper sanitation facilities    ( ) Pollution  
( ) Weather    ( ) Other (specify).....

171) When you experience a health problem, which health facility do you go?  
.....  
.....

172) Are you satisfied with the health facilities in the region? Do you experience any problems? Please Explain.

.....  
.....  
.....

### **IV Crime and Public Safety**

173) How do you estimate the level of crime in your community?  
( ) Very low    ( ) Low    ( ) Medium    ( ) High    ( ) very high

174) Has the level of crime changed in your community lately and why?  
.....  
.....  
.....

175) What types of crime are committed most often in your community and why?  
.....  
.....  
.....

176) How do you characterize local police authorities based on ( Performance of duties, competence, Professionalism, Sufficiency of equipment etc.?  
( ) not competent    ( ) moderately competent    ( ) Highly competent

177) What do you do in case of fire?  
.....  
.....  
.....

178) How quickly fire brigade responds to emergencies?  
( ) no/very slow response    ( ) moderate response    ( ) brisk response

179) How do you characterize Fire brigade based on ( Performance of duties, competence, Professionalism, Sufficiency of equipment etc.?  
( ) not competent    ( ) moderately competent    ( ) Highly competent

180) What are the main reasons of fire?

.....  
.....  
.....

#### **V) Transport and Public Amenities**

181) Are there any local roads/footpaths/transport mediums within the area to be acquired that is used by the Locals? If yes, please mention its details.

.....  
.....  
.....  
.....

182) Are there any irrigation facilities in the area to be Acquired? If yes please mention its details.

.....  
.....  
.....  
.....

183) Does the area acquired provide any access to Market for the Locals? If yes, please mention its details.

.....  
.....  
.....  
.....

184) Does the area to be acquired provide any tourist site/attractions? If yes please mention its details.

.....  
.....  
.....  
.....

185) Does the area to be acquired Has any Religious/cultural monument of significance? If yes please mention its details.

.....  
.....  
.....  
.....

186) Does the area to be acquired Has any community and civic/public spaces? If yes please mention its details.

.....  
.....  
.....  
.....



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- 187) Does the area to be acquired has any Public service infrastructure (schools, health facilities, anganwadi centres, public distribution system)? If yes mention details.

.....  
.....  
.....  
.....

- 188) Does the area to be acquired has any Social gathering points for women? If yes please mention its details

.....  
.....  
.....  
.....

- 189) Does the area to be acquired has any Physical infrastructure (including water supply sewage systems etc.)? If yes please mention its details.

.....  
.....  
.....  
.....

- 190) Does the area to be acquired has any Concerns regarding Safety, Crime, Violence of any sort Particularly Regarding vulnerable groups such as Women, Children, Physically Challenged and the elderly? If yes please mention its details.

.....  
.....  
.....  
.....

- 191) Any other important detail you would like Highlight about the land to be acquired?

.....  
.....  
.....  
.....

- 192) How many hours in a day is electricity supplied to the HH?

.....  
.....

- 193) How frequent are electricity cuts in the locality?

( ) very frequent      ( ) sometimes      ( ) rarely      ( ) never      ( ) don't know

- 194) How is the condition of roads in the Community?

( ) very poor      ( ) Poor      ( ) Normal      ( ) good      ( ) Excellent

**Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

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- 195) How do you dispose your solid waste from the HH?  
☐ MC collects waste from house  
☐ you dispose waste in nearby public dustbins  
☐ you burn your HH Waste  
☐ no particular place to dump waste and thus is disposed at random location  
☐ other (specify)
- 196) How would you rate the Solid waste management system in the community?  
☐ very poor      ☐ Poor      ☐ Normal      ☐ good      ☐ Excellent

**VI) Details Requiring Acquisition And Compensation**

- 197) Are you aware of the ongoing Acquisition scheme of Bantony Castle :  
☐ Yes      ☐ No
- 198) Were Any Awareness programs/meetings conducted by the govt. for the acquisition?  
☐ yes      ☐ No
- 199) If Yes , Did you or any member of your HH participate in them?  
☐ Yes (No.).....      ☐ No  
Name of member who participated? .....
- 200) If Yes state the source through which you got to know?  
☐ Govt.      ☐ newspaper      ☐ advertisement      ☐ neighbors      ☐ other.....
- 201) **Do you think that Museum at Bantony Castle is necessary for Shimla city? Yes/ No**
- 202) **What impacts, both positive and negative of the project do you foresee?**

S.N	Positive Impact	Remark	S.N	Negative Impact	Remark
1	Attract the tourist		1	Land Acquisition	
2	Enhance local economy		2	Loss of livelihood	
3	Increase employment opportunity		3	Loss of income	
4	Increase facilities		4	Loss of house/shop	
5	Creation of knowledge platform		5	Loss of customers & supplier	
6	Increase in property value		6	Disruption of social/cultural/economic	

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<b>7</b>	<b>Cultural preservation</b>		<b>7</b>	<b>Increase in Migration</b>	
<b>8</b>			<b>8</b>	<b>Disadvantage to the environment (damage of park, tree etc)</b>	
<b>9</b>	<b>Others(Specify)</b>		<b>10</b>	<b>Other(Specify</b>	

**VIII) Rehabilitation and Resettlement**

203) Do you have a Direct/indirect income from the land being acquired? If yes, How?

☐ Yes ☐ No

How?

.....  
.....

204) How much are you dependent on the income from the above land?

☐ not at all ☐ Partially ☐ normal ☐ A Lot ☐ completely

205) How much is your monthly income from the above mentioned land?

206) If the land is acquired, will you loose your livelihood? If Yes, How?

.....  
.....

207) Has the Government offered you compensation for your loss of Livelihood?

☐ Yes ☐ No

208) If yes, how has the compensation been offered?

☐ To provide employment on the new project for which land is acquired?  
☐ To provide employment on somewhere else?  
☐ Compensate with money to the loss of your income?  
☐ any other mode (specify).....

209) Are you Satisfied with the compensation being offered? If no, Why?

.....  
.....

210) How do you want your compensation to be for your loss of livelihood?

☐ To provide employment on the new project for which land is acquired?  
☐ To provide employment on somewhere else?  
☐ Compensate with money to the loss of your income?  
☐ any other mode (specify).....

211) What would be your preference for an alternate livelihood if given an option?

.....  
.....

212) Do have the relevant Qualification for your above stated preference? Explain.

.....

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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.....  
.....

213) Why have you not opted for the above preference until now? Explain your shortcomings/reasons in detail.

.....  
.....

### **IV Perception & Expectation**

214) How was your income status, standard of living when compared to 5 years ago?

1. Better                      2. The same                      3. Worse

215)              What has been the reason for this?

.....  
.....  
.....

216)              What Do you think would be the benefits of the project?

For Your Family	For the city

217)              What kind of adverse effects can the project cause?

For Your Family	For the city

### **Declaration**

I hereby Declare that the information Provided by me in the survey for the SIA for the purpose of Acquisition of Bantony Castle, the mall Shimla is correct to the best of my knowledge.

Name: .....

Signature of interviewee:.....

Date: .....

Place: .....

Phn: .....

E-mail : .....

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Annexure V: Tourist Surveys





**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

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**Tourist Survey Questionnaire**

**Namaskar. I am .....coming from PLAN Foundation, a Partner organization of SIAU HP. A museum is proposed at Bantony Castle by Govt of HP. For that we need your opinion. Information provided by you will be used only for the Study purpose to improve the plan. This survey will take approx 10 minutes. Thanks in advance for your co- operation and valuable time**

**Tourist Survey No.: ..... Date:.....**

Name	
Place of residence	
Phone No.	
Email/Web	
How many days you are staying at Shimla	
Are you planning to go other places in HP If yes where?	
Which places you have or planning to visit in Shimla	
How is your experience about tourism facility in Shimla	
Do you know about state museum at Shimla	
If Yes, Do you like to visit?	
Now as we have conveyed you that State Museum is located at Chaura Maidan do you like to go there? Pls describe	
Any other comment	

1. Do you know that Museum at Bantony Castle is proposed? If yes what are source of information.....
2. Do you think that Museum at Bantony Castle is necessary for Shimla city? Yes/ No

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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3. What impacts, both positive and negative of the project do you foresee?

S.N	Positive Impact	Remark	S.N	Negative Impact	Remark
1	Attract the tourist		1	Land Acquisition	
2	Enhance local economy		2	Loss of livelihood	
3	Increase employment		3	Loss of income	
4	Increase facilities		4	Loss of house/shop	
5	<b>Creation of knowledge platform</b>		5	Loss of customers & supplier	
6	Increase in property value		6	Disruption of social/cultural/economic	
7	<b>Cultural preservation</b>		7	Increase in Migration	
8			8	Disadvantage to the environment (damage of park, tree etc)	
	Others(Specify)			Other(Specify)	

.....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....  
 .....

**Signature**  
**Date**

Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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Annexure VI: Hotel Surveys



Draft Social Impact Assessment Report for Land Acquisition at Bantony  
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# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

## Hotel Survey Questionnaire

Namaskar. I am .....coming from PLAN Foundation, a Partner organization of SIAU HP. A museum is proposed at Bantony Castle by Govt of HP. For that we need your opinion. Information provided by you will be used only for **study** purpose to improve the plan. This survey will take approx 10 minutes. Thanks in advance for your co- operation and valuable time

Hotel Survey No.: ..... Date:.....

Name of Hotel			
Address			
Phone No.			
Email/Web			
Name of Respondent			
Status	Owner	<input type="checkbox"/>	Employee (Designation).....

1. Do you know that Museum at Bantony Castle is proposed? If yes what are source of information.....
2. Do you think that Museum at Bantony Castle is necessary for Shimla city? Yes/ No
3. What impacts, both positive and negative of the project do you foresee?

S.N	Positive Impact	Remark	S.N	Negative Impact	Remark
1	Attract the tourist		1	Land Acquisition	
2	Enhance local economy		2	Loss of livelihood	
3	Increase employment		3	Loss of income	
4	Increase facilities		4	Loss of house/shop	
5	Creation of knowledge platform		5	Loss of customers & supplier	
6	Increase in property value		6	Disruption of social/cultural/economic	
7	Cultural preservation		7	Increase in Migration	
8			8	Disadvantage to the environment (damage of park, tree etc)	
	Others(Specify)			Other(Specify)	



- .....
- .....
- .....

- [illegible]

Date \_\_\_\_\_

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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### Annexure VII: Institutional Stakeholder Survey



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Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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**Institutional Survey Questionnaire**

Namaskar. I am coming from PLAN Foundation, a Partner organization of SIAU HP. A museum is proposed at Bantony Castle by Govt of HP. For that we need your opinion. Information provided by you will be kept confidential and will be used only for research purpose to improve the plan. This survey will take approx 10 minutes. Thanks in advance for your co- operation and valuable time

Institutional Survey No.: .....

Date:.....

Name of Department	
Address	
Phone No.	
Email/Web	
Name of Respondent	
Designation	

6. Do you know that **Museum at Bantony Castle is proposed? If yes what are source of information.....**
7. Do you think that Museum at Bantony Castle is necessary for Shimla city? Yes/ No
8. What impacts, both positive and negative of the project do you foresee?

**Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

S.N	Positive Impact	Remark	S.N	Negative Impact	Remark
1	Attract the tourist		1	Land Acquisition	
2	Enhance local economy		2	Loss of livelihood	
3	Increase employment		3	Loss of income	
4	Increase facilities		4	Loss of house/shop	
5	<b>Creation of knowledge platform</b>		5	Loss of customers & supplier	
6	Increase in property value		6	Disruption of social/cultural/economic	
7	<b>Cultural preservation</b>		7	Increase in Migration	
8			8	Disadvantage to the environment (damage of park, tree etc)	
	Others(Specify)			Other(Specify	

**9. How will this Museum at Bantony Castle will impact your Department? Pls Describe.....**

.....  
 .....  
 .....

**10. Any other comment over this project**

.....  
 .....  
 .....  
 .....

**6 Is there any other options or land available for establishment of proposed Museum (Y/N) if yes pls. describe.**

.....  
 .....  
 .....  
 .....

**7. Do you think the acquisition of private property for Museum complies “public interest” ? Y/N/ can’t say. If Yes/No pls. describe**

**Signature**

**Date**



# Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

## Annexure: VIII: Opinion Survey Questionnaire

### **Opinion Survey Questionnaire**

**Namaskar.** This survey is being conducted by PLAN Foundation, a Partner organization of SIAU (HIPA) Fairlawn HP. A museum is proposed at Bantony Castle (which is located near Hotel Grand, Kalibari road, The Mall Shimla) by Govt of HP. For that we need your opinion. Information provided by you will be used only for study purpose to improve the plan. This survey will take approx 10 minutes. Thanks in advance for your co- operation and valuable time

Survey No.: ..... Date:.....

Name of establishment			
Address			
Phone		email	
Website			
Name of Respondent			
Designation			
Status Pls tick in box	Owner	Employee	If Employee pls mention Designation.....

1. Do you know that Museum at Bantony Castle is proposed? If yes what are source of information (Pls tick in box)

Friend		Newspaper		Can't say		Other ( specify)	
--------	--	-----------	--	-----------	--	------------------	--

2. Do you think that Museum at Bantony Castle is necessary for Shimla city? Yes/ No
3. What impacts, both positive and negative of the project do you foresee? (Pls tick multiple options given below )

S.N.	Positive Impact	Pls. Tick	S.N.	Negative Impact	Pls. Tick
1.	Attract the tourists			Land Acquisition	
2.	Enhance the local economy		2.	Loss of livelihood	
3.	Increase employment opportunity		3.	Loss of Income	
4.	Increase the facilities		4.	Loss of house/shop	
5.	Creation of Knowledge platform		5.	Loss of customer & supply chain	

**Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

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<b>6.</b>	<b>Increase the property value</b>		<b>6.</b>	<b>Disruption of social/cultural/economic environment</b>	
<b>7.</b>	<b>Cultural preservation</b>		<b>7.</b>	<b>Increase in Migration</b>	
<b>8.</b>	<b>Other (Specify)</b>		<b>8.</b>	<b>Other (Specify)</b>	

- 4. Will this Museum at Bantony Castle will impact your business? Pls Describe.....**  
 .....  
 .....  
 .....
- 5. Any other comment over this project**  
 .....  
 .....  
 .....  
 .....  
 .....
- 6. Will this Museum at Bantony Castle will make any impact on your life style, income, knowledge or on other? If yes describe .....**  
 .....  
 .....  
 .....  
 .....  
 .....

**I have given above information as per my knowledge & information. I am not under influence of any stakeholder or others.**

**Signature**

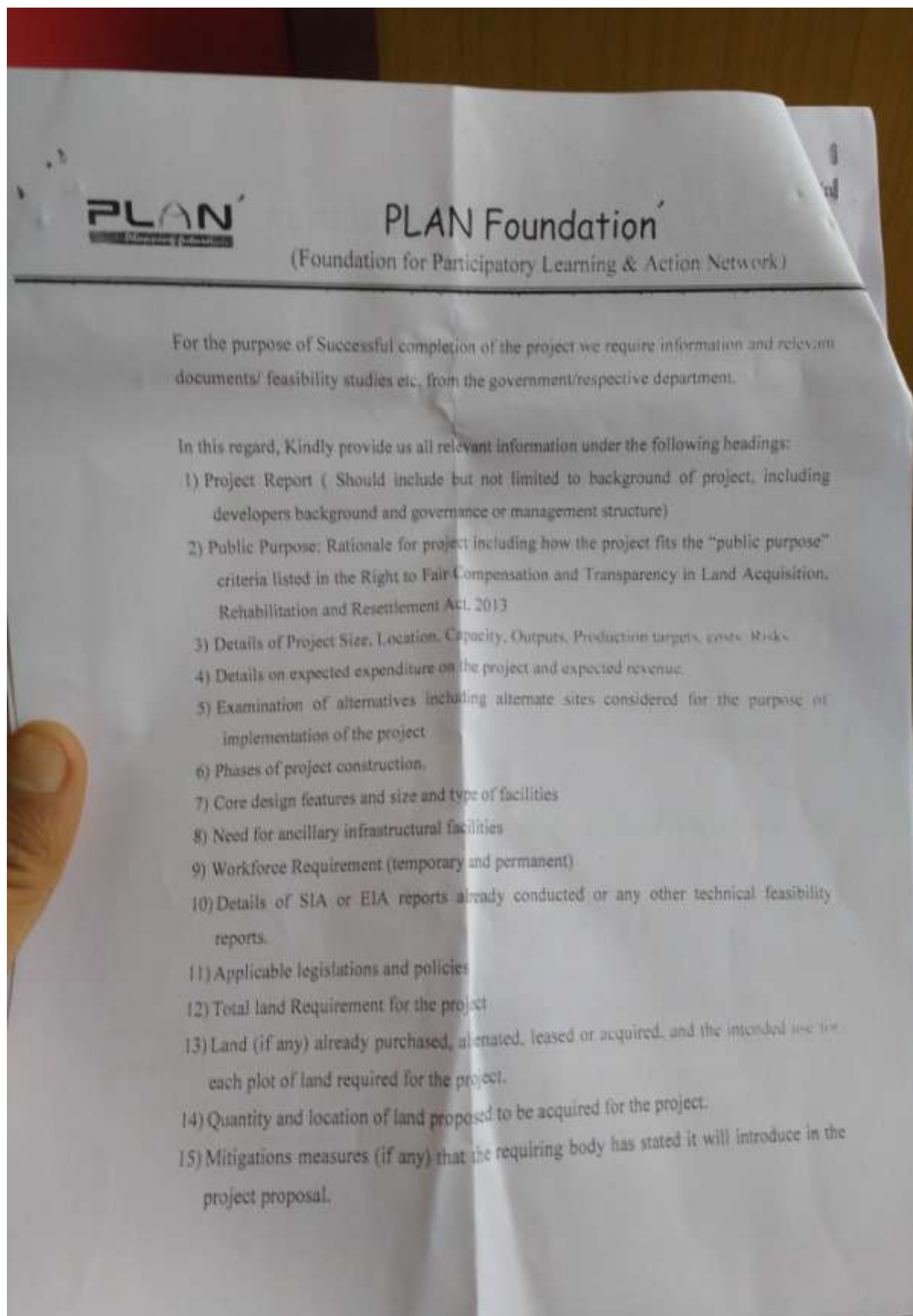
**Date**

**For Office use only**

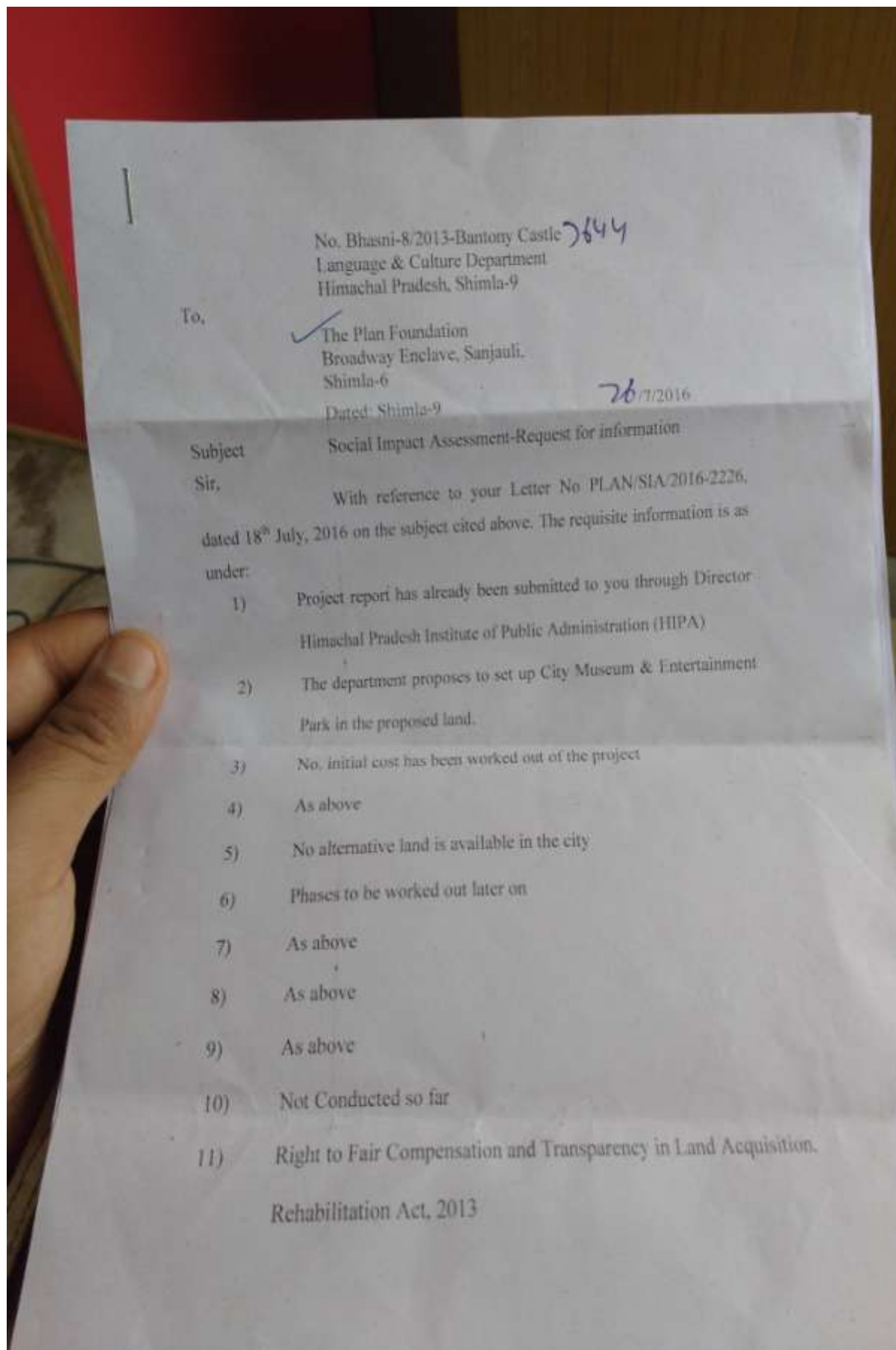
Field Investigator Name.....  
 Code.....  
 Date of Survey ..... date of data processing.....  
 Format Checked by ..... Date.....  
 Signature .....

## Draft Social Impact Assessment Report for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

### Annexure IX: Letter No. Bhasni-8/2013-Bantony Castle 7644



Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla



No. Bhasni-8/2013-Bantony Castle 7844  
Language & Culture Department  
Himachal Pradesh, Shimla-9

To,

✓ The Plan Foundation  
Broadway Enclave, Sanjauli,  
Shimla-6

Dated: Shimla-9

26/7/2016

Subject

Social Impact Assessment-Request for information

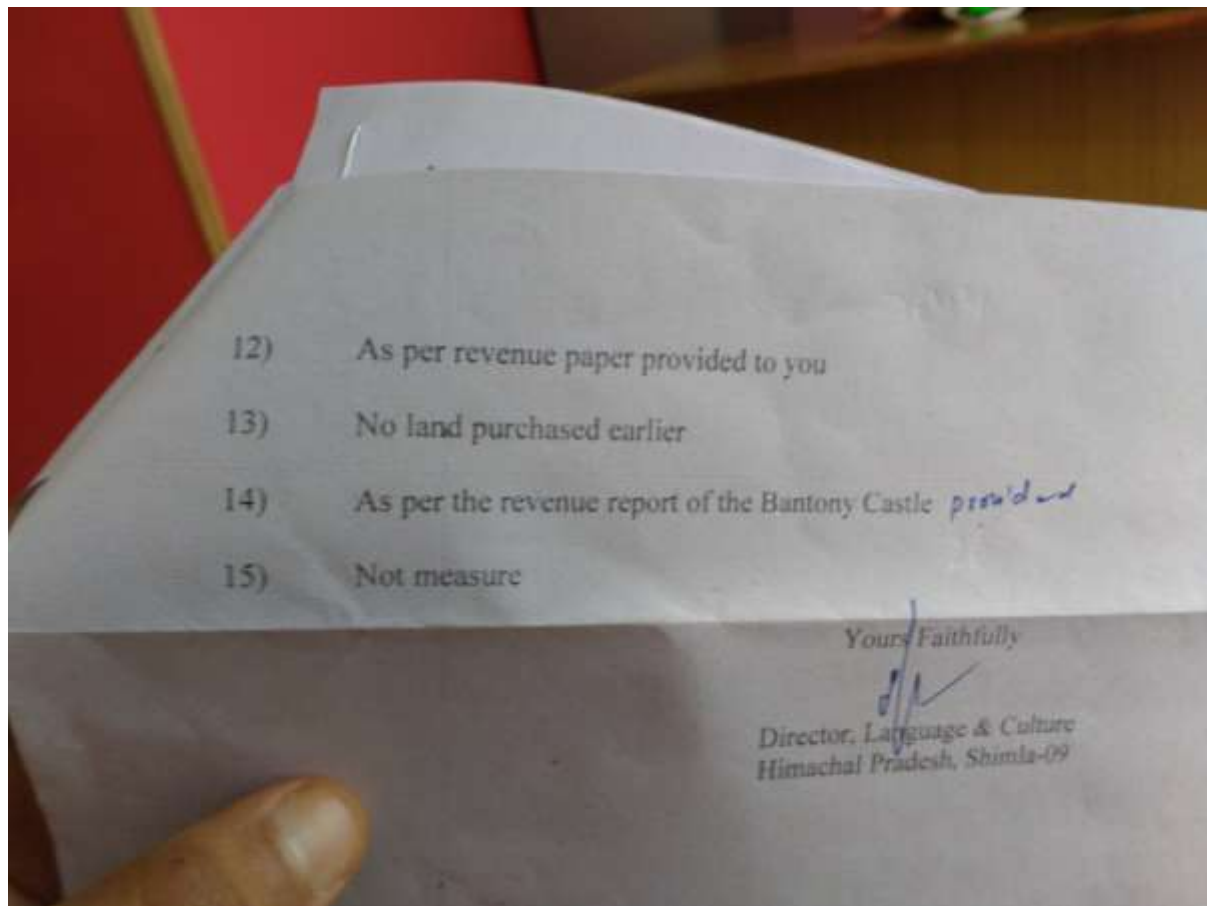
Sir,

With reference to your Letter No PLAN/SIA/2016-2226,  
dated 18<sup>th</sup> July, 2016 on the subject cited above. The requisite information is as  
under:

- 1) Project report has already been submitted to you through Director  
Himachal Pradesh Institute of Public Administration (HIPA)
- 2) The department proposes to set up City Museum & Entertainment  
Park in the proposed land.
- 3) No. initial cost has been worked out of the project
- 4) As above
- 5) No alternative land is available in the city
- 6) Phases to be worked out later on
- 7) As above
- 8) As above
- 9) As above
- 10) Not Conducted so far
- 11) Right to Fair Compensation and Transparency in Land Acquisition,  
Rehabilitation Act, 2013

Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla

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## Annexure X: Copy of Jamabandi

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**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6
				895	01-49
				देवता बरौदा	देवता बरौदा
				896	1583-86
				देवता बरौदा	देवता बरौदा
				897	06-85
				देवता बरौदा	देवता बरौदा
				898	10-15
				देवता बरौदा	देवता बरौदा
				899	3351-84
				देवता बरौदा	देवता बरौदा
				1164/900	216-70
				देवता बरौदा	देवता बरौदा
				1165/900	3204-74
				देवता बरौदा	देवता बरौदा
				955	28-48
				पुनिल सुभाष	देवता बरौदा
				956	06-30
				पुनिल सुभाष	देवता बरौदा
				किता 20	18193-80
				बटा 2	
					अक्ष
					18193-80
					देवता बरौदा
					40-15
					देवता बरौदा
					01-49
					देवता बरौदा
					31-52
					देवता बरौदा
					1294-83
					देवता बरौदा
					216-70
					देवता बरौदा

नोट : हिमाचल प्रदेश - शिमला

दिनांक: 28-Jun-2016

पृष्ठ संख्या: 2

**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9
						10/10-87		
						रै.मु.कालिका		
						115-88		
						रै.मु.गौरी		
						13-15		
						रै.मु.होदवाला चमक		
						16-85		
						रै.मु.गौरी		
						16-75		
						जॉय नगर		
						117/4-88		
						रै.मु.कालिका चमक रोड सीमा		
						121-12		
						रै.मु.कालिका चमक रोड सीमा		
						143-82		
132						885	06-75	
131						माला	रै.मु.गौरी	
						कम 1	18203-55	
						सड 2		
						अमर		
						18203-55		
						रै.मु.कालिका		
						40-16		
						रै.मु.गौरी		
						01-89		
						रै.मु.कालिका		
						31-52		
						रै.मु.गौरी		
						1294-83		
						रै.मु.कालिका		
						219-70		

दिनांक: 28-Jun-2016

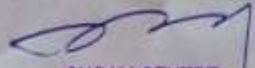
पृष्ठ संख्या: 3

ट: हिमाचल प्रदेश - शिमला




**Draft Social Impact Assessment Report for Land Acquisition at Bantony  
Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

1	2	3	4	5	6	7	8	9
					सू.माफ			
					19-75			
					सू.महा			
					901347			
					सू.कुली			
					115-80			
					सू.गुपी			
					10-15			
					सू.कुली			
					06-95			
					सू.गुपी			
					06-30			
					जमीन			
					10714-00			
					सू.कुली			
					591-02			
					सू.कुली			
					147-92			

  
**SUGAM CENTRE**  
**DC Office, Shimla**  
  
**28/6/16**

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निकलेट : शिमला प्रदेस - शिमला  
 दिनांक: 28-Jun-2016  
 पृष्ठ संख्या: 4

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