

Social Impact Assessment Study 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]

(Final Report)



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Social Impact Assessment Unit (SIAU)

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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 and Culture (GoHP) intends to acquire Bantony Castle Estate, Up-Mohal Kali Bari, and Tehsil Shimla (Urban) District Shimla 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 to be acquired by the Language and Culture 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.

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 as one of the premium properties of Shimla, i.e. the core mall road 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 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 detail of the land is given in the Table 9.

1.4 Alternatives considered

As per letter no. Bhasni-8/2013-Bantony Castle 7644 dated 26.7.2016 by the Language and Culture Department (GoHP) no alternative land is available in the city for this purpose.

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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

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 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	Garbage, toilets, sewerage and solid waste management

The main impact of the acquisition will be on 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 have 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 proposed to be acquired. Moreover, the property has remained unutilized for more than 4 years now. From

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the survey analysis it was found that 58% of the total respondents expressed a positive view point about the proposal as they found it relevant to city which will add another attraction to the tourists as well as local residents. Beside the conservation of the rich culture of State, it will increase the income of local business entities especially tourism related industry. However, 26% of the total respondents found the proposal to be a duplication of the State Museum which is already located at Chaura Maidan and therefore were not at all in favor of the project proposal. 16% of the total respondents did not have any views about the project.

Many of the respondents were also of the view to add a public park for the children and the elderly in the proposal as it would serve as an added attraction and a major necessity as Shimla lacks such public spaces. Some also suggested that the existing State Museum can be shifted to this new location as it would avoid the duplicity of museums and their consequent maintenance costs besides serving as a major tourist attraction.

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 not be left of much value to owners as there would be no access left to the remaining property once the acquisition has taken place.

A few other negative impacts that are likely to occur during the operational phase of the project would be generation of garbage, sewage, solid waste etc. However there would also be positive impacts such as the project is likely to attract tourists and therefore enhance local economy, generation of employment during the construction and operational phase, increase in property value of the surroundings, creation of a knowledge platform, and cultural preservation.

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

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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 RTFCTLARR Act, 2013
2	Loss of Built-up Property	Yes, although the buildings are presently in an advance state of decay, yet they may hold some cultural and architectural significance	Compensation as per RTFCTLARR Act, 2013
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:

1. Based on the analysis of surveys of the secondary stakeholders which included hotels, tours and travel agencies, business entities in the concerned area, civil societies/political/religious/NGOs/unions/women groups etc., tourists and local residents of the area and also from the inputs provided by the primary stakeholders, the government may consider acquiring the entire property of Bantony Estate measuring approximately 18,193 sq. m instead of the earlier proposed land requirement of 3874.39 sq. m for the project as the remaining piece of land would not be left of much value to the stakeholders once the main part of it is acquired.
2. If the government considers to acquire 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

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the tourists, since Shimla lacks public spaces such as parks etc. Surveys revealed that the public was keen to have a public park in addition to the museum.

3. Care to be taken during project planning and implementation that a proper access is left out for the remaining property in case the government decides to go ahead with the original acquisition proposal of 3874.39 sq. m.
4. It is suggested that the existing state museum can be shifted to this new location which may bear 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.
5. Care to be taken to reduce the pollution levels to the minimal during the construction phase of the project.
6. During the operation phase of the project impacts arising due to generation of garbage, sewage, solid waste etc. should be adequately mitigated.

1.7 Assessment of Social Costs and Benefits

The positive and negative impacts resulting from the project have been given in the Table 3

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 arising 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	Garbage, toilets, sewage, solid waste management etc.	
5	Increase in property value of the surroundings		
6	Cultural preservation		

2 Detailed Project Description

2.1 Project Background

The Government through the Department of Language 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 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 and Culture (GoHP) shall be the governance and management body for the proposed project. No developer has yet been finalized by the acquiring department 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 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.

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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. 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 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 vacated the building only when it became 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 but the deal could not be completed.

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 and Consent) Rules, 2015.” (HP RFCTLARR Rules 2015)

Finally, the State Government through the Department of Language and Culture (GoHP) issued notification No. LCD-F (5)-2/2001-L on 1st June, 2016, 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 & 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, HIPA, 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 or 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, besides conservation and preservation of heritage properties of the state for posterity. Hence, the proposed urban museum will result into hub of tourism in the Shimla town.

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	

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S. No.	Particulars	Details as per proposal
7	Production targets	
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"> 1. The Right To Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 2. The Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social impact Assessment and Consent) Rules, 2015.

Note : The details have been given by the Department of Language and Culture via Letter No. Bhasni-8/2013- Bantony Castle 7644 dated 26.7.2016 (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 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

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- 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.

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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.
- 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 shall be determined as per the provisions of the RTFCTLARR Act, 2013.

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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. 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 Study. Each member of the team is an expert in his field and has undertaken numerous such studies before.

Table 6: SIA Team Members

S.N.	Name	Qualification	Gender	Expertise
1.	Jitendra Sharma	MBA	Male	Expert Social Mobilization & Team Leader
2.	Viral Misra	B. Tech Civil Engg, , Masters in Planning with specialization in Urban and Regional planning	Male	Expert in Urban & Regional Planning, EIA, SIA and R&R
3.	Akhil Gupta	B. Arch, Masters in Planning with specialization in Housing	Male	Expert in Housing & R&R
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

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data for the present exercise, numerous primary and secondary data sources were consulted. 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 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

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enumeration is not possible, a representative sample shall be done by the Social Impact Assessment Unit (SIAU).

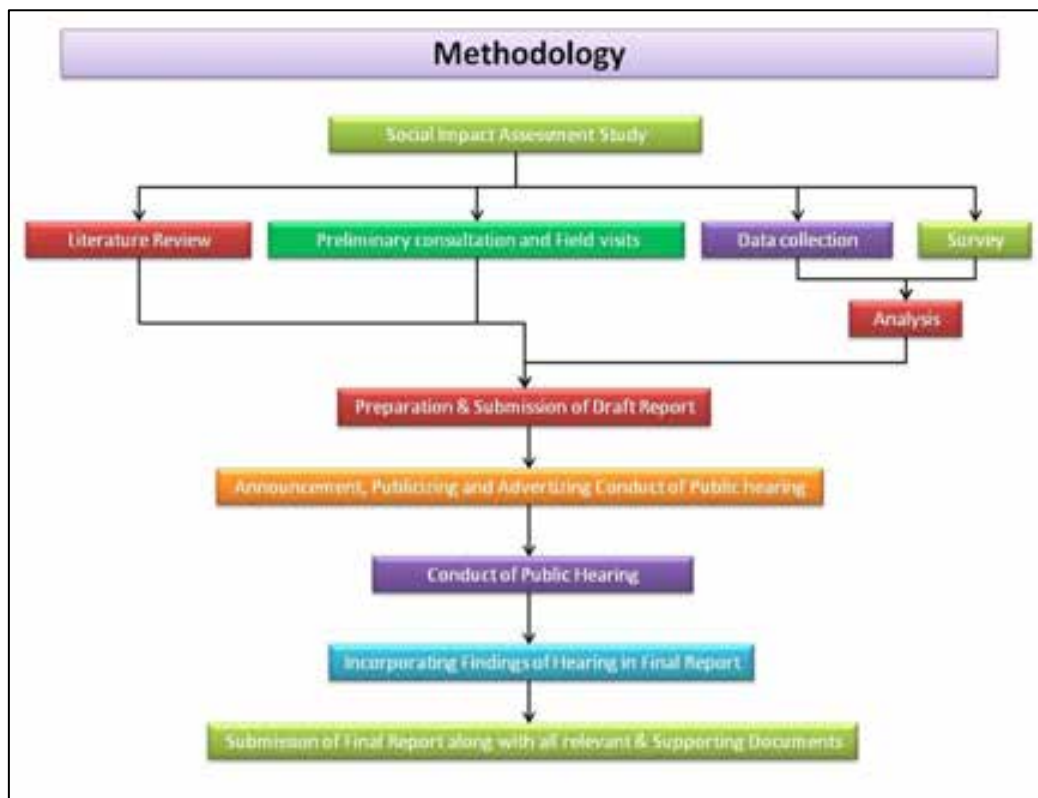
3. A socio-economic and cultural profile of the affected area must be prepared based on available data and statistics, field visits and consultations as per FORM-II of the aforesaid rules. The identified resettlement sites shall be visited and a brief socio economic profile of the land and its current 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.

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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 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 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 would not 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

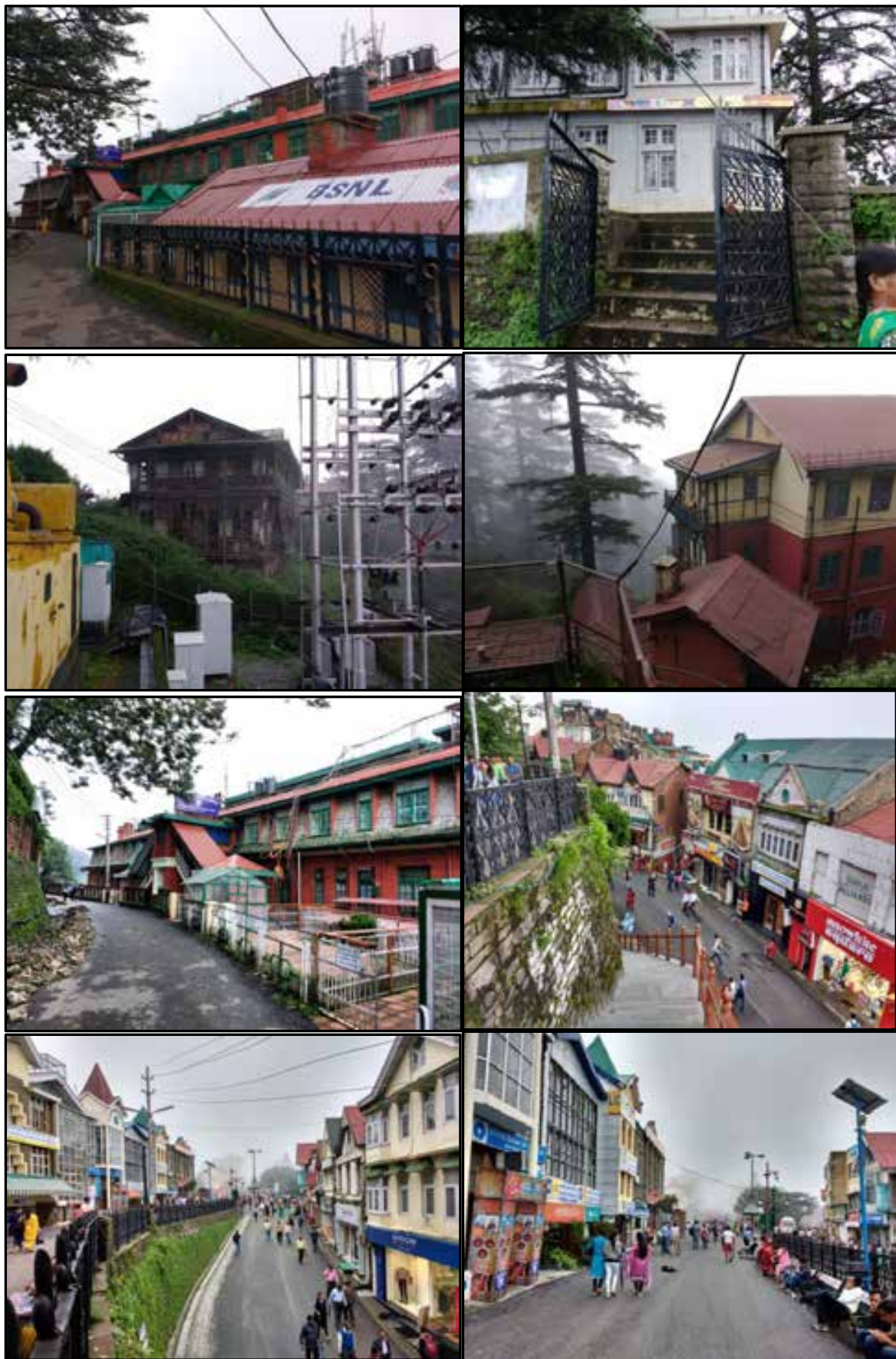


Note: Since the Project site is on a hilly topography, therefore the Area with 350 m Radius may not appear symmetrical in the above Figure. This is because the topography is having steep slope on the northern side of Bantony Castle (Point A) while the topography is relatively flat towards the Southern 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 was collected from a number of quarters such as from Census data, Statistical hand books, 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 began by holding meetings with the stakeholders that are affected and have to be enumerated. Information about the project and the survey procedure was shared with them.



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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 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.

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 Government; Semi-Government institutes such as Municipal Corporation, DC Office, Department of Tourism, Language and Culture Department, Police etc. which may directly or indirectly be involved or be impacted by this project.

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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 350 m 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.

Random sampling

In this technique, each member of the population has an equal chance of being selected as subject. The entire process of sampling is done in a single step with each subject selected independently of the other members of the population. There are many methods to proceed with simple random sampling.^[46]

Stratified random sampling.

Stratified random sampling is a technique which attempts to restrict the possible samples to those which are "less extreme" by ensuring that all parts of the population are represented in the sample in order to increase the efficiency (that is to decrease the error in the estimation). In stratified sampling the population of N units is first divided into disjoint groups of $N_1, N_2, \dots, N_h, \dots, N_L$ units, respectively. These subgroups, called strata, together they comprise the whole population, so that $N_1 + N_2 + \dots + N_L = N$ from each stratum a sample, of pre-specified size, is drawn independently in different strata. Then the collection of these samples constitutes a stratified sample. If a simple random sample selection scheme is used in each stratum then the corresponding sample is called a stratified random sample^[46].

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Table 7: List of Stakeholders Consulted

Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
Primary Stakeholder	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. Their respective survey forms were given to Mrs. Veena Sood (mother) as per Annexure XV. Sh. Sanjay Trehan could not be traced although numerous attempts were made through all possible media of communication (Annexure XV). Therefore interviews with only 10 primary stakeholders could be conducted. The inputs received have been analysed and included in the report (pg. 66-73, 91)
Secondary Stakeholder	Hotels	Interview through Questionnaire	392	108	25 %	To study the impact of the project on the secondary Stakeholders a 25% sample

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Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
	Tour & Travel agencies	Interview through Questionnaire	724	187	25%	size was found to be suitable. Their inputs have been analysed and included in the report (pgs. 80-84).
	Business entities in concerned area i.e. Mall Road, Lakkar bazaar	Interview through Questionnaire	1000	263	25%	
	Civil Societies/ political/religious/N GOs/Unions/ women groups etc.	Interview through Questionnaire	38	14	25%	
	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. Their inputs received have been analysed and included in the report (pg. 79)

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Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
Institutional and other Stakeholders	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. Their inputs received have been analysed and included in the report (pgs. 84)
	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				
	Town and Country Planning	Interview through Questionnaire				
	Department of Police	Interview through Questionnaire				

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Category	Particulars	Method adopted	Total No.	No. of units surveyed	Sample Size	Remarks
	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				
	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) House-Hold 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 owners/Interest holders, general public, 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 And Culture, Govt. of H.P
- f) RTFCTLARR Act, 2013 and HP RTFCTLARR Rules, 2015
- g) Department of Revenue Shimla

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

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3.6 Schedule of Consultation

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

Table 8: Schedule of Consultation

S. No	Particulars	Date
1	Announcement & publication of notice for conduct of public hearings (Annexure XI)	13 th October, 2016
2	Preparation of visuals/posters/pamphlets of findings/summary of SIA Report (both Hindi and English) for wide publicity during hearings	14 th October, 2016
3	Conduct of Public hearing/consultation.	5 th November, 2016

3.7 Public Hearing

Public review and feedback is mandatory before the finalization of the SIA and SIMP report. Public hearing is to be conducted in all the affected areas with specific purpose of presenting the main findings of the SIA, seeking feedback on its contents, additional information and views to incorporate into the final document.

Date and venue of the public hearing was announced and published three weeks in advance through public notifications and through direct communication with the various stakeholders.



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Notification for conducting public hearing under section 5 of the RTFCTLARR Act, 2013 for the Draft SIA report and SIMP was published in both Hindi and English language 3 weeks prior to the public hearing in leading national and local newspapers and distributed to all affected families, various municipal offices and other stakeholders including press and media. Posters were also displayed in a radius of 5 kms around the land proposed to be acquired for the awareness of public in general and also placed on the website. One copy was placed in the District Collector's office. Requiring Body also received a copy of the draft report as well as the notification for conducting public hearing. Adequate copies of the report and summaries were made available on the day of the public hearing in both English and Hindi.



The public hearing was organized at Bachat Bhavan, DC Office, The Mall Shimla on 5th November, 2016 from 10:00 am to 5:00 pm. It was chaired by the Sub-District Magistrate (SDM (Urban)) on behalf of the District Collector. Other members included the members of the Social Impact Assessment team to facilitate the hearing, representatives from the requiring body and designated land acquisition and Rehabilitation and Resettlement functionaries, local voluntary Organizations and the media. On behalf of the primary stakeholders Sh. Vishwanath, Sh. Anuj Kumar, and Sh Manu Sood attended the public

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hearing. Objections/Suggestions were received in writing from various stakeholders and the SIA team replied to all of them (Annexure XIII) and also incorporated the necessary suggestions in the final report. The suggestions/objections received during public hearing have been categorised as under:

1. Opinion/objection/suggestions from general public
2. Opinion/objection/suggestions from Vishvanath & Anuj (Primary stakeholders/owner)
3. Opinion/objection/suggestions from Manu Sood (Interest holders claiming partnership in property)

During the public hearing a list of objections/suggestions which had been signed by 24 people was submitted by Sh. Ajay Malhotra of the Social Welfare Organization (Annexure XII). In this list the general public have raised objections questioning the very purpose of acquisition being done by the government. Other objections raised, included that the present acquisition process will prove to be an enormous wastage of public funds which could have alternatively been used to address more pressing public issues and infrastructure problems such as roads and traffic. Also, they have questioned the project viability and how would the acquiring department be able to maintain this new property when an already existing property with them cannot be maintained.

Objections received from the primary stakeholders i.e. the owners as well as interest holders were primarily related to issues regarding possible livelihood from the property, dispute over inclusion of names claiming stake in property and challenging the very process of conducting the SIA study and acquisition process.

The entire public hearing was conducted in Hindi and was video recorded and transcribed and is given in Annexure XIV. This recording and transcript were submitted along with the final SIA report and SIMP. After the required public hearing was conducted, the SIA team reviewed all the feedback and information gathered. All the objections/suggestions received were analysed and replied accordingly. Finally, the SIA report was revised accordingly. Details of the objections raised and their replies have been given in Annexure XIII.

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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 (sq. m)	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. (Documents provided via Letter No. LCD-F (5)-2/2001-II-Loose dated 1st February, 2016 by the Language and Culture Department (GoHP))

Figure 3: Image of Cadastral Map of Bantony Estate

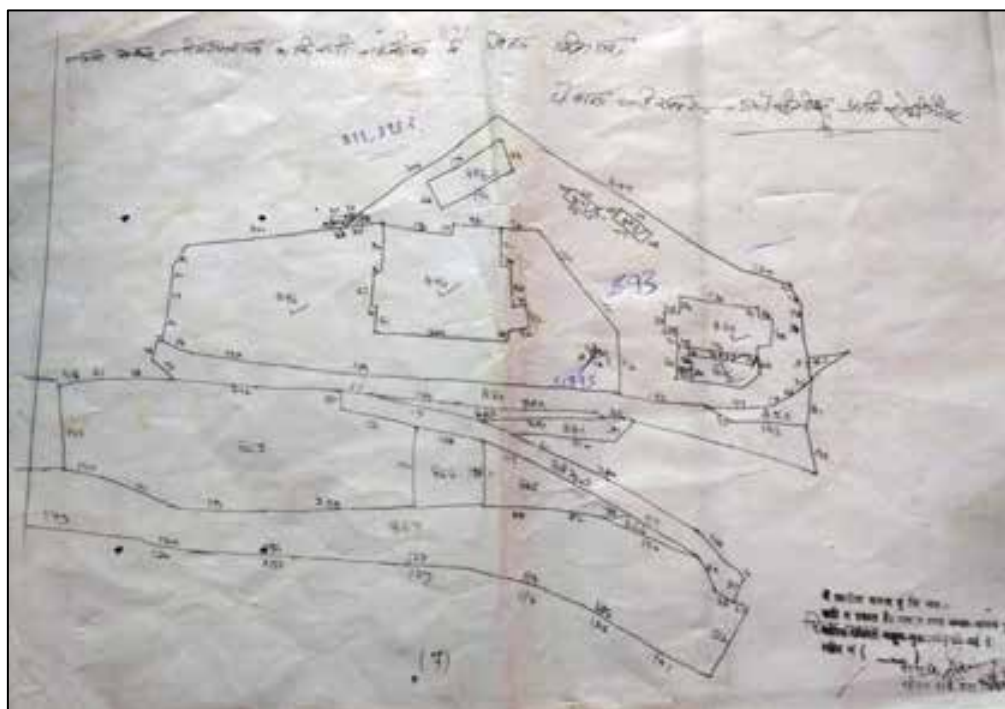
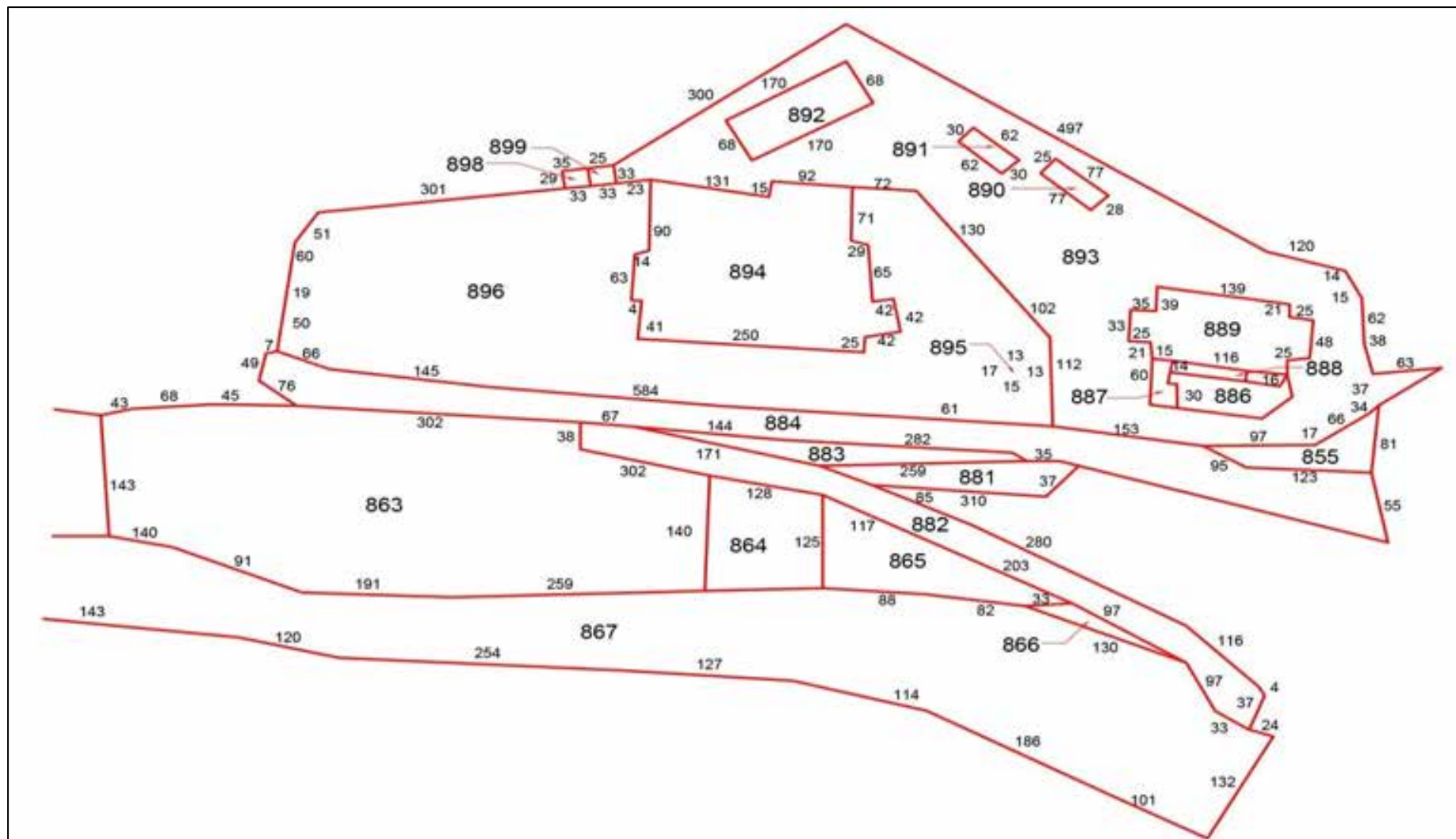
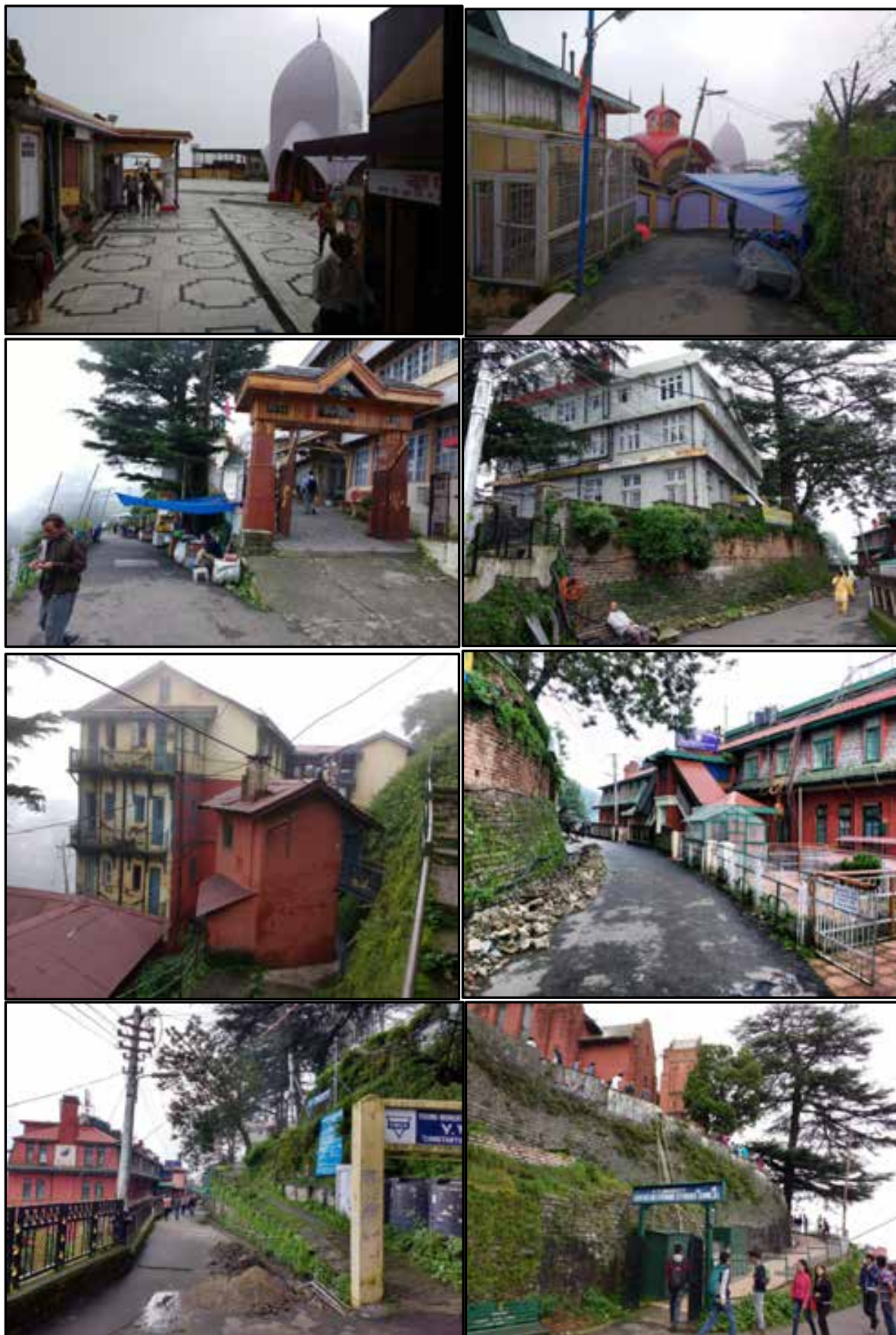


Figure 4: Digitized Cadastral Map of the Acquisition area



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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 and 956 measuring approximately 18,193 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 .

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.

Table 10: Detailed Land Record of the entire Bantony Estate

S. No	Tehsil	Up-Mohal	District	Khasra No.	Area (sq. m)	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

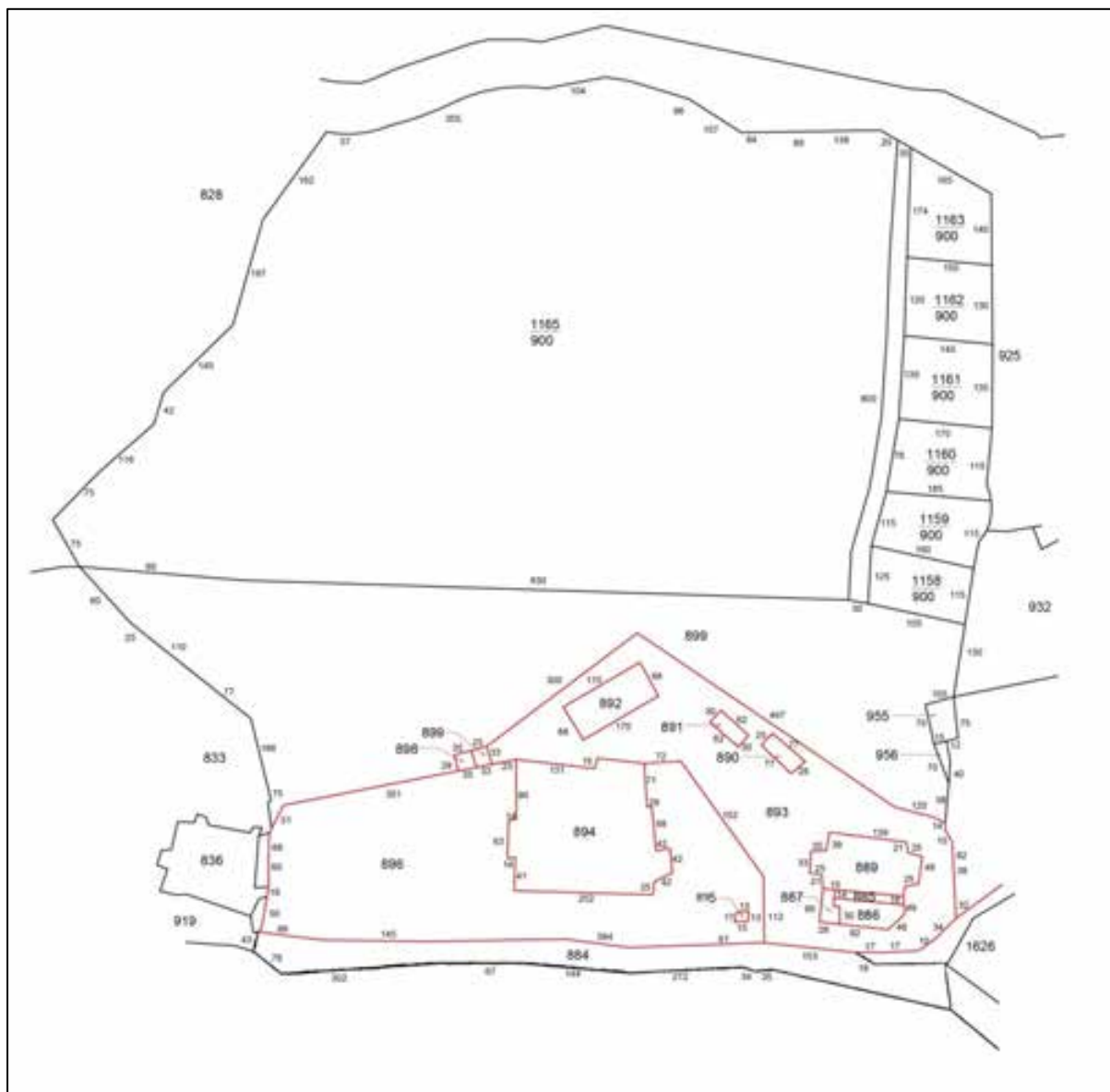
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S. No	Tehsil	Up-Mohal	District	Khasra No.	Area (sq. m)	Type
7				890	21-56	गैं मुं कंटीन कच्ची
8				891	18-60	गैं मुं कंटीन
9				892	115-60	गैं मुं कार्यालय कच्चा दो
10				893	1294-	गैं मुं सैहन
11				894	591-22	गैं मुं कार्यालय पक्का तीन
12				895	01-69	गैं मुं पेराघर
13				896	1583-	गैं मुं अहाता
14				897	06-95	गैं मुं शौचालय पक्का
15				898	10-15	गैं मुं गोदाम कच्चा
16				899	3350-	गैं मुं अहाता
17				1164/900	219-70	गैं मुं रास्ता
18				1165/900	9204-	जाय सफेद
19				955	28-48	गैं मुं अहाता
20				956	06-39	गैं मुं गली
21				Kita-20	18193.	

Source: Department of Revenue, Shimla

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Figure 6: Digitized Cadastral map of the entire Bantony estate property



Note in the above figure that the area marked in red is the land proposed to be acquired by Department of Language and Culture (GoHP) for the purpose of urban museum.

One of the main argument of the owners was that they were willing to comply with the acquisition process provided that the government agrees to take the entire estate. They showed discontent and reluctance over the fact that the govt. has proposed to acquire only a part of the property as this may leave the remaining land inaccessible and consequently reduction in its value.

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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 18,193sq. 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

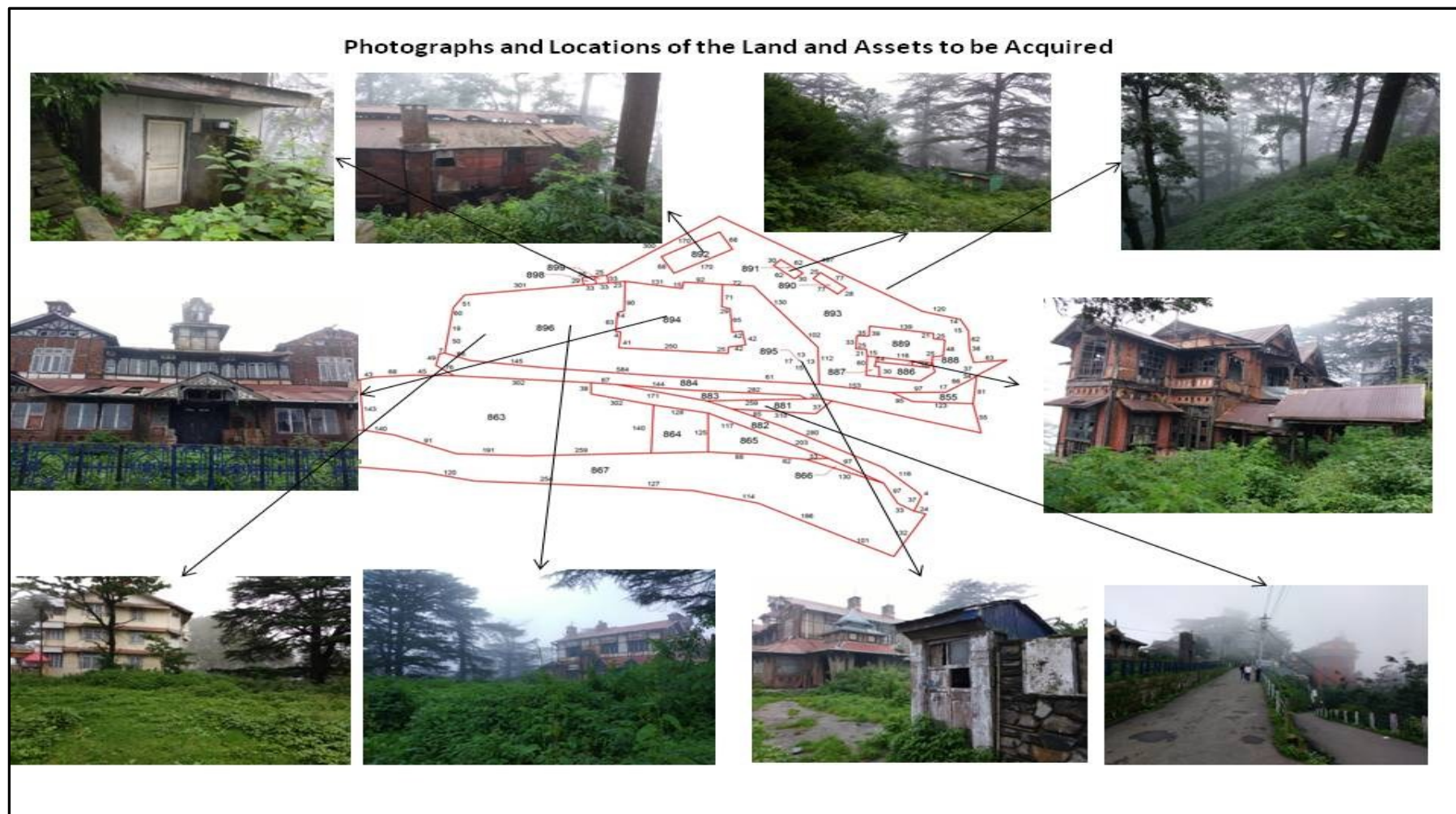
S. No	Tehsil	Up-Mohal	District	Khasra Nos. comprising the Entire Bantony Estate	Area (sq. m)	Khasra Nos. Proposed to be Acquired by the Government for Urban Museum	Area (sq. m)	Type
1	Shimla (Urban)	Kali Bari	Shimla	863	1324.48			जाय सफेद
2				865	184.78			जाय सफेद
3				886	50-49	886	50-49	गें मुं अहाता
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 पकका 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 पकका तीन मंजिला

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

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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 and Culture Department dated 26/7/2016, no land has already been purchased. 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 as one of the premium properties of Shimla, i.e. the core mall road 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 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 vacated the building only when it became 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. 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. Ram Krishan son of late Sh. Lehn Mal through a registered sale deed dated 12th 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 21st February 1968.

The property known as Bantony Estate which was purchased by late Mr. Ram Krishan, after the recent settlement, 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 measuring 18,193 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 & 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.

Late. Sh. Ram Krishan's family constituted of himself, 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 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. Shri. Amar Nath has also since expired and his share of the property has been inherited by his 2 sons and wife 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 expired on 5th February, 2009 and her legal heirs are namely Sh. Rajesh Sood and Sh. Manu Sood. Therefore, as of today the names of the present owners/interest holders of the property and those claiming partnership according to the present land records are:

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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 wife 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. (Documents provided via Letter No. LCD-F (5)-2/2001-II-Loose dated 1st February, 2016 by the Language and Culture Department (GoHP))

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. The circle rates of Shimla Urban has been give under (Annexure II).

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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 Includ. 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- State Highway	25 % More Than Basic		7325	8790	5860	7032	4395	5274	3663	4395	2930	3515
3			III- NH	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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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 more than 4 Years now. Before that it was being used by the HP State Police Department.
6	If Any Land Already purchased, alienated, leased or acquired for the purpose of the project	No
7	Detailed intended use of each plot of land required for the project	No such details has yet been prepared
8	If the land is agricultural land, any irrigation coverage and cropping Patterns	No
9	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
10	Details available for size of Holdings, ownership patterns, Land Distributions and number of residential Houses.	Yes (as per Jamabandi) (Annexure X)
11	Details of current Land Prices available	Yes (circle rates as provided by Department of Revenue)
12	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 and Culture Department (GoHP) Dated 26.7.2016 (Annexure IX)

5 Estimation and Enumeration of Affected Families and Assets

5.1 Details of Affected Families

Late. Sh. Ram Krishan. Family 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 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. 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 5th February, 2009 and her legal heirs are namely Sh. Rajesh Sood and Sh. Manu Sood. Therefore, as of 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 wife 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 (page 70). 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 4 years. The family is economically well off with the different members earning from various other sources such as business, job etc.

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.

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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 neither 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 ambience 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	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	1) Sh. Sanjay Trehan 2) Sh. Rajesh Sood and Sh. Manu Sood (legal Heirs of Smt. Sukarma Devi)

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S. No	Particulars	Details
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 iternary 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 may have cultural and architectural significance. Moreover, renovating/reconstructing these structures to preserve its original cultural, aesthetic and architectural design may make them significant 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	Khas ra No	Name of Asset	Present Condition	Photographs (Showing 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	Khas ra 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	Kumari 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	60	Male	Graduate	Hindu
12	Sh. Manu Sood	42	Male	Graduate	Hindu
13	Sh. Sanjay Trehan	Could not be traced and therefore no interview could be conducted			

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Below are given the details of participation of the primary stakeholders in the SIA study.

Table 18: Details of primary stakeholders and their participation in SIA

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

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6.2 Income & Poverty Levels

The shareholders are prosperous and are managing different family ventures. Family enjoys the status of an 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. Sh. Vishvanath and Sh. Anuj are managing the business. Besides this, the family has two restaurants along with land at Chhrabra.
2. Family is living at “Sterling Castle” located near RKMV , which is also one of the premium properties in Shimla
3. Smt. Veena Sood is a widow and claims to have no individual income source.
4. Sh. 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 namely Kumari Rashi, Kumari Mudita as mentioned in S.No. 5 of details of stakeholder/owners.
Smt. Veena Sood is a widow and lives alone in her apartment at “Sterling Castle” as both her 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.

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6.4 Land use and Livelihood

Presently, Bantony Estate has remained as an unused property from more than 4 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 from the past 4 years.

During the public hearing held on 5th November, 2016 at Bachat Bhavan, DC Office Shimla objections regarding livelihood have been raised by the Primary stakeholders (owners) quoting *“It is a very clear case of malafide treatment of owners by the H.P government with respect to Bantony Estate Under the heading LIVLIHOOD of the draft report. It is absolutely wrong to say that the owners have or had no Livelihood from this vast property. It was under tenancy of H.P government till the beginning of the year 2011 as also with two private individuals who used to run canteen here while government offices were functioning. There was ample scope of livelihood and many projects being the best and premium sight in the town, but the same was always marred and blocked by H.P government and one particular political party because of battles between the ruling and opposition parties by issuing repeated notices and actions of acquisition and refusal to vacate the premises under tenancy. Even when the owners got vacant possession of the property and tried to restore it to give it a decent and presentable look for easing livelihood to a very large family, false excuses reasons of heritage etc. were quoted by the government to stop the legal repair and restoration work thus causing a huge financial loss of more than rupees twenty lakhs to the owners. When the clarification of these obstacles was sought and found to be without basis another futile attempt to acquire the property in the year 2013 was initiated. The property was under the shadow of MALAFIDE acquisition right since the year 1968 to 1971, 1975 to 1986, 1986 to 1996 (when the Hon’ble High Court intervened to set aside a wrong award) again from 2004 to 2008 (when takeover through negotiation was finalized ,only to back out after giving false assurances of takeover). It can under no stretch of imagination be said that this property did not or could not provide livelihood to the owners. ” (Annexure XII)*

Although the above objection suggests that there was a livelihood possibility to the owners from the land to be acquired, but has not been able to do so due to the reasons mentioned above. However the property has not served as a primary source of livelihood for the family from more than 4 years now.

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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.

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. Ram Krishan's family constituted of himself, his sons namely Shri. Hem Raj, Shri. Chander Pal, Shri Amar Nath, Shri. Vishwanath. Shri Govind Sood and daughter Smt. Sukarma Devi.

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

Table 19: Family Tree of Late Shri Ram Krishan

S. No	Name of Memeber	Relationship with Late. Sh. Ram Krishan	Remarks
1	Late. Sh. Ram Krishan	HH Head (self)	This was the Original family tree when the Bantony Estate was Bought by Lt. Sh. 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 Ram Krishan, the property originally developed 5 partners i.e. the 5 sons (S.No A-E). However, according to the documents provided via Letter No. LCD-F (5)-2/2001-II-Loose dated 1st February, 2016 by the Language and Culture Department (GoHP), Sh. Rajesh Sood and Sh. Manu Sood (legal heirs of Smt. Sukarma Devi) and Sh. Sanjay Trehan claim partnership in the property. Subsequently, with time Shri. Hem Raj, Shri. Amar Nath and Shri. Govind Sood deceased, and their share of property was named in the name of their respective wives and children.

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Finally, according to the documents provided via Letter No. LCD-F (5)-2/2001-II-Loose dated 1st February, 2016 by the Language and Culture Department (GoHP), 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 Wife 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 20: Family Tree of Shri Vishwanath Sood

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

Table 21: Family Tree of Shri. Chander Pal Sood

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

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S. No.	Name of member (Age)	Relationship with Sh. Chander Pal Sood
9	Siddhatri Sood (17) d/o Arun Sood	Granddaughter

Table 22: Family Tree of Late Shri. Hemraj Sood

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

Table 23: Family Tree of Late Shri Amarnath Sood

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

Table 24: Family Tree of Late Shri Govind Sood

S. No.	Name of member (Age)	Relationship with Late Shri Govind Sood
E	Late Shri Govind Sood	HH Head
1	Veena Sood (65)	Wife

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S. No.	Name of member (Age)	Relationship with Late Shri Govind Sood
2	Rashi Sood (41)	Daughter
3	Mudita Sood (35)	Daughter

Table 25: Family tree of Late. Smt Sukarma Devi

S. No.	Name of member (Age)	Relationship with Late Shmt. Sukarma Devi
F	Lt. Smt Sukarma Devi	Self
1	Lt. Sh. Hans Raj	Husband
2	Madhu Sood (70)	Daughter
3	Lt. Sh. Deshbandhu Sood (64)	Son
4	Sh. Rajesh Chimra (60)	Son
5	Smt. Neelam Bhagra (58)	Daughter
6	Manu Sood (42) s/o Lt. Sh. Hans Raj	Grandson

6.8 Administrative Organization

No administrative organization was found 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 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.

6.10 Community Based or Civil Society Organizations

No civil society establishment was found on the premises of Bantony Estate. Young Women Christian Association (YWCA) and students associations are active in nearby locations, but have no 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.

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6.12 Quality of Living Environment

The Bantony estate is situated at one of the premium locations of Shimla City. The estate houses rich greenery. There are trees and shrubs within the boundary of the estate. Photographs shown below give a glimpse 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.

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 people in the project area.

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 and 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 to 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

A description of the various impacts is identified during different stages of construction which is presented in Table 26.

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Table 26: 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	Garbage, toilets, sewerage and solid waste management

Category of stakeholder:

1. Primary Stakeholder (Owners & Interest Holders in the property)
2. Secondary Stakeholder
 - A. Household of surrounding wards
 - B. Business establishments
 - C. Hotels
 - D. Tourist Guides
 - E. Travel Agencies and taxi operators
3. Institutional stakeholders

In order to study the social impact, surveys were conducted among the various stakeholders. For the primary stakeholders which included the owners and interest holders 100% sample size was selected. However, since 3 of the stakeholders did not respond to the surveys and therefore only 77% of the sample size could be achieved.

The secondary stakeholders included different categories such as Households of surrounding wards, business establishments such as shops, retailers etc., Hotels, tourist guides, travel agencies and taxi operators. According to census 2011 there are 8,419 households in the surrounding wards out of which 13% (1,136 HH) sample size was selected. For the remaining secondary stakeholders a 25% sample size was selected for each of the category. 17 government institutions which were likely to have any impact due to the project were also surveyed under the institutional stakeholders. The details of the various stakeholders and their sample sizes in given in Table 7.

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Brief profile of respondents.

Out of the total 1,136 household that were surveyed, 236 respondents were employed in Govt. sector and 386 in private sectors, 182 were in business or self-employed, 56 were women and 276 were students studying in different colleges & universities.

The some of the opinions of the stakeholders are as under:

1. Health: People are satisfied with the existing health facilities in city. Indira Gandhi Medical Collage, DDU Hospital (Ripon) along with other private hospitals are the major service providers. Although some of them feel that the hospitals are crowded as patients from all over state are coming to Shimla.
2. Water & Sanitation: People are not satisfied with the 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 houses by MC Shimla.
3. Education: People are satisfied with the present educational facilities. Although 35% people complained 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.

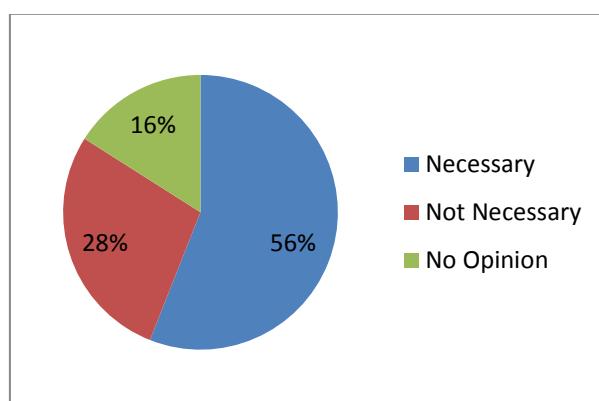
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Opinion and impact assessment survey analysis

A total of 1,764 secondary stakeholder survey formats were collected and analysed. The detailed sample size of each sub-categories under the secondary stakeholders have been given in Table 7. Analysis of the opinions gathered through surveys of secondary stakeholders which included hotels, tours and travel agencies, business entities in concerned areas i.e. Mall Road, Lakkar Bazar, Civil Societies/political/religious/NGOs/Unions/women groups etc., tourists and local residents of the area are given below.

Table 27: Opinion regarding necessity of proposed museum for Shimla City

S. No	Secondary Stakeholders Considering the Museum Necessary for Shimla City	Secondary Stakeholders Considering the Museum Not Necessary for Shimla City	Secondary Stakeholders having no opinion regarding necessity of the museum
1	56%	28%	16%



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



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Table 28: Opinion regarding whether the proposed museum will attract tourists

S No	Secondary Stakeholders Considering the Museum would attract tourists (Yes)	Secondary Stakeholders Considering the Museum would not attract tourists (No)
1	81.25%	18.75%

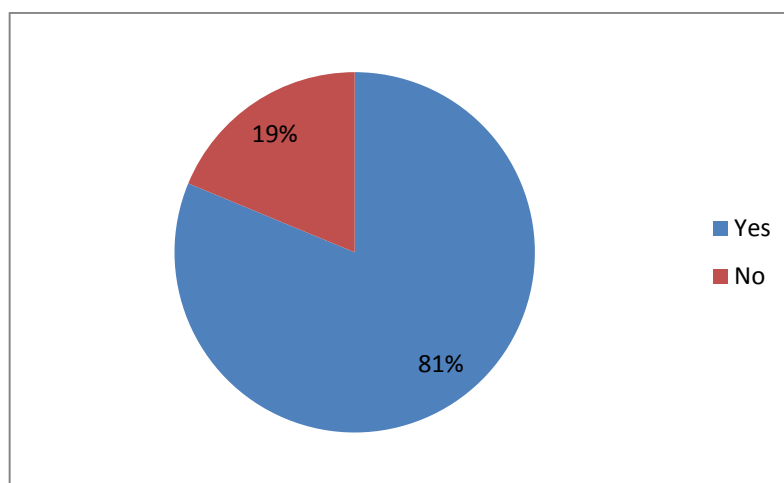
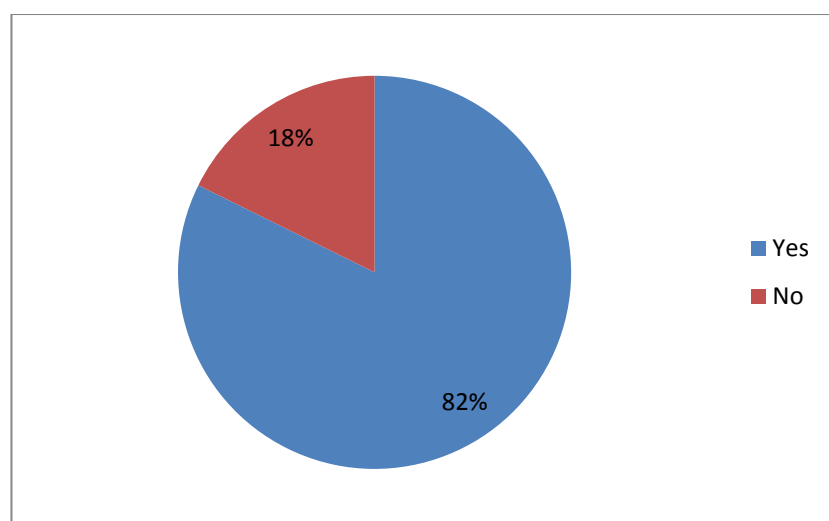


Table 29: Opinion about whether the Museum would enhance local economy

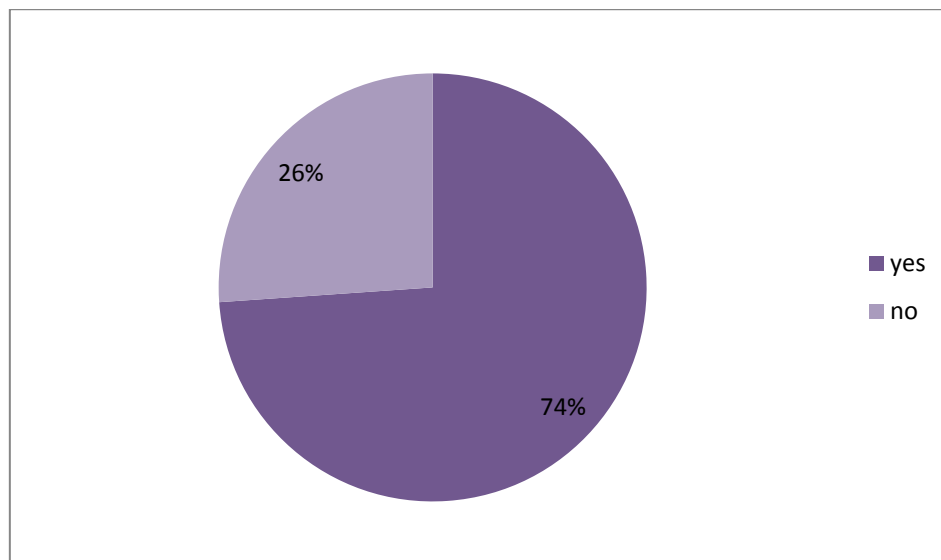
S.No.	Secondary Stakeholders Considering the Museum would enhance local economy (Yes)	Secondary Stakeholders Considering the Museum would not enhance local economy (No)
1	82.3%	17.7%



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Table 30: Opinion about whether there will be increase in facilities.

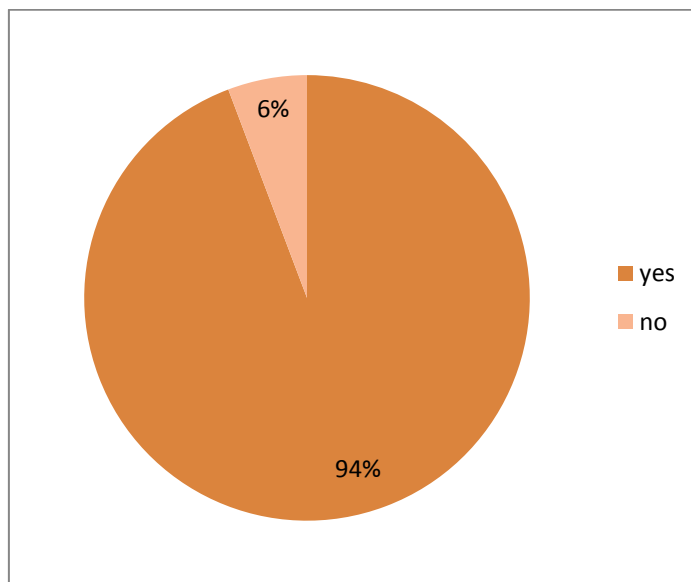
S.No.	Secondary Stakeholders Considering the Museum would increase facilities (yes)	Secondary Stakeholders Considering the Museum would not increase facilities (No)
1	73.9%	26.1%



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Table 31: Opinion about whether the museum would create a knowledge platform

S.No.	Secondary Stakeholders Considering the Museum would create knowledge platform (Yes)	Secondary Stakeholders Considering the Museum would not create knowledge platform (No)
1	94.25%	5.75%



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Findings through Focus Group discussion (FGDs)

A total of 6 FGDs were organized at different locations with the community which included Civil Societies/political/religious/NGOs/Unions/women groups etc. A total of 126 people were covered under FGDs. The findings of FGDs are as under:

1. People 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 people have suggested town hall as option for urban museum which is next to Gaiety Theatre.
3. Tourism sector related people agree to have 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 & 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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The main impact of the acquisition will be on 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 proposed to be acquired. Moreover, the property has remained unutilized for more than 4 years now. From the survey analysis it was found that 58% of the total respondents expressed a positive view point about the proposal as they found it relevant to city which will add another attraction to the tourists as well as local residents. Beside the conservation of the rich culture of State, it will increase the income of local business entities especially tourism related industry. However, 26% of the total respondents found the proposal to be a duplication of the State Museum which is already located at Chaura Maidan and therefore were not at all in favor of the project proposal. 16% of the total respondents did not have any views about the project.

Many of the respondents were also of the view to add a public park for the children and the elderly in the proposal as it would serve as an added attraction and a major necessity as Shimla lacks such public spaces. Some also suggested that the existing State Museum can be shifted to this new location as it would avoid the duplicity of museums and their consequent maintenance costs besides serving as a major tourist attraction.

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Table 32: 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 RTFCTLARR Act, 2013
2	Loss of Built-up Property	Yes, Direct Impact although the buildings are presently in an advanced state of decay, yet they may hold some cultural and architectural significance	Compensation as per RTFCTLARR Act, 2013
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	-

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 not be left of much value to owners as there would be no access left to the remaining property once the acquisition has taken place.

A few other negative impacts that are likely to occur during the operational phase of the project would be generation of garbage, sewage, solid waste etc. However there would also be positive impacts such as the project is likely to attract tourists and therefore enhance local economy, generation of employment during the construction and operational phase, increase in property value of the surroundings, creation of a knowledge platform, and cultural preservation.

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Table 33: 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	Increased Employment	Reduction in value of the remaining part of land comprising the Bantony Estate for the primary stakeholders	
4	Creation of Knowledge Platform	Garbage, toilets, sewage, solid waste management etc.	
5	Increase in surrounding Property Value		
6	Cultural Preservation		

The following table gives the list of possible impacts on the primary and secondary stakeholders

Table 34: List of Possible Impacts

Impact Factor	Impacts on Primary Stakeholders	Impacts on Secondary Stakeholder
Land, House	<ul style="list-style-type: none"> • This is direct impact on all primary stakeholders. • Loss of part land and housing structures. • The remaining land which is not being acquired will not be of much 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 steep slope • The existing structures which now are dilapidated were in use a few years 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. • There is a possibility that due to the project the remaining land would become inaccessible and thus its consequent wastage 	<ul style="list-style-type: none"> • There is no such direct or indirect impact • There will be no loss of any income, land, livelihood of secondary stakeholders.

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Impact Factor	Impacts on Primary Stakeholders	Impacts on Secondary Stakeholder
	<ul style="list-style-type: none"> The land under acquisition is one of the premium Properties located on Mall Road Shimla 	
Livelihoods and income	At present no livelihood activity exists on proposed land under acquisition. The land has not served as a mode of livelihood to anyone for more than 4 years now.	There will be no loss of livelihood activities (employment, etc.) to the secondary stakeholders
Physical Resources	There is no loss of any physical resources to the primary stakeholders	There is no loss of any physical resources to the secondary stakeholders
Private Assets	There exists some structures on the land, which are in a dilapidated condition. Although they may be considered as assets because of their architectural and cultural significance. Moreover, there are trees in the estate which may be considered as assets.	There will be no loss of any private assets to the secondary stakeholders
Public Services And Utilities	There will be no loss of any public services and utilities to the primary stakeholders	There will be no loss of any public services and utilities to the Secondary stakeholders
Health	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.
Culture And Social Cohesion	No direct or indirect impact on culture and social cohesion	No impact on culture and social cohesion
Gender	<p>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.</p> <p>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 all primary stakeholders i.e. owners of property.</p>	No gender specific impact on secondary stakeholders.

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 besides conservation and preservation of heritage properties of the state for posterity. Hence the proposed urban museum will result into hub of tourism in the Shimla town.

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. However, during the public hearing held on 5th November, 2016 objections have been raised by the Primary stakeholders (owners) regarding livelihood. Their argument is that up to 2011 they were earning revenue through tenancy by the HP government and also through the canteen being run during that time. Also they claim that being a premium sight in town there was ample scope of livelihood but the same was always marred and blocked by the HP government and one particular political party.

Although the above objection suggests that there was a livelihood possibility to the owners from the land to be acquired, but have not been able to do so due to the reasons mentioned above. However, the property has not served as a primary source of livelihood for the family from more than 4 years now.

The major social impacts on the primary stakeholders identified during the Pre-construction phase were acquisition of land and acquisition of the built-up property i.e. the structures existing on the land (although in a dilapidated condition). Provisions of compensation for land acquisition as per the RTFCTLARR Act, 2013 should suffice in order to mitigate these impacts.

Since there is no displacement involved nor there is any loss to livelihood, there is no requirement of any Rehabilitation or Resettlement process and thus no mitigation measures

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need to be considered for the same. Therefore, in case the government considers to go ahead with the acquisition process it may do so by providing adequate compensation to the owners under the provisions RTFCTLARR Act, 2013.

Another negative impact that is likely to arise because of this acquisition would be the loss of access and reduction in value of the remaining part of land comprising the Bantony Estate for the primary stakeholders. All the primary stakeholders who were interviewed argued that, by the presently proposed acquisition, only the best part of their property is being acquired. Consequently the remaining property would not be left of much value to owners. Moreover, there would be no access left to the remaining property once the acquisition has taken place. The primary condition put forward by them before willingly complying for the acquisition process was that the entire estate should be acquired and not a part of it.

In order to mitigate this impact it is recommended that the government can acquire the entire Bantony Estate measuring 18,193 sq. m instead of the originally proposed area of 3874.39 sq. m. In case the government does not feel the need to accept this recommendation then care should be taken that a proper access is provided for the remaining property.

During surveys of general public and also through the suggestions received during public hearing a common suggestion and aspiration of the public was that of having a premium park at this location. Therefore, in case the government decides to acquire the complete estate and consequently with the additional land at disposal, the proposal of the museum may include a public park which would also serve as 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.

A major objection received during the public hearing was that from the owners and the interest holders. The owners whose names have been recorded in the Jamabandi have repeatedly objected to the inclusion of names of the interest holders claiming partnership in the property namely Sh. Manu Sood, Sh. Rajesh Sood and Sh. Sanjay Trehan in the report. However objections from the interest holders have also been received quoting “A *Civil Procedure in the Honourable High court of Himachal Pradesh via Case No. CS/6/2015 (Rajesh Chimra Vs. Chander Pal Sood)* is filed against existing beneficiaries and the “Status

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Quo” has been passed by Honourable High Court on the mentioned property” (Annexure XII).

However, deciding the title/ownership of land does not fall under the purview of the SIA study.

During the public hearing objections have been raised by the general public questioning the very purpose of acquisition being done by the government. Mr. Suresh Bhardwaj, MLA Shimla during his interview has challenged the basic grounds of the proposal fitting the public purpose and claims it to be a completely politically driven process. Other objections raised by the public included that the present acquisition process will prove to be an enormous wastage of public funds which could have alternatively been used to address more pressing public issues and infrastructure problems such as roads and traffic. Also, they have questioned the project viability and how would the acquiring department be able to maintain this new property when an already existing property with them cannot be maintained.

However from the analysis of the surveys it was found that:

- 58% of the total respondents expressed a positive view point about this proposal as they find it relevant to city which will add another attraction to the tourists as well as local residents. Beside the conservation of rich culture of state, it will increase the income of local business entities especially tourism related industry.
- 26% of the total respondents found the proposal to be a duplication of the State Museum which is already located at Chaura Maidan and therefore were not at all in favor of the project proposal. However a few of them suggested that the existing State Museum can be shifted to this new location as it would avoid the duplicity of museums and their consequent maintenance costs besides serving as a major tourist attraction.
- 16% of the total respondents did not have any views about the project
- Many of the respondents were also of the view to add a public park for the children and the elderly in the proposal as it would serve as an added attraction and a major necessity as Shimla lacks such public spaces.

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Social Impact Assessment Team evaluated the opinions/suggestions/ objections raised during the public hearing and analyzed the data collected through survey and reached on the following conclusion:

1. It is true that proposed Museum may make a positive impact on tourism industry and is likely to attract tourists to Shimla since the Mall Road is one of key tourist attractions and therefore this museum will add yet another attraction to the city map. The proposed Museum would likely attract people which would also lead to the income generation for local business, travel agents, guides and hotels etc.
2. The State Museum located at Chaura Maidan is secluded and therefore not easily approachable by tourists. Therefore, shifting the existing State Museum to this new location would help avoiding duplicity of museums and their consequent maintenance costs and a better location for the State Museum.

During the construction phase negative impacts such as dust pollution and noise pollution may arise. In order to mitigate these impacts efficient project planning, implementation and regular inspections would be required. There would also be positive impacts such as generation of employment during the construction phase.

A few other negative impacts that are likely to occur during the operational phase of the project would be generation of garbage, sewage, solid waste etc. However there would also be positive impacts such as the project is likely to attract tourists and therefore enhance local economy, generation of employment during the construction and operational phase, increase in property value of the surroundings, creation of a knowledge platform, and cultural preservation.

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Recommendations

The following are the recommendations of the Social Impact Assessment Study

- 1) Based on the analysis of surveys of the secondary stakeholders which included hotels, tours and travel agencies, business entities in the concerned area, civil societies/political/religious/NGOs/unions/women groups etc., tourists and local residents of the area and also from the inputs provided by the primary stakeholders, the government may consider acquiring the entire property of Bantony Estate measuring approximately 18,193 sq. m instead of the earlier proposed land requirement of 3874.39 sq. m for the project. Consequently with the extra land at disposal, the proposal of the museum may also include a prime public park.
- 2) In case recommendation 1 is not accepted by the government and decides to go ahead with the earlier proposed land requirement of 3,874.39 sq. m then care may be taken during project planning and implementation that a proper access is left out for the remaining property.
- 3) While designing the museum and its campus, special care may 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 of 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 32.

9.2 Measures to Avoid, Mitigate and Compensate Impact

1. Based on the analysis of surveys of the secondary stakeholders which included hotels, tours and travel agencies, business entities in the concerned area, civil societies/political/religious/NGOs/unions/women groups etc., tourists and local residents of the area and also from the inputs provided by the primary stakeholders, the government may consider acquiring the entire property of Bantony Estate measuring approximately 18,193 sq. m instead of the earlier proposed land requirement of 3874.39 sq. m for the project as the remaining piece of land would not be left of much value to the stakeholders once the main part of it is acquired.
2. If the government considers to acquire 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 lacks public spaces such as parks etc. Surveys revealed that the public was keen to have a public park in addition to the museum.
3. Provisions of compensation for the land acquisition under the RTFCTLARR Act, 2013 shall be enough to mitigate impacts regarding loss of land and built up property.

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4. Care to be taken during project planning and implementation that a proper access is left out for the remaining property in case the government decides to go ahead with the original acquisition proposal of 3874.39 sq. m.
5. It is suggested that the existing state museum can be shifted to this new location which may bear 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.
6. Care to be taken to reduce the pollution levels to the minimal during the construction phase of the project.
7. During the operation phase of the project impacts arising due to generation of garbage, sewage, solid waste etc. should be adequately mitigated.

Rehabilitation & Resettlement Mitigation Measures

Since, no one has been residing on the premises of the Bantony Estate for more than 4 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

- The land proposed to be acquired does not contain 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 may hold some 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.

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

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

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
Executive Summary	<ul style="list-style-type: none"> (a) Project and public purpose (b) Location (c) Size and attribute of land acquisition (d) Alternatives considered (e) Social Impacts (f) Mitigation measures (g) assessment of social costs and benefits.
Detailed Project Description	<ul style="list-style-type: none"> (a) Background of the project, including developers background and governance or management structure. (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. (c) Details of project size, location, capacity, outputs, production targets, cost, risks. (d) Examination of alternatives (e) Phases of project construction (f) Core design features and size and type of facilities (g) Need for ancillary infrastructural facilities. (h) Work force requirements (temporary and permanent) (i) Details of Social Impact Assessment or Environmental Impact Assessment if already conducted and any technical feasibility reports (j) Applicable legislations and policies
Team composition, approach, methodology and Schedule of the Social Impact Assessment.	<ul style="list-style-type: none"> (a) List of all team members with qualifications, Gender experts to be included in team. (b) Description and rationale for the methodology and tools used to collect information for the Social Impact Assessment. (c) Sampling methodology used. (d) Overview of information or data sources used. Detailed reference must be included separately in the forms. (e) Schedule of consultations with key stakeholders and brief

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Chapter	Content
	description of public hearings conducted. Details of the public hearings and the specific feedback incorporated into the Report must be included in the forms.
Land Assessment.	<p>(a) Information from land inventories and primary sources- Describe with the help of the maps.</p> <p>(b) Entire area of impact under the influence of the project (not limited to land area for acquisition)</p> <p>(c) Total land requirement for the project</p> <p>(d) Present use of any public, unutilized land in the vicinity of the project area</p> <p>(e) Land (if any) already purchased, alienated, leased or acquired, and the intended use for each plot of land required for the project</p> <p>(f) Quantity and location of land proposed to be acquired for the project</p> <p>(g) Nature, present use and classification of land and if agricultural land, irrigation coverage and cropping patterns</p> <p>(h) Size of holdings, ownership patterns, land distribution, and number of residential houses</p> <p>(i) Land prices and recent changes in ownership, transfer and use of lands over the last 3 years</p>
Estimation and enumeration (where required) of affected families and assets	<p>Estimation of the following types of families that are—</p> <p>(a) Directly affected (own land that is proposed to be acquired):</p> <p>(i) Are tenants or occupy the land proposed to be acquired</p> <p>(ii) The Scheduled Tribes and other traditional forest dwellers who have lost any of their forest rights</p> <p>(iii) Depend on common property resources which will be affected due to acquisition of land for their livelihood</p> <p>(i) Have been assigned land by the State Government under any of its schemes and such land is under acquisition;</p> <p>(ii) Have been residing on any land in the urban areas for preceding three years or more prior to the acquisition of the land</p> <p>(iii) Have depended on the land being acquired as a primary source of livelihood for three years prior to the acquisition</p> <p>(b) Indirectly impacted by the project (not affected directly by the acquisition of own lands)</p> <p>(c) Inventory of productive assets and significant lands</p>
Socio-Economic and cultural profile (affected area and resettlement site)	<p>(a) Demographic details of the population in the project area</p> <p>(b) Income and poverty levels</p> <p>(c) Vulnerable groups</p> <p>(d) Land use and livelihood</p> <p>(e) Local economic activities</p> <p>(f) Factors that contribute to local livelihoods</p>

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Chapter	Content
	(g) Kinship patterns and social and cultural organisation (h) Administrative organisation (i) Political organisation (j) Community-based and civil society organizations (k) Regional dynamics and historical change processes (l) Quality of the living environment
Social impacts	(a) Framework and approach to identifying impacts (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. (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 based impacts.
Analysis of costs and benefits and recommendations on acquisition	(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
References and Forms	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 -I)			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 class 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		Phagli	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.

**Social Impact Assessment Study 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	

**Social Impact Assessment Study 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	

**Social Impact Assessment Study 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	

**Social Impact Assessment Study 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	

**Social Impact Assessment Study 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 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	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	

**Social Impact Assessment Study 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 Maldan	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	

**Social Impact Assessment Study 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	

**Social Impact Assessment Study 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

Social Impact Assessment Study 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															
(INAT : 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 Shankli	Up Mohal Shankli	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	8410	5256	6307	4380	5256	3504	4205	
3	Bazar Ward Lakkhar Bazar	Bazar Ward Lakkhar Bazar	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 Keleson	Up Mohal Keleson	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	

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

5	Up Mohal Station Ward Bari 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	3516
		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 Katoth	I-Other Road	Basic Rate	5855	7026	4684	5621	3513	4216	2928	3513	2342	2810
		II-State High Way	25 % More than Basic	7319	8783	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	3656	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	3656	4388	2925	3510
		III-National High Way	50% more than Basic	8775	10530	7020	8424	5265	6318	4388	5265	3510	4212
10	Bhotegaon	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	Chawag	I-Other Road	Basic Rate	5205	6246	4164	4997	3123	3748	2603	3123	2082	2496
		II-State High Way	25 % More than Basic	6506	7808	5205	6246	3904	4685	3253	3904	2623	3123
		III-National High Way	50% more than Basic	7806	9369	6245	7495	4685	5621	3904	4685	3123	3748

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

12	Basar Ward Belleaugan	I-Other Road	Basic Rate	5205	6246	4364	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	Kareru	I-Other Road	Basic Rate	5210	6252	4368	5002	3126	3751	2675	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	9178	6252	7502	4689	5627	3908	4689	3126	3751	
14	Up Mohal Deodi	I-Other Road	Basic Rate	5220	6264	4376	5011	3132	3758	2680	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	5638	3915	4698	3132	3758	
15	Andari	I-Other Road	Basic Rate	5220	6264	4375	5011	3132	3758	2680	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	Bagis	I-Other Road	Basic Rate	5220	6264	4376	5011	3132	3758	2680	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 Bhawan	I-Other Road	Basic Rate	5225	6270	4380	5015	3135	3762	2683	3135	2090	2508	
		II-State High Way	25 % More than Basic	6531	7836	5225	6270	3919	4701	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 Belleaugan	I-Other Road	Basic Rate	5215	6258	4372	5005	3129	3755	2678	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	

Social Impact Assessment Study 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	4375	5011	3132	3758	2610	3132	2088	2406	
		II- State High Way	25 % More than Basic	6525	7830	5320	6264	3915	4688	3263	3915	2610	3132	
		III- National High Way	50% more than Basic	7830	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	6263	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	Orini	I-Other Road	Basic Rate	5010	6012	4008	4810	3006	3607	2505	3006	2004	2405	
		II- State High Way	25 % More than Basic	6263	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	

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

25	Chalni	I-Other Road	Basic Rate	5020	6204	4016	4819	3017	3614	2510	3012	2008	2400	
		II-State High Way	25 % More than Basic	6275	7530	5000	6024	3765	4518	3138	3755	2510	3012	
		III-National High Way	50% more than Basic	7530	9036	6024	7225	4518	5422	3765	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	6252	3938	4689	3256	3908	2605	3126	
		III-National High Way	50% more than Basic	7815	9378	6252	7502	4689	5627	3908	4689	3126	3751	
27	Sanjauli	Up Mohal Sanjauli Chowk	I-Other Road	5750	6800	4800	5520	3450	4140	2875	3450	2300	2780	
		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	2782	
		II-State High Way	25 % More than Basic	7194	8593	5755	6906	4316	5180	3587	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	8540	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	Chana Shimla	Up Mohal Jakh	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	4860	3375	4050	2700	3240	
		III-National High Way	50% more than Basic	8100	9720	6480	7776	4860	5832	4050	4860	3240	3888	

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

31	Up Mohal U.S. Club	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	Chotta 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	Chotta Shimla Deroh	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	
35	Kasumpti Ken	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 Chatta 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	5203	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	

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

38	Up Mohal Nay Bohar	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	Rakha House	I-Other Road	Basic Rate	5430	6516	4344	5213	3238	3910	2715	3238	2172	2605
		II-State High Way	25 % More than Basic	5788	8145	5430	6516	4073	4887	3394	4073	2715	3258	
		III-National High Way	50% more than Basic	8145	9774	6516	7819	4887	5864	4073	4887	3258	3910	
41	Phagi	I-Other Road	Basic Rate	5432	6518	4346	5215	3239	3911	2716	3239	2173	2607	
		II-State High Way	25 % More than Basic	5790	8148	5432	6518	4074	4889	3395	4074	2716	3259	
		III-National High Way	50% more than Basic	8148	9778	6518	7822	4889	5867	4074	4889	3259	3911	
42	Panari	I-Other Road	Basic Rate	5435	6522	4348	5218	3261	3913	2718	3261	2174	2609	
		II-State High Way	25 % More than Basic	5794	8153	5435	6522	4076	4892	3397	4076	2718	3261	
		III-National High Way	50% more than Basic	8153	9783	6522	7826	4892	5870	4076	4892	3261	3913	
43	Other	I-Other Road	Basic Rate	5430	6516	4344	5213	3238	3910	2715	3238	2172	2606	
		II-State High Way	25 % More than Basic	5788	8145	5430	6516	4073	4887	3394	4073	2715	3258	
		III-National High Way	50% more than Basic	8145	9774	6516	7819	4887	5864	4073	4887	3258	3910	
44	Kaldu	Bharari	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	

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45	Up Mohal Kailu First	I-Other Road	Basic Rate	4655	5586	3724	4465	2793	3352	2328	2793	1852	2234	
		II-State High Way	25 % More than Basic	5819	6983	4625	5586	3491	4190	2909	3491	2328	2793	
		III-National High Way	50% more than Basic	6983	8379	5586	6703	4190	5027	3491	4190	2793	3352	
46	Bazar 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	3495	4194	2913	3495	2330	2796	
		III-National High Way	50% more than Basic	6990	8388	5592	6710	4194	5033	3495	4194	2796	3355	
47	Up Mohal Kailu Second	I-Other Road	Basic Rate	4655	5586	3724	4469	2793	3352	2328	2793	1852	2234	
		II-State High Way	25 % More than Basic	5819	6983	4625	5586	3491	4190	2909	3491	2328	2793	
		III-National High Way	50% more than Basic	6983	8379	5586	6703	4190	5027	3491	4190	2793	3352	
48	Gawhi	I-Other Road	Basic Rate	4650	5580	3720	4464	2790	3348	2325	2790	1850	2232	
		II-State High Way	25 % More than Basic	5815	6975	4650	5580	3488	4185	2906	3488	2325	2790	
		III-National High Way	50% more than Basic	6975	8370	5580	6696	4185	5022	3488	4185	2790	3348	
49	Bazar Ward Bera 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

**Social Impact Assessment Study 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 Lakker 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 Kelston 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

**Social Impact Assessment Study 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 Lakker 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	Boileaugan	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 Boileaugan	i) Gopal Mandir to Bazar Boileaugan		All other Roads which have not been included in 1st Class and 2nd Class Roads

**Social Impact Assessment Study 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

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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

**Social Impact Assessment Study 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

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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 hotal 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

**Social Impact Assessment Study 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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Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla**

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

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

Annexure III: Primary Stakeholder Survey



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

Primary Stakeholders House-Hold Survey Questionnaire

Namaskar. I amcoming 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 <input type="checkbox"/>	Interview is administered to the HH Head
2 <input type="checkbox"/>	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).....

**Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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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 10th 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)

.....

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

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)

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

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)

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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.

.....

.....

.....

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

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.

.....
.....

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

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?

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

Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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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.

.....

.....

Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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.....
.....
99) Does the area to be acquired has any Social gathering points for women? If yes please mention its details

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

.....
.....
.....
.....
101) 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.

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

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

.....
.....
104) How frequent are electricity cuts in the locality?

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

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

☐ very poor ☐ Poor ☐ Normal ☐ good ☐ Excellent

106) 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)

Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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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)

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106) Do you completely depend on compensation from the land parcel to be acquired?
☐ yes ☐ Partially ☐ No ☐ I do not know

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?

.....

.....

**Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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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.

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

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

Annexure IV: Secondary Stakeholders Survey

Secondary Stakeholders House-Hold Survey Questionnaire

Namaskar. I amcoming 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 <input type="checkbox"/>	Interview is administered to the HH Head
2 <input type="checkbox"/>	Interview is administered to a close family member

6) Who is the HH head?

Name:..... Gender:..... Age:

7) 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:.....

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? (ability to read and write in any language)

() Literate () Illiterate

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

() Below 10th 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)

.....

**Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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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 Occupation/Profession/type of business? Please Mention Details.

Primary Occupation :

Secondary Occupation:

17) How Do you Categorize your profession/Business?

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

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

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

Primary Occupation: ☐ Yes ☐ No

Secondary Occupation: ☐ Yes ☐ No

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

Primary Occupation:

.....

Secondary Occupation:

.....

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

21) Primary Occupation:

.....

Secondary Occupation:

.....

22) Who are you working for?

Primary Occupation	Secondary Occupation
--------------------	----------------------

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<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)
---	---

23) 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

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

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

.....

26) What was the reason for Migration?

.....

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

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

28) 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...

**Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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- ☐ Microwave Oven....
- ☐ Air cooler/heater....
- ☐ Other (specify).....

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

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

31) 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)

IV) Housing and infrastructure

32) 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

33) If Rented please provide Details of Owner:

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

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

☐ Does not Know

34) 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

35) How many rooms are there in your house (including the living room)?

..... Rooms

36) How Do You normally spend Your leisure Time?

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

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

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

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

V) Health/Water supply/sanitation

- 38) 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)

- 39) Do you have any problems with water supply?

2. Yes (Specify)

2. No

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

- 40) . 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).....

- 41) Do you use domestic water for drinking purposes?

1. Yes

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

.....
.....

- 42) Do you have any problems with drinking water supply?

1. Yes

2. No

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

☐ Not clean

☐ Expensive

Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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- ☐ Difficult to access
- ☐ Low quality (hardness)
- ☐ Other (please state).....

44) 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).....

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

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

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

46) 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

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

47) 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

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

48) 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

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

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

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

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

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

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

.....
.....

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

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

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

IV Crime and Public Safety

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

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

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

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

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

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

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

☐ not competent ☐ moderately competent ☐ Highly competent

57) What do you do in case of fire?

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

58) How quickly fire brigade responds to emergencies?

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

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

☐ not competent ☐ moderately competent ☐ Highly competent

60) What are the main reasons of fire?

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

V) Transport and Public Amenities

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

61) 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.

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

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

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

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

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

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

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

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

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

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

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

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

.....
.....

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

Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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.....
.....
.....
.....

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

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

70) 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.

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

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

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

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

.....
.....

73) How frequent are electricity cuts in the locality?

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

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

☐ very poor ☐ Poor ☐ Normal ☐ good ☐ Excellent

75) 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)

76) How would you rate the Solid waste management system in the community?

☐ very poor ☐ Poor ☐ Normal ☐ good ☐ Excellent

Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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VI) Details Requiring Acquisition And Compensation

77) Are you aware of the ongoing Acquisition scheme of Bantony Castle :

☐ Yes

☐ No

78) Were Any Awareness programs/meetings conducted by the govt. for the acquisition?

☐ yes

☐ No

79) If Yes , Did you or any member of your HH participate in them?

☐ Yes (No.).....

☐ No

Name of member who participated?

80) If Yes state the source through which you got to know?

☐ Govt.

☐ newspaper

☐ advertisement

☐ neighbors

☐ other.....

81) Do you think that Museum at Bantony Castle is necessary for Shimla city?

Yes/ No

82) 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	
7	Cultural preservation		7	Increase in Migration	
8			8	Disadvantage to the environment (damage of park, tree etc)	
9	Others(Specify)		10	Other(Specify)	

VIII) Rehabilitation and Resettlement

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

☐ Yes

☐ No

How?

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

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

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

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

.....
.....

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

☐ Yes ☐ No

88) 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).....

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

.....
.....

90) 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).....

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

.....
.....

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

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

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

.....
.....

IV Perception & Expectation

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

1. Better 2. The same 3. Worse

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

95) What has been the reason for this?

.....

.....

.....

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

For Your Family	For the city

97) 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 :

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

Annexure V: Tourist Surveys



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

Tourist Survey Questionnaire

Namaskar. I amcoming 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

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

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	

.....

Signature
Date

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Annexure VI: Hotel Surveys



Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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Hotel Survey Questionnaire

Namaskar. I amcoming 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		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

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

Annexure VII: Institutional Stakeholder Survey



Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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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?

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)	

Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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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

Social Impact Assessment Study 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	

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

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

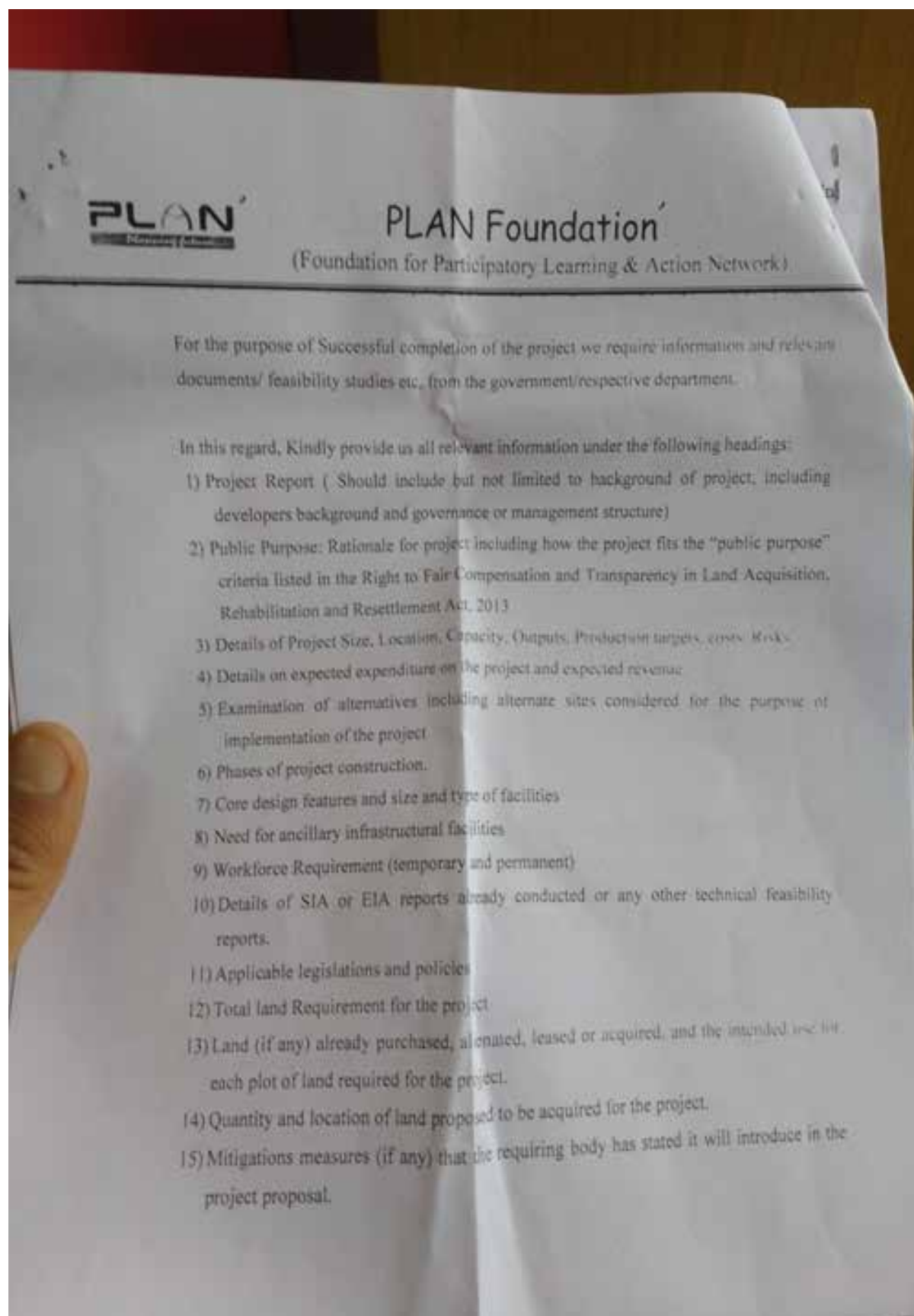
For Office use only

Field Investigator Name.....
Code.....
Date of Survey date of data processing.....

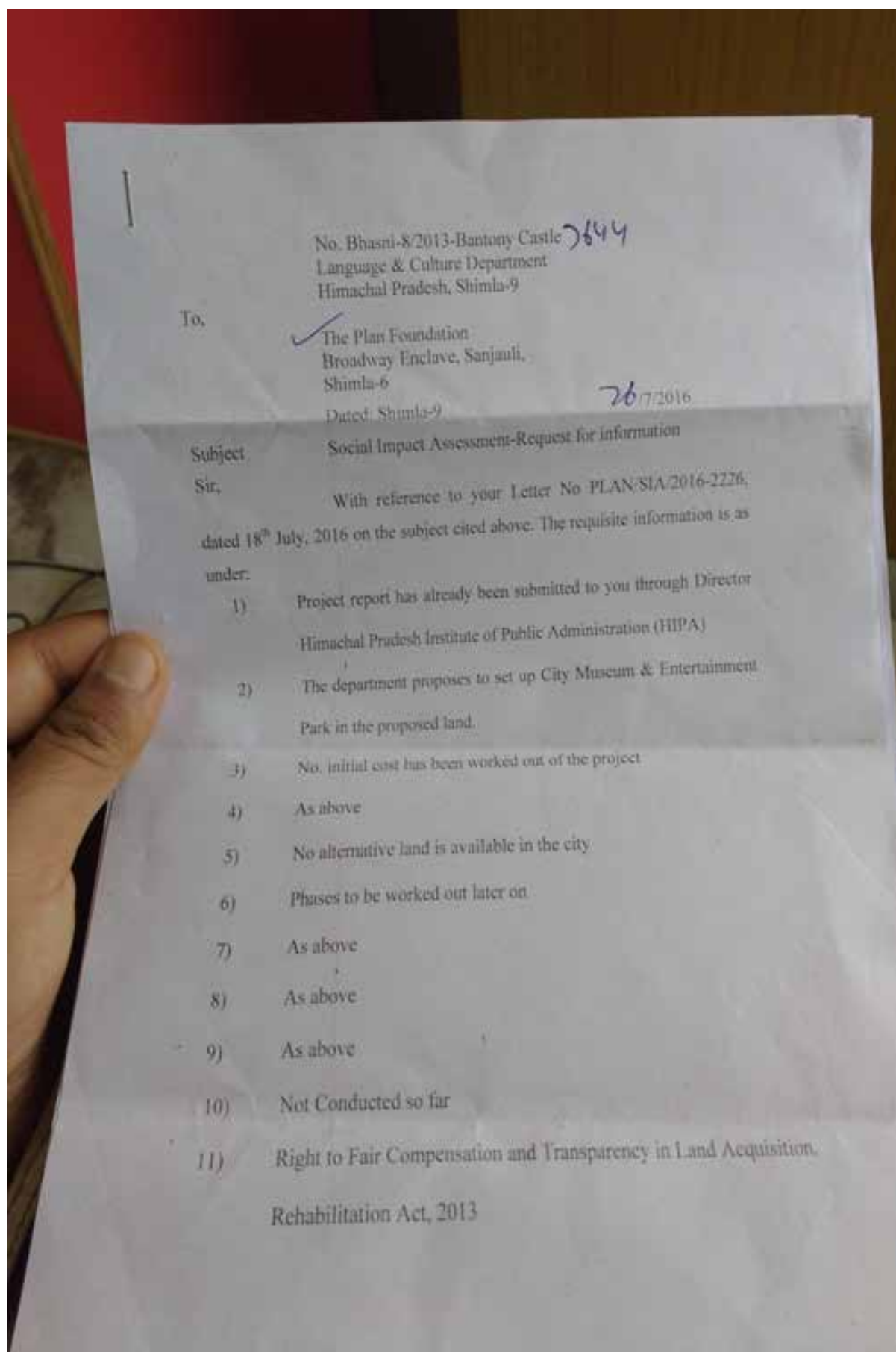
Format Checked by Date.....
Signature

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

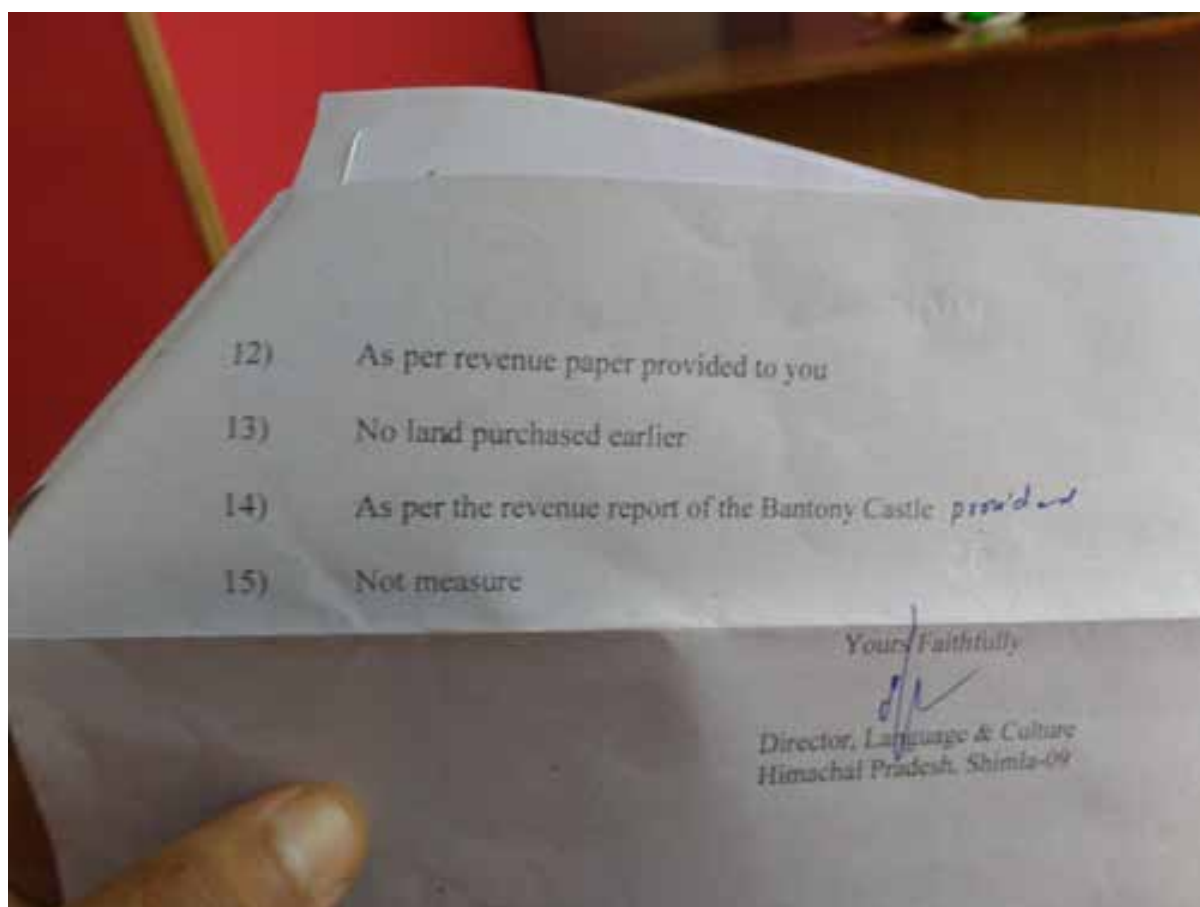
Annexure IX: Letter No. Bhasni-8/2013-Bantony Castle 7644



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**Social Impact Assessment Study for Land Acquisition at Bantony Castle Up
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Annexure X: Copy of Jamabandi

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी				रसीद संख्या : 09021610682	नकल शुल्क : 2	
जिला :	तहसील :	ग्राम पंचायत :	पटवार नं. :	नाम : -	सेवा शुल्क : 40	
जिला :	तहसील :	ग्राम पंचायत :	पटवार नं. :	पितापति : -	कुल शुल्क : 42	
साल : 2009-2010				रकबा ईकाई: वर्ग-मीटर		
खेती नं.	खेती नं.	जम मालिक व प्लॉट	जम कालाकार व प्लॉट	जम प्लॉट व टीमा प्लॉट नं.	रकबा ईकाई वर्ग-मीटर	हिस्सा या पैदावा हकीकत व तरीका बत
1	2	3	4	5	6	7
107	131	कुल जम (5) विभाग (1) जम पुर व	कमल खेत	883	1304-48	जम व पुर जम
108	132	पट्टा पुर (1) जम पुर जम पुर		884	1304-48	जम व पुर जम
		सिद्धांत जम पुर, जम पुर पुर व		885	1304-48	जम व पुर जम
		सिद्धांत जम पुर (1) जम पुर जम पुर		886	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		887	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		888	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		889	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		890	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		891	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		892	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		893	1304-48	जम व पुर जम
		जम पुर जम पुर (1) जम पुर जम पुर		894	1304-48	जम व पुर जम

1	2	3	4	5	6
				895	01-89
				विमान कर्मिका	मै.सु.विमान
				896	1503-89
				विमान कर्मिका	मै.सु.अवतल
				897	06-89
				विमान कर्मिका	मै.सु.वीरगंज जंक्शन
				898	10-15
				विमान कर्मिका	मै.सु.मोहम्मद बाग
				899	3250-84
				विमान कर्मिका	मै.सु.अवतल
				1164/90	219-70
				विमान कर्मिका	मै.सु.अवतल
				1165/90	0204-74
				विमान कर्मिका	आर्.सं.सं.
				905	28-48
				ग्रुपिड सुलतल	मै.सु.अवतल
				906	06-39
				ग्रुपिड सुलतल	मै.सु.अवतल
				मै.सु. 2	18193-80
				मै.सु. 2	
					मै.सु.अवतल
					18193-80
					मै.सु.अवतल
					40-18
					मै.सु.विमान
					01-89
					मै.सु.अवतल
					31-52
					मै.सु.विमान
					1294-83
					मै.सु.अवतल
					219-70
					मै.सु.अवतल


1	2	3	4	5	6	7	8	9
						1013-40		
						रै.मु.कटोरा		
						115-40		
						रै.मु.गोरा		
						16-15		
						रै.मु.होरावा लवा		
						16-45		
						रै.मु.गरी		
						16-25		
						जयें लवा		
						10714-08		
						रै.मु.कटोरा लवा रीम रीमल		
						151-02		
						रै.मु.कटोरा लवा रीम रीमल		
						147-02		
132								
131								
	रै.मु.कटोरा		रै.मु.कटोरा लवा रीम रीमल			16-75		
						रै.मु.कटोरा		
						18203-55		
						2		
						रै.मु.कटोरा		
						18203-55		
						रै.मु.कटोरा		
						40-15		
						रै.मु.कटोरा		
						01-45		
						रै.मु.कटोरा		
						31-02		
						रै.मु.कटोरा		
						1294-83		
						रै.मु.कटोरा		
						216-70		

दिनांक: 28-Jun-2016

पृष्ठ संख्या: 3

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

1	2	3	4	5	6	7	8	9
					सं.सु.साम			
					05-75			
					सं.सु.साम			
					50134-07			
					सं.सु.साम			
					115-60			
					सं.सु.साम			
					10-15			
					सं.सु.साम			
					06-05			
					सं.सु.साम			
					06-08			
					अन्य			
					10714-08			
					सं.सु.साम			
					591-02			
					सं.सु.साम			
					147-02			



SUGAM CENTRE
DC Office, Shimla

28/6/16

Certified that this copy has been generated from the database of Revenue Department Tehsil Shimla (राष्ट्रीय) as accessed by Tehsil Operator OPR2SUGAM on 28-June-2016 from Tehsil Shimla (राष्ट्रीय)

To Verify, enter the Copy No above Bar Code at <http://admis.hp.nic.in/himbhoomlink>
 For Validity Refer : Notific. No:Rev-C/F/10-1/2009 Dated 14-Feb-2011

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सिस्टम : डिजाइन प्रोटेज - सिमला

दिनांक: 28-Jun-2016

पृष्ठ संख्या: 4

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

Annexure XI: Public Hearing Notice and Attendance

कार्यालय उप मंडल समाहर्ता एवं उपमंडल अधिकारी (ना.) शिमला (शहरी)
हिमाचल प्रदेश

जन सुनवाई हेतु सूचना

DD (हिमाचल प्रदेश भू-अधियहण, पुनर्स्थापन और पुनर्वास में उचित मुआवजा और पारदर्शिता अधिकार अधिनियम 2013 के खंड 5 के अंतर्गत)

RO

कैसल उप मोहाल कालीबाड़ी, तहसील शिमला (अर्बन), जिला शिमला को सार्वजनिक उद्देश्य हेतु तथा राज्य की कला व पर्यटन को भी बढ़ावा देने के लिए एक शहरी संग्रहालय स्थापित करने के उद्देश्य से अधियहण करने का प्रस्ताव रखा है।

हिमाचल प्रदेश सामाजिक समाघात/प्रभाव आकलन इकाई के द्वारा अधिनियम 4 भू-अधियहण, पुनर्स्थापन और पुनर्वास में उचित मुआवजा और पारदर्शिता अधिकार अधिनियम 2013 के अधीन सामाजिक प्रभाव/समाघात आकलन रिपोर्ट व सामाजिक समाघात प्रबंधन योजना को (हिंदी व अंग्रेजी दोनों में) तैयार कर प्रस्तुत किया गया है।

भू-अधियहण, पुनर्स्थापन और पुनर्वास में उचित मुआवजा और पारदर्शिता अधिकार अधिनियम 2013 के खंड 5 के अंतर्गत इस नोटिस के द्वारा सभी संबंधित लोगों से सामाजिक प्रभाव/समाघात आकलन रिपोर्ट व सामाजिक समाघात प्रबंधन योजना (हिंदी व अंग्रेजी दोनों में प्रकाशित) के सन्दर्भ में प्रतिक्रिया/विचार आमंत्रित किए जाते हैं ताकि अन्य/अतिरिक्त सूचना/विचार जो उपयुक्त समझे जायें को अंतिम रिपोर्ट में सम्मिलित किया जा सके।

अतः भू-अधियहण, पुनर्स्थापन और पुनर्वास में उचित मुआवजा और पारदर्शिता अधिकार अधिनियम 2013 के खंड 5 के अंतर्गत जो कि हिमाचल में प्रभावी है द्वारा प्रदत्त शक्तियों के अंतर्गत, मैं हेमिस नेगी, हि.प्र. सेवा, उप मंडल समाहर्ता एवं उपमंडल अधिकारी शिमला (शहरी) (ना.) निम्न अनुसार जन सुनवाई हेतु समय/दिनांक व स्थान अधिसूचित करता हूँ :

सुनवाई का स्थान : बचत भवन, उपायुक्त कार्यालय शिमला

सुनवाई की तिथि : 05/11/2016

समय : 10-00 AM से 5-00 PM तक

अतः कोई भी इच्छुक व्यक्ति नगर निगम शिमला की सीमा परिधि के अंतर्गत, जिसे उक्त रिपोर्ट के संदर्भ में कोई आपत्ति हो, इस नोटिस के प्रकाशन की तिथि के 3 सप्ताह के भीतर, जन सुनवाई के दिन लिखित में मेरे समक्ष अपनी आपत्ति दायर कर सकते हैं। ड्राफ्ट रिपोर्ट, (हिंदी व अंग्रेजी) जिलाधीश कार्यालय, नगर निगम कार्यालय व अधियहण करने वाले विभाग भाषा एवं संस्कृति विभाग के कार्यालय में तथा जिलाधीश शिमला की वेबसाइट www.hpshimla.nic.in और www.himachal.nic.in/hipa पर उपलब्ध है।

COLLECTOR,
Shimla Sub-Division
Shimla

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

सम्पत्ति का विवरण

जिला	तहसील	स्थान/लोकेशन		रकबा वर्ग मीटर	
		राजस्व गांव	खसरा नंबर	वर्ग मीटर	
शिमला	शिमला (शहरी)	उप मोहाल काली बाडी शिमला	886	50-49	गैर मुमकिन अहाता
			887	12-96	गैर मुमकिन बरामदा
			888	18-56	गैर मुमकिन बरामदा
			889	147-92	गैर मुमकिन मकान तीन मंजिला
			890	21-56	गैर मुमकिन केन्टीन कच्ची
			891	18-60	गैर मुमकिन केन्टीन
			892	115-60	गैर मुमकिन कार्यालय कच्चा दो मंजिला
			893	1294-83	गैर मुमकिन सेहन
			894	591-22	गैर मुमकिन कार्यालय कच्चा तीन मंजिला
			895	01-69	गैर मुमकिन पहरा घर
			896	1538-86	गैर मुमकिन अहाता
			897	06-95	गैर मुमकिन शौचालय
			898	10-15	गैर मुमकिन गोदाम
		कुल खसरा नंबर	13	3874-39	

आज दिनांक 13 अक्टूबर 2016 को मेरे हस्ताक्षर के साथ जारी

उप मंडल सहायक उपमंडल अधिकारी

Shimla Sub-Division (शिमला शहरी) (ना.)

Shimla

Dated 13th, October, 2016

Endst.No.Reader/2016- 664-73

Forwarded to:

1. The Deputy Commissioner, Shimla for information and necessary action please.
2. The Commissioner, Municipal Corporation with the request to direct the Ward Counsel of Kali Bari Area to be present on the above mentioned date and time during public hearing.
3. The Director Language and Culture for necessary action please.
4. The District Public Relation Officer, Shimla with Four spare copies for publication in two local news papers and submit bill to the Director Language and Culture Department for payment.
5. The District Information officer Shimla with the request to upload the information on the website of the State Government/ Deputy Commissioner Shimla.
6. The Deputy Director (Research) SIRD Himachal Pradesh Social Impact Assessment Unit, HIPA, Fair lawns, Shimla-12 for information and necessary action.
7. The Tehsildar, Shimla (Urban) with 100 spare copies for publication in the municipal limit. One copy of the notice be got affixed on the convenient place on or near the land being acquired and compliance be reported.
8. M/S Plan Foundation, Broadway Enclave, Sanjauli, Shimla-171006 for information and necessary action.
9. The Assistant Commissioner to Deputy Commissioner, Shimla with the request to book the Bachat Bahawan for the public hearing in the name of SDO Shimla(Urban) on 5th, November 2016 from 10-00 AM to 5-00 PM.

उप मंडल सहायक उपमंडल अधिकारी

Shimla Sub-Division

Shimla

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

CL 17/11/16
D.C. 17/11/16
S. P. 17/11/16
Add. D.C.
D.D.
R.D.
S. P. (Tg.)
T.A.

BEFORE COLLECTOR CUM - SUB DIVISIONAL OFFICER (CIVIL), SHIMLA (URBAN)
PUBLIC HEARING NOTICE

3579
17/11/16

Under Section 5 of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

Whereas it appears to the Government of Himachal Pradesh through the Department of Language, Art and Culture intends to acquire Bantony Castle Estate, Up Mohal Kali Bari, Tehsil Shimla (Urban) District Shimla at the public expenses for a public purpose namely setting up of Urban Museum for the use of general public for the promotion of Art & Tourism in the State as per the schedule given below:

Himachal Pradesh Social Impact Assessment Unit as per section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 has prepared and submitted the Draft Social Impact Assessment Report and Social Impact Management Plan (both in Hindi and English) for the public under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013.

This notice is hereby issued under the provision of section 5 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 to all whom it may concern for seeking feedback on the findings of the Draft Social Impact Assessment Report and Social Impact Management Plan (published both in Hindi and English) and to seek any other additional information as deemed necessary for incorporation in the final document/report.

Therefore, in exercise of the powers conferred under section 5 of the Right to Fair compensation and Transparency in land Acquisition, Rehabilitation and Resettlement Act, 2013. I, Hemis Negi, HPAS, Sub Division Collector Shimla (Urban) do hereby notify the date /time and venue for the public hearing as under:

Place of public hearing	Bachat Bhawn, Deputy Commissioner, Shimla
Date of Hearing	05/11/2016
Time	10-00 AM to 5-00 PM

Therefore, any person interested, who has any objections, to the aforesaid draft report within the limits of Shimla Municipal Corporation, within three weeks of the publication of this notice may file objection in writing before me on the date of public hearing. The Draft report both in English and Hindi is available in the office of Deputy Commissioner, Shimla, Commissioner Municipal Corporation Shimla, and acquiring department i.e. Art and Culture department & on the web site i.e. www.hpshimla.nic.in and www.himachal.nic.in/hipa

COLLECTOR,
Shimla Sub-Division
Shimla

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

SCHEDULE OF PROPERTY					
District	Tehsil	Location		Area in SQ. Mtrs	
		Village	No. old Khasra	Sq. Mtrs	
Shimla	Shimla (Urban)	Up Mohal Kali Bari	886	50-49	Gair mumkin Ahahata
			887	12-96	Gair Mumkin Bramda
			888	18-56	Gair Mumkin Bramda
			889	147-92	Gairmumkin Makan three story
			890	21-56	Gair Mumkin Canteen kachhi
			891	18-60	Gair Mumkin Canteen
			892	115-60	Gairm Mumkin office Kaccha two story
			893	1294-83	Gair Mumkin Sehan
			894	591-22	Gairm Mumkin office Kaccha three story
			895	01-69	Gair mumkin Para Ghar
			896	1538-86	Gair mumkin Ahahata
			897	06-95	Gair Mumkin toilet
			898	10-15	Gair Mumkin Godam
		Kita	13	3874-39	

Issued on dated the 13th, October, 2016.

Endst.No.Reader/2016- 655-63
Sub Divisional Collector Shimla (urban)
Shimla Division
Shimla

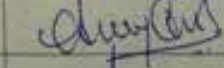
Forwarded to:

1. The Deputy Commissioner, Shimla for information and necessary action please.
2. The Commissioner, Municipal Corporation with the request to direct the Ward Counsel of Kali Bari Area to be present on the above mentioned date and time during public hearing.
3. The Director Language and Culture for necessary action please.
4. The District Public Relation Officer, Shimla with Four spare copies for publication in two local news papers and submit bill to the Director Language and Culture Department for payment.
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6. The Deputy Director (Research) SIRD Himachal Pradesh Social Impact Assessment Unit, HIPA, Fair lawns, Shimla-12 for information and necessary action.
7. The Tehsildar, Shimla (Urban) with 100 spare copies for publication in the municipal limit. One copy of the notice be got affixed on the convenient place on or near the land being acquired and compliance be reported.
8. M/S Plan Foundation, Broadway Enclave, Sanjauli, Shimla-171006 for information and necessary action.
9. The Assistant Commissioner to Deputy Commissioner, Shimla with the request to book the Bachat Bahawan for the public hearing in the name of SDO Shimla (Urban) on 5th, November 2016 from 10-00 AM to 5-00 PM.

COLLECTOR,
Sub Divisional Collector Shimla (Urban)
Shimla

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

Attendance of participants who attended the Public hearing for the purpose of acquisition of Bantony Castle on 05/11/2016 in the Bachat Bhawan, under the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013

Sr. No	Name of participants	Signature	Mobile No.
1.	Hemis Ngi Sambu		94181-16667
2.	Ritok SURYAVANSHI		9418036094
3.	Bal Raj Negi		94181-40690
4.	Jileendra Datta		91290-57008
5.	Viral Misra		7827826665
6.	Hanu Sood		9816088388
7.	Narish Kumar (Nijabkaran)		94180 05732
8.	Devender Sharma, J.T.A. (Archives) Language Deptt. Shimla-9		94184-33779
9.	Pratima Chawhan City Channel		848817971
10.	Vikram Chawhan		9218522144
11.	Deepak Chawhan IV/Police		94187-04827
12.	Rajinder Parmar DD News		981667864
13.	Ajay Mahotra (Social Welfare Organization)		9816132551
14.	Virender Kumar Him Institute for Rural Development H.P.		91293-95440
15.	Vishwa Nath		9418700382
17.	ANUJ GOEL		9816000083
18.	Virender Singhania		94595-57001

Annexure XII: Objections/Suggestions received during Public Hearing

बैंटनी एस्टेट अधिग्रहण बारे आपत्ति

बैंटनी हाऊस अधिग्रहण के विषय में आम जनता को विभिन्न सूत्रों से ज्ञात हुआ है कि राज्य सरकार बैंटनी एस्टेट को अधिग्रहण करके भाषा एवं संस्कृति विभाग को देने जा रही है। इस विषय पर आम जनता में भारी रोष है, क्योंकि इससे पहले भी कई बार अधिग्रहण के लिए सरकार ने कोशिश की थी, परन्तु कई पहलुओं को नजर में रखते हुए ऐसा न हो सका। इस संदर्भ में आम लोगों की सोच अधिग्रहण के बारे में चर्चा का विषय बन गया है, जोकि निम्नलिखित है।

1. आम जनता में यह आक्रोश है कि राज्य सरकार इस सम्पत्ति को क्यों ले रही है।
2. भाषा एवं संस्कृति विभाग के पास मालरोड़ पर एक सम्पत्ति है, जिसको सुचारु रूप से चलाना मुश्किल है। इसके अलावा जो और सम्पत्ति इस विभाग के पास है, उसका तो रख-रखाव विभाग नहीं कर पा रहा। अब और सम्पत्ति लेने का क्या औचित्य है, आम जनता में इस बात को लेकर आपत्ति व रोष है।
3. इस सम्पत्ति की कीमत करोड़ों में है, जो सरकार सम्पत्ति मालिक को पैसा देगी, उससे दो गुणा सम्पत्ति मालिक बाद में न्यायालय द्वारा ले लेंगे।
4. इस सम्पत्ति में जो मकान बने हैं, जिन्हें भाषा एवं संस्कृति विभाग को देना है। उनकी हालत बहुत खराब है। इसे बनाने के लिए करोड़ों रूपए सरकार के खर्च होंगे, जो आम आदमी के पैसे की बर्बादी के अलावा और कुछ भी नहीं है। यह करोड़ों रूपए आम आदमी के खून-पसीने की कमाई है, जो बर्बाद हो जाएगी, क्योंकि अभी तक सरकार ने भूमि मालिक को 35 करोड़ का प्रलोभन दिया है, जो बढ़कर 100 करोड़ से भी ऊपर हो सकता है।
5. इतना पैसा यदि सरकार शिक्षा, स्वास्थ्य और सड़क निर्माण व अन्य विकास कार्यों पर खर्च करती है तो आम आदमी को कितना फायदा होगा, ये सरकार में बैठे अधिकारी व राजनीतिज्ञ समझ नहीं पा रहे हैं।
6. आम आदमी में यह रोष है कि शिमला का यातायात प्रदूषण, सड़क व्यवस्थाएं खरबरा गई हैं। इन मूलभूत सुविधाओं के बारे में सोचने की बजाए सरकार सफेद हाथी पालने जा रही है। इस पैसे से प्रदेश सरकार बहुत से अन्य जनहित कार्यों पर खर्च कर आम आदमी की जरूरतों को पूरा कर सकती है।
7. जो अधिकारी इस अधिग्रहण कार्य में लगे हैं। जनता यह जानना चाहती है कि क्या इस

Presented by
Sh. Sanjay Machhera
on 5/11/2016

Long
5/11/2016

अधिग्रहण से आम आदमी को लाभ होगा या जनता के करोड़ों रूपए यूँ ही इस सम्पत्ति को खर्च करने में बर्बाद हो जाएंगे।

8. इतने पैसे से शिमला के नजदीक और शहर बसाया जा सकता है। जिसके लिए बिजली, पानी, सड़क की व्यवस्था की जा सकती है। जिससे शिमला की यातायात व्यवस्था भी सुधरेगी व पर्यटन को भी बढ़ावा मिलेगा।

9. शिमला यातायात व्यवस्था का इतना बुरा हाल है कि कच्ची घाटी या पंथाघाटी से मुख्य शिमला तक पहुंचने के लिए एक घंटे से भी अधिक समय लगता है। इसके बारे में सरकार व अधिकारियों को सोचने की जरूरत है।

आम जनता सरकार से मांग करती है कि वह उपरोक्त विषयों पर ध्यान दें, जिससे प्रदेश का विकास सुनिश्चित हो और लोगों को मूलभूत सुविधाएं उपलब्ध हो।

धन्यवाद सहित

आम जनता के हस्ताक्षर

1. विनाय सिंघ 16 Jay Malhotra 9816132561
2. नरेश शर्मा 981658510517 Harsh Kukreja 981607277
3. महेश कुमार 98160-68513 18 Lucky Sharma # 9736032345
4. दिनेश कुमार 898836322 19 Ashok Verma # 9805598382
5. रमेश शर्मा 9816095169 20 Vamankuthula 9816463074
6. गौरव लाम्बा 9418039857 21 Denish 9816437000
7. संजीव शर्मा 9418957077 22 Vena Sood 9816599460
8. दीपक शर्मा 9816071823 23 Harpreet Singh 9418500998
9. अनिल - पतेश्वरी 8679711000 24 Ramesh Sharma 9459301888
10. नरेश पात 9816967213 25
11. Indrakshi 9418110072 26
12. Ankit Kohli - 9816122200 27
13. Naveen Paul - 9816026770 28
14. Sanjeev Gupta 9218500911 29
15. Raj Verma 9418044414 30
16. Deepak Rohal # 9816365031
17. Kamlesh Negi # 8091250002

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

To,

Sub Divisional Land Acquisition Collector (Urban),

D.C. office, Mall Road,

Shimla

Subject : Objection on behalf of the Legal heirs of Sukarma Devi , Daughter of Late Shri Ram Krishan ,
Son of Late Shri Lehnai Mal in acquisition of (Bantony Castle , Kali Bari) build on Khasra No.887
,888,889,890,891,892,893,894,895,896,897 & 898.

Sir,

This has reference to the notice no Reader/2016-655-63 Dated 13/10/2016 on the subject cited above where in it has been stated that any person (s) can file objections before you on the date of public hearing within three weeks of the publication of this notice.

In this context it is brought to your kind notice that we are a party in the case and have already intimated you as per Annexure A enclosed

Further as per notice the area of acquisition mentioned as 3874-39 Sq. Mts whereas the area of the estate much more than what is proposed to be acquired. The Govt. should acquire Entire area of the estate and not as mentioned in the notice dated 13.10.2016.

We are sons & daughters of late. Shri Sukarma Devi Sood (Chimra) W/o Late Shri Hans Raj Sood (Chimra) and D/O Late Shri Ram Krishan Sood , Son of Late Shri Lehnai Mal Sood

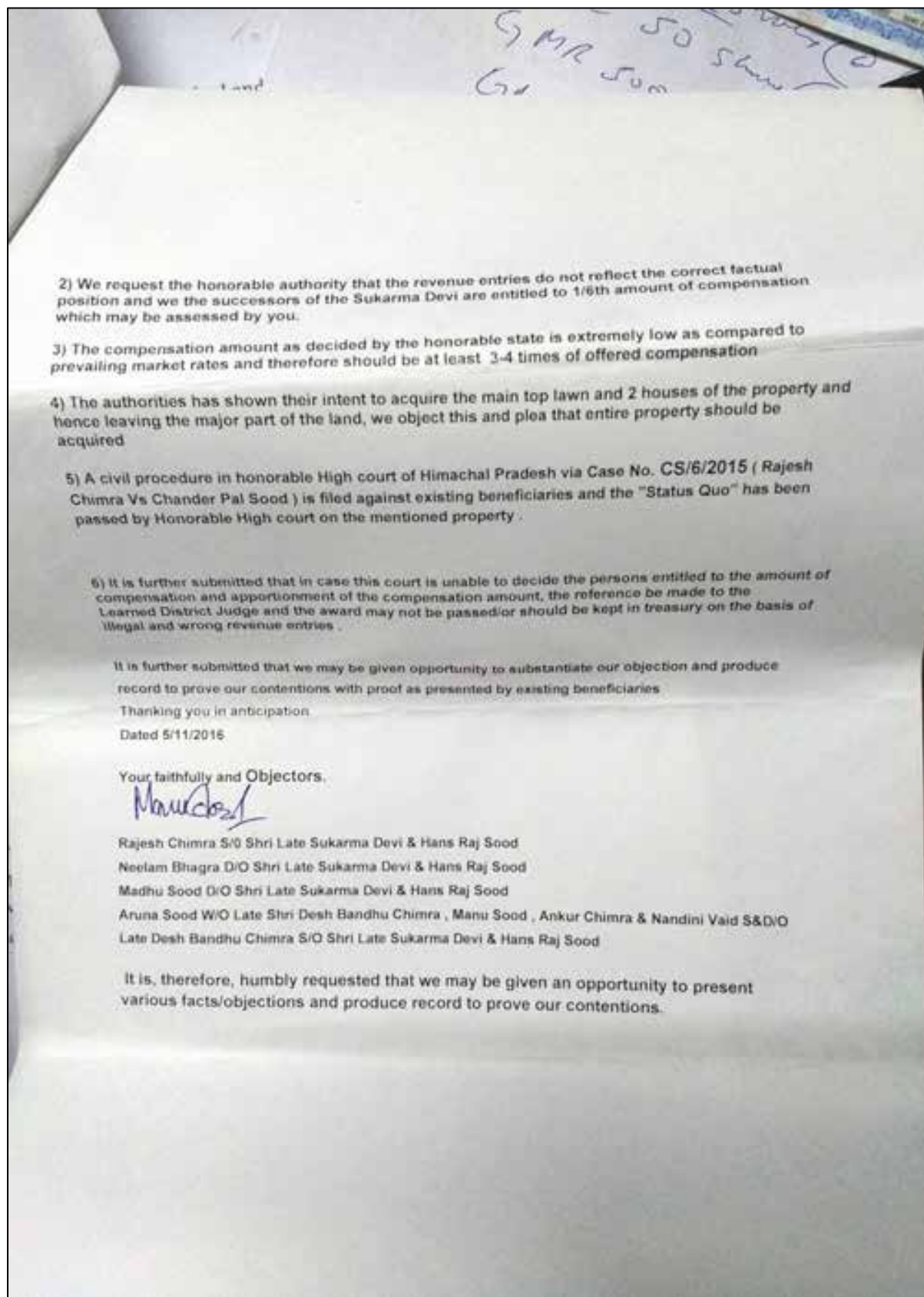
We wish to inform the honorable authority that the property which is sought be acquired was owned by Sh. Ram Krishan Sood Son of Sh. Lehnai Mal , who was ancestor of five sons namely Chander Pal, Amar Nath, Vishwa Nath, Govind and Hem Raj and one daughter Smt. Sukarma Devi Smt. Sukarma Devi died in the year 2009 and was succeeded by her son Rajesh Chimra, daughters : Neelam Bhagra, Madhu Sood and Desh Bandhu son of Late Sh. Sukarma Devi is survived by Aruna Sood W/O late Desh Bandhu Sood , Manu Sood, Ankur Chimra and Nandani Vaid sons and daughters of late Sh Desh Bandhu Sood.

The keys facts & Objections are stated as following :

1) That after the death of Shri Ram Krishan, his estate was to devolve on his sons, children and widow of predeceased son as well as upon her daughter. However, at the time of attestation of mutation of his estate which mutation was attested on 26.10.1993 vide mutation No.11, of Up Mohal Kalibari, Mohal Station Ward Bada Shimla, name of Smt Sukarma Devi, his daughter was omitted and it was wrongly represented at the time of the attestation of mutation that Late Sh. Ram Krishan was only having sons and no daughter. Any proof after that is forged by existing beneficiaries for their own interest. The fact that Sukarma Devi was daughter of late Ram Krishan Sood was known to his sons and they intentionally and willfully omitted to bring this fact to the notice of the Assistant Collector Concerned at the time of attestation of mutation. Being the daughter Smt. Sukarma Sood was entitled to 1/6th share in the estate of Sh. Ram Krishan in the Bantony Castle.

*Presented by
Sh. Manu Sood
on 5/11/2016
Lxy
5/11/2016*

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



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

The Sub Divisional Collector,
Shimla Urban,
SHIMLA

Subject: *Objections on behalf of the owners to the draft report prepared By Social Impact Assessment Unit under section 5 of the Right To Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 in respect of intended acquisition of part of Bantony Estate vide notification No LCD-F (5)-2/2001-L dated 1st June, 2016.*

Respectfully sheweth

PRELIMINARY OBJECTIONS

- I. That the draft report so prepared and for which the objections have been invited on 5.11.2016 vide Your public notice No Reader/ 2016-655-63 dated 13th October, 2016 has not been prepared by the persons / officials whom the task was assigned by H P Government to form the Social Impact Unit vide notification dated 1.6.2016 mentioned as subject. The Chair person and the members have outsourced their statutory duty under the law to a private organization / NGO namely PLAN organization and have not involved themselves personally for the task assigned to them under the notification. This duty of judicial nature cannot be shifted, ^{delegated} ~~dedicated~~ or outsourced to any other person or organization. Thus this report is liable to be rejected on this ground.
- II. That Himachal Pradesh Government has moved its machinery to acquire the entire Bantony Estate in response and study of various aspects, recommendations and objections of the owners thus the draft report so prepared for only 3874.39 sq. meters becomes infructuous, null and void.
- III. That the acquiring department, i.e. The Director, Languages, Art and Culture department has not provided any proof in shape of documents or otherwise such as names of the committee members or officers so designated who explored to look for availability of some other suitable land and after their search came to conclude that no other suitable land for the required public purpose was available. This denial of non-availability of land is just a mechanical refusal without any efforts or action in this matter to complete the formalities of officially recording without putting any efforts to search for other suitable land for the purpose. This is a lapse because of which no further action of preparing any report could have taken place.
- IV. That it is obvious that this latest and new attempt to acquire the best and most valuable part of the property and rendering the balance land of no practical use to the owners smacks of another attempt, like the previous many others, of malafides by the government to harass the

*Presented by
Sh. Vishnu Narain
Secd. Secy.
on 5/11/2016
by
5/11/2016*

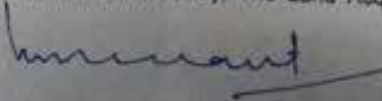
Summary

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

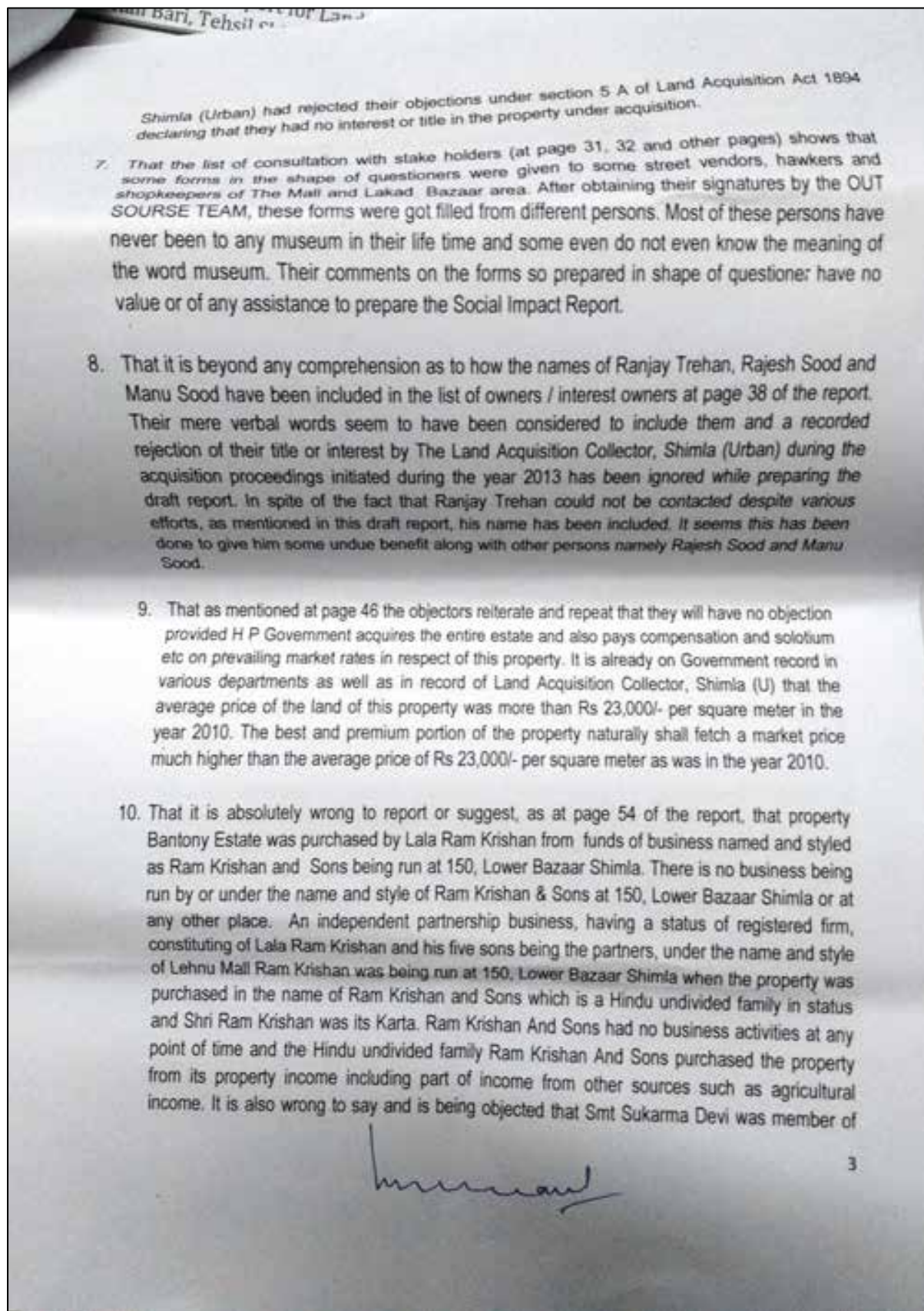
owners. The local M L A Sh Suresh Bhardwaj has rightly stated as an answer to the questions put to him while preparing draft report that this a political driven agenda and also questions the necessity of public interest in this proposed acquisition.

OBJECTIONS AND SUBMISSIONS ON MERITS

1. That MITIGATION measures suggested at page 9 and 10 of the draft report are vague in the sense that only some rules have been quoted without going into the process of calculating actual quantum of the measures at market rates.
2. That it is wrong to conclude at page 15 of the draft report that negotiations could not be finalized in the year 2004. The minutes of the meeting dated 5.4.2004 under chairmanship of Secretary, Language Art and Culture, H P Govt amply make it clear that negotiations were completed. Cost of land, buildings and trees was also finalized and mentioned in the minutes conveyed to the owners. It was H P Government who failed to complete the deal, presumably (as told to the owners) due to paucity of funds for the purpose and causing unnecessary harassment and problems to the owners.
3. That no figures of conclusive assessment of the balance and social costs have been provided as required under the law and proposed at serial No 8 at page 23 of the report.
4. That it has been made clear at page 25 and other subsequent places in the draft report that the property intended to be acquired is most premium property in Shimla but no special provisions or efforts for assessment of its market value at premium rates which are much higher than other properties in the town has been worked out.
5. It has been admitted in the draft report at serial no 2 and 3 at page 29 of that no cost studies could be made. The reasons given are hollow as no efforts were ever made while preparing the report to collect the required information from the concerned quarters. This makes whole exercise of preparing the draft report as wasteful attempt.
6. That in table 7 at page 31 of the report, names of some primary stake holders such as Ranjay Trehan, Rajesh Sood and Manu Sood have wrongly been included without any basis or availability of any evidence or document of title in their favour. In subsequent portion of the draft report it has been repeatedly mentioned that Ranjay Trehan could not be contacted despite efforts in this regard. Thus the names of these persons who have no title in their favour with respect to property have been included with some motive only known to the persons who have prepared the report. It will be pertinent to mention that when the acquisition by H P Government was started in the year 2013 for this property, The Land Acquisition Collector cum S D M



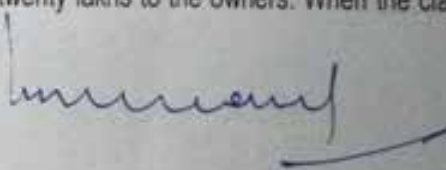
Social Impact Assessment Study for Land Acquisition at Bantony Castle Up Mohal Kali Bari, Tehsil Shimla (Urban), District Shimla



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

Hindu Undivided family Messers Ram Krishan & Sons or that Hindu undivided family Ram Krishan And Sons constituted with Sukarma Devi as its member copartner. Law, as it stood at relevant time, is clear that only male members in the family would constitute a Hindu undivided family. Smt Sukarma Devi was married in the year 1944 and thus had ceased to be a member in the family comprised of Lala Ram Krishan as karta long time before the property was purchased by Ram Krishan and Sons.

11. That it is again objected to, being wrong, the inclusion of names of Ranjay Trehan, Rajesh Sood and Manu Sood in the history of ownership of the property as done at page 55 of the draft report for the reasons already mentioned above.
12. It is wrong and strongly objected to include the name of Smt Sukarma Devi in the list of effected families at page 60 of the draft report as membership of Hindu Undivided Family, Ram Krishan & sons whose karta was Lala Ram Krishan. Sukarma Devi, his daughter had been married long time back in the year 1944 and also being a female could not be included as a member / coparcener of Hindu Undivided family as per the law existing at the relevant time. The conclusion to include the name Of Smt Sukarma Devi was absolutely wrong. Even in revenue records, nowhere, the name of Sukarma Devi existed as owner or title holder and it seems these records were never examined thoroughly and properly while preparing the report.
13. Names of Rajesh Sood, Manu Sood and Ranjay Trehan have again been included wrongly, for the reasons already explained, in demographic table at page 66 of the draft report despite the remarks in the draft report that Shri Ranjay Trehan could never be traced or contacted. It is not understood, how his name was fished out to be included at various columns of the draft report when he was never available nor any records show his title. The report of the land Acquisition Collector, Shimla during the acquisition proceedings of the year 2013 clearly excludes his name from being a title or interest holder. In the property intended to be acquired.
14. It is a very clear case of malafide treatment of owners by the H P government with respect to Bantony Estate. Under the headings LIVLIHOOD of the draft report, it is absolutely wrong to say that the owners have or had no livelihood from this vast property. It was under tenancy of H P Government till the beginning of the year 2011 as also with two private individuals who used to run canteen here while government offices were functioning. There was ample scope of livelihood and many projects, being the best and premium sight in the town, but the same was always marred and blocked by H P Government and one particular political party because of battles between the ruling and opposition parties by issuing repeated notices and actions of acquisition and refusal to vacate the premises under tenancy. Even when the owners got vacant possession of the property and tried to restore it to give it a decent and presentable look for earning livelihood to a very large family, false excuses, reasons of heritage etc were quoted by the government to stop the legal repair and restoration work thus causing a huge financial loss of more than rupees twenty lakhs to the owners. When the clarification of these obstacles



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

was sought and found to be without basis, another futile attempt to acquire the property in the year 2013 was initiated. The property was under the shadow of MALAFIDE acquisition right since the year 1968 to 1971, 1975 to 1986, 1986 to 1996 (when the Hon'ble High Court intervened to set aside a wrong award) again from 2004 to 2008 (when takeover through negotiation was finalized, only to back out after giving false assurances of takeover). It can under no stretch of imagination be said that this property did not or could not provide livelihood to the owners.

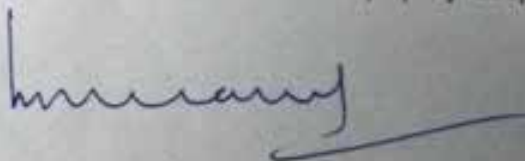
15. It is again objected to the names of Rajesh Sood, Manu Sood and Ranjay Trehan in VALUNERABLE GROUP at page 67, (Para 6.3) of the draft report. Mere verbal or unsupported claim of title or stake in the property cannot be made part of assessment of social impact. For example if one hundred false claimants are arranged to claim a stake on verbal statements by any owner or a person who may not be interested in the acquisition, it would become almost impossible to proceed with the acquisition as the determination of the correctness of the stake of such false persons claiming to be stake holders will consume so much time that the entire acquisition proceedings would be liable to lapse because of time limitations under various sections provided under the new acquisition act of the year 2013.

16. It is repeated again and objected to include the name of Smt Sukarma Devi as member or coparcener of Hindu Undivided family whose karta was Sh Ram Krishan as has been done at page 68 of the draft report under the heading kinship pattern at page 68. This is contrary to legal provisions.

17. The suggestion in the draft report under the heading MITIGATION MEASURES at page 76 of the report for compensation to the interested persons is objected to because it is a well known fact and existing procedure that The Collectors, Land Acquisition throughout the state of H P never take any steps to assess the correct MARKET VALUE nor do they allow the claimants of compensation to lead evidence to prove the correct market rate before announcement of award. The Land Acquisitions Act provides that market value along with solatium etc is to be given to the persons who are interested or effected but the collectors avoid it and announce the awards on the basis of circle rates thus shifting the burden of assessing the market value of the property being acquired to higher courts such as that of the District Judge or High Court. This approach of the collectors is a clear cut case of adopting an attitude of shirking the duties of assessing the market rates assigned under the acquisition act and as such causes unnecessary inconvenience and litigation etc.

18. It also objected to the process of assessment of true negative mitigation at page 77 of the report. No ways have been suggested to overcome such impact or actual cost assessed. It is a vague approach as put in the draft report.

19. It is submitted that an observation at page 78 in draft report is absolutely right that no approach to remaining land will remain if partial acquisition of the property as proposed by the



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

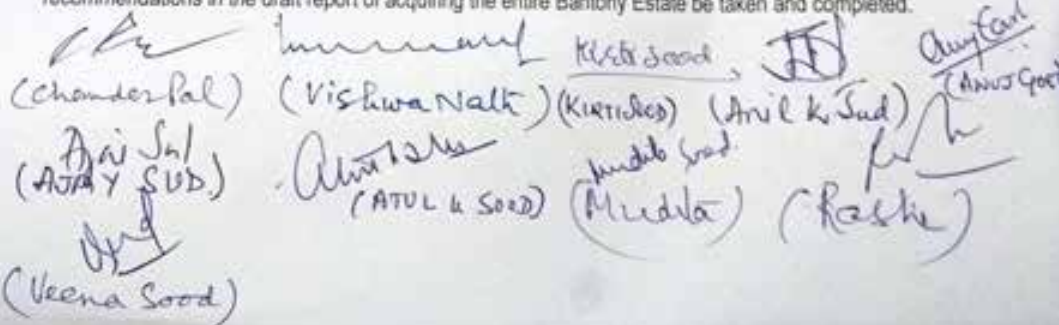
government. This will render the balance unacquired land in Bantony Estate as useless and unapproachable by the owners. This observation in draft report also strengthens the plea of the owners that if acquisition is to be done, it should be done for the entire Bantony Estate and not partial 3874.39 Sq Meters.

20. It is again a casual objectionable approach while preparing this draft report about increase in number of visit of tourists as at page 81. No efforts have ever been made or depicted in the report as to how many tourists ever visited the existing museums so that any comparison could be made. This surmise seems to be an attempt to please the persons who intend to execute this project.

21. In conclusion, it is submitted that the draft report at pages 91 and 93 has rightly observed and finally recommended that the entire estate should be acquired to reduce the mitigation circumstances as well as complexities. This is also a correct observation in draft report that the remaining land when acquired by H P Government will afford more opportunities for increase of tourist influx and other facilities to the public as well as to the town.

Any point not covered under these objections by oversight but forming the part of the draft report will be agitated if and when HP government will start acquisition proceedings.

It is, therefore, prayed that the draft report prepared for which the objections are being sought be rejected and filed. No action of acquisition of part of land in Bantony estate i.e. acquisition of only 3874.39 Sq Meters against the interest of the owners be taken on the basis of this report and the final recommendations in the draft report of acquiring the entire Bantony Estate be taken and completed.


 (Chanderpal) (Vishwanath) (Kirti Sood) (Anil K. Sood) (Anurag Goyal)
 (Ajay Sood) (Atul K. Sood) (Mudita) (Rashmi)
 (Veena Sood)

OBJECTORS- CO-OWNERS

Sterling Castle, Longwood,
Shimla- 171001.

Shimla: Dated 5th November, 2016

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

Annexure XIII: Replies and remarks of objections received during public hearing

Objections raised by the General Public		
S.No	Objection Raised	Replies and Remarks
1	The general public is feeling angst as to why the state government is acquiring this property	The Project and Public Purpose has been defined under chapter 1.1
2	Language and culture Department has a property on the mall road, which they are already finding it difficult to run smoothly. Besides this the department is unable to maintain the other properties under it. Now what justification is there to get more property, the general public has both objection and fury regarding this matter.	Public Purpose and Project details have been explained in chapter 2.2 and 2.3 of the report respectively.
3	The value of this property is in crores of Rupees. The money that would be provided by the Government to the property owners, later twice that amount would be taken by the property owners by way of Courts.	The Compensation shall be decided according to the provisions of the RTFCTLARR Act, 2013
4	The existing buildings standing on the property which are to be given to the language and culture department are in a very poor condition. Crores of rupees would be spent by the government in reconstructing them which is nothing more than simply wastage of the money of common man. These crores of rupees is the earnings of the common man through sweat and blood that would be completely wasted because till now the government has given the land owners the temptation of Rs. 35 Crore which may increase above 100 Crores.	The Compensation shall be decided according to the provisions of the RTFCTLARR Act, 2013
5	If the government spends this much money on education, Health, road construction and other development works then the common man would be largely benefitted. This is not being understood by the officers and politicians sitting in the Government	The Project and Public Purpose has been defined under chapter 1.1
6	The common man is furious that traffic pollution of Shimla, road systems have collapsed. Instead of thinking of these basic facilities the government is going to cradle a white elephant. The state government can spend this money on many other works of public interest which would fulfil the needs of the common man.	The Project and Public Purpose has been defined under chapter 1.1

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

7	For those officers who are involved in this acquisition process, public wants to know that whether this acquisition will bring any benefit to the common man or is it that crores of Rs. of the public will be wasted on this property.	The Project and Public Purpose has been defined under chapter 1.1
8	With this much money another town can be rehabilitated near Shimla, for which arrangements of electricity, water, Roads can be made. Because of which the traffic arrangements will improve as well as tourism will be boosted.	The Project and Public Purpose has been defined under chapter 1.1
9	Traffic arrangements of Shimla are in such a poor condition that to come from Kachi Ghati or Panthaghati to main Shimla it takes more than 1 Hour. This needs to be considered by the government and officials.	The Project and Public Purpose has been defined under chapter 1.1

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

Objections on behalf of Late Shmt. Sukarma Devi, Sh. Manu Sood and Sh. Rajesh Sood		
S.No	Objection Raised	Analysis and Remarks
	The Keys facts & objections are stated as following:	
1	That after the death of Shri Ram Krishan his estate was to devolve on his sons, children & window of predeceased son as well as upon her daughter. However at time of attestation of mutations of his Up Mohal Kalibari, Mohal Station Ward Shimla name of Smt.Sukarma Devi his daughter was omitted and it was wrongly represented at the time of attestation of mutation that late Sh.Ram krishan was only having sons and no daughter. Any proof after that is forged by existing beneficiaries for their own interest. The fact that Sukarma Devi was daughter of late Ram Krishan Sood was known to his sons and they intentionally and wilfully omitted to bring this fact to the notice of the Assistant Collector Concerned at the time of attestation of mutation. Being the daughter Smt.Sukarma Devi was entitled to 1/6 share in the estate of Sh.Ram Krishan in the Bantony Castle.	Deciding Title/ownership to land does not fall under the purview of the SIA Study.
2	We Request the honourable Authority that the revenue entries do not reflect the correct factual position and we the successors of Sukarma Devi are entitled to 1/6th amount of compensation which maybe assessed by you	Deciding Title/ownership to land does not fall under the purview of the SIA Study.
3	The compensation amount as decided by the honourable state is extremely low as compared to prevailing market rates and therefore should be at least 3-4 times of offered compensation.	The Compensation shall be decided according to the provisions of the RTFCTLARR Act, 2013
4	The authorities has shown their intent to acquire the main top lawn and 2 houses of the property and hence leaving the major part of the land, we object this and plea that entire property should be acquired.	Has already been recommended in the report
5	A civil Procedure in Honourable high Court of Himachal Pradesh via Case No. CS/6/2015 (Rajesh Chimra Vs Chander Pal Sood) is filed against existing beneficiaries and the "Status Quo" has been passed by Honourable High Court on the mentioned property	No Comments
6	It is further submitted that in case this court is unable to decide the persons entitled to the amount of compensation and appointment of the compensation amount, the reference be made to the Learned District Judge and the award may not be passed/ or should be kept in treasury on the basis of illegal and wrong revenue entries	Does not fall under the purview of the SIA Study.

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

Objections raised by Sh. Chanderpal, Sh. Vishwanath, Smt. Kirti Sood, Sh. Anuj Goel, Sh. Anil Sood, Sh. Ajay Sood, Sh. Atul Sood, Mudita Sood, Rashi Sood & Smt. Veena Sood		
S.No	Objection Raised	Replies and Remarks by SIA Team
	PRELIMINARY OBJECTIONS	
I	That the Draft Report so prepared and for which the objections have been invited on 5.11.2016 vide your public notice No. Reader/ 2016-655-63 dated 13th October, 2016 has not been prepared by the persons/ officials whom the task was assigned by HP Govt. to form the Social Impact Unit vide Notification Dated 1.6.2016 mentioned as subject. The Chairpersons and the members have outsourced their statutory duty under the law to a private organization/ NGO namely PLAN organization and have not involved themselves personally to the task assigned to them under the notification. This duty of judicial nature cannot be shifted, delegated or outsourced to any other person or organization. Thus this report is liable to be rejected on this ground	The SIA Study and Consequently the preparation of the Draft SIA Report has been prepared in accordance to "HP RTFCTLARR (Social Impact Assessment and Consent) Rules, 2015 where rule no. 4, 5, 6 clearly mentions the various aspects of selecting and functioning of the SIAU as well as the SIA Team.
II	That Himachal Pradesh Government has moved its machinery to acquire the entire Bantony Estate in response and study of various aspects, recommendations and objections of the owners. Thus the draft report so prepared for only 3874.39 sq. meters becomes infructuous, null and void	No Comments
III	That the acquiring department, i.e. The Director, Languages, Art and Culture Department has not provided any proof in shape of documents or otherwise such as names of the committee members or officers so designated who explored to look for availability of some other suitable land and after their search came to conclude that no other suitable land for required public purpose was available. This denial of Non-availability of land is just a mechanical refusal without any efforts or action in this matter to complete the formalities of officially recording without putting any efforts to search for other suitable land for the purpose. This is a lapse because of which no further action of preparing any report could have taken place.	As per letter No. Bhasni-8/2013- Bantony Castle 7644 dated 26 July 2016 by the Language and Culture Department (GoHP) no alternative land is available in the city for this purpose

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

IV	That it is obvious that this latest and new attempt to acquire the best and most valuable part of the property and rendering the balance land of no practical use to the owners smacks of another attempt, like the previous many others, of malafides by the government to harass the owners. The local MLA Sh. Suresh Bharadwaj has rightly stated as an answer to the questions put to him while preparing draft report that this is a political driven agenda and also questions the necessity of public interest in this proposed acquisition	The Project and Public Purpose has been defined under chapter 1.1
	OBJECTIONS AND SUBMISSIONS ON MERITS	
1	That MITIGATION measures suggested at page 9 and 10 of the draft report are vague in the sense that only some rules have been quoted without going into the process of calculating actual quantum of the measures at market rates	Due to non-availability of a detailed project proposal/feasibility study, project costs and phases, proposed infrastructural facilities, workforce requirements, outputs, risks, production targets a detailed analysis could not be performed.
2	That it is wrong to conclude at page 15 of the draft report that negotiations could not be finalized in the year 2004. The minutes of the meeting dated 5.4.2004 under chairmanship of Secretary, Language, Art and Culture, H.P Govt amply make it clear that negotiations were completed. Cost of land, buildings and trees was also finalized and mentioned in the minutes conveyed to the owners. It was H.P Government who failed to complete the deal, presumably (as told to the owners) due to paucity of funds for the purpose and causing unnecessary harassment and problems to the owners.	Necessary corrections has been made accordingly
3	That no figures of conclusive assessment of the balance and social costs have been provided as required under the law and proposed at serial No. 8 at page 23 of the report	Due to non-availability of a detailed project proposal/feasibility study, project costs and phases, proposed infrastructural facilities, workforce requirements, outputs, risks, production targets a detailed social cost benefit analysis could not be performed.

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4	That it has been made clear at page 25 and other subsequent places in the draft report that the property intended to be acquired is the most premium property in Shimla but no special provisions or effort for assessment of its market value at premium rates which are much higher than other properties in the town has been worked out.	The Compensation shall be decided according to the provisions of the RTFCTLARR Act, 2013
5	it has been admitted in the draft report at serial no. 2 and 3 at page 29 of that no cost studies could be made. The reasons given are hollow as no efforts were made while preparing the report to collect the required information from the concerned quarters. This makes the whole exercise of preparing the draft report as wasteful attempt.	Due to non-availability of a detailed project proposal/feasibility study, project costs and phases, proposed infrastructural facilities, workforce requirements, outputs, risks, production targets a detailed social cost benefit analysis could not be performed.
6	That in table 7 at page 31 of the report, names of some primary stake holders such as Ranjey Trehan, Rajesh and Manu Sood have wrongly been included without any basis or availability of any evidence or document of title in their favour in subsequent partition of the draft report it has been repeatedly mentioned that Ranjey Trehan could not be contacted despite efforts in this regard. Thus, the names of these persons who have no tile in their favour with respect to property have been included with some motive only known to the persons who have the report. It will be pertinent to mention that when the acquisition by H.P. Government was started in the year 2013 for this property, the Land Acquisition Collector cum SDM Shimla (Urban) had rejected their objections under section 5 A of Land Acquisition act 1894 declaring that they had no interest or title in the property under acquisition.	The names of Sanjay Trehan, Rajesh Sood and Manu Sood have been added as owners/interest Holders claiming partnership in the property according to documents provided through Letter No. LCD-F (5)-2/2001-II-Loose dated 1st February, 2016 by the Language and Culture Department (GoHP). Deciding Title/ownership to land does not fall under the purview of the SIA Study.
7	That the list of consultation with stake holders (at page 31, 32 and other pages) shows that some forms in the shape of questioners were given to some street vendors, hawkers, and shopkeepers of the Mall and Laker Bazar area after obtaining their signatures by the OUT SOURCE TEAM, these forms were got filled from different persons. Most of these persons have never been to any museum in their life time and some even do not even know the meaning of the word museum. Their comments on the forms so prepared in shape of questioner have no value or of any assistance to prepare the Social Impact Report.	The questionnaires have been filled up by the concerned persons themselves who have been surveyed or by the surveyors in presence of the person being surveyed only when asked upon by that person himself in order to note their opinions clearly.

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8	<p>That it is beyond any comprehension as to how the names of Ranjeet Trehan, Rajesh Sood and Manu Sood have been included in the list of owners/Interest Owners at page 38 of the report. Their mere verbal words seem to have been considered to include them and a recorded rejection of their title or interest by The Acquisition Collector, Shimla (Urban) during the acquisition proceedings initiated during the year 2013 has been ignored while preparing the draft report. In spite of the fact that Ranjeet Trehan could not be contacted despite various efforts, as mentioned in this draft report, his name been included. It seems this has been done to give him some undue benefits along with other persons namely Rajesh Sood and Manu Sood.</p>	<p>The Names of Sanjay Trehan, Rajesh Sood and Manu Sood have been added as owners/interest Holders claiming partnership in the property according to documents provided through Letter No. LCD-F (5)-2/2001-II-Loose dated 1st February, 2016 by the Language and Culture Department (GoHP). Deciding Title/ownership to land does not fall under the purview of the SIA Study.</p>
9	<p>That as mentioned at page 46 the objectors reiterate and repeat that they will have no objection provided H.P. Government acquires the entire estate and also pays compensation and solatium etc on prevailing market rates in respect of this property. It is already on Government record in various departments as well as in record of Land Acquisition Collector, Shimla (U) that the average price of the land of this property was more than Rs.23000/- per square meter in the year 2010. The best and premium portion of the property naturally shall fetch a market price much higher than the average price of Rs.23000/- per square metre as was in the year 2010.</p>	<p>The Compensation shall be decided according to the Provisions of the RTFCTLARR Act, 2013</p>

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10	<p>That it is absolutely wrong to report or suggest, as at page 54 of the report, that property Bantony Estate was purchased by Lala Ram Krishan from funds of business named and Styled as Ram Krishan and Sons being run at 150 Lower Bazar Shimla. There is no business being run by or under the name and style of Ram Krishan & Sons at 150, Lower Bazar Shimla or at any other place. An independent partnership business, having a status of registered firm, constituting of Lala Ram Krishan and his five sons being the partners, under the name and style of Lehnu Mall Ram Krishan was being run at 150, Lower Bazar Shimla when the property was purchased in the name of Ram Krishan and Sons which is a Hindu undivided family in Status and Shri Ram Krishan was its Karta. Ram Krishan and Sons had no business activities at any point of time and the Hindu undivided family Ram krishan and Sons purchased the property from its property income including part of income from other sources such as agricultural income. It is also wrong to say and is being objected that Smt. Sukarma Devi was member of Hindu Undivided family Messers ram Krishan & Sons or that Hindu undivided family Ram krishan And Sons constituted with Sukaram Devi as its member copartner. Law as it stood at relevant time is clear that only male members in the family would constitute a Hindu undivided family comprised of Lala Ram krishan as karta long time before the property was purchased by Ram krishan and sons.</p>	<p>Necessary Corrections have been made accordingly.</p>
11	<p>That it is again objected to,being wrong the inclusion of names of Ranjay Trehan, Rajesh Sood and Manu Sood in the history of ownership of the property as done at page 55 of the draft report for the reasons already mentioned above.</p>	<p>The Names of Sanjay Trehan, Rajesh Sood and Manu Sood have been added as interest Holders claiming partnership in the property according to documents provided under Letter No. LCD-F (5)-2/2001-II-Loose Dated 1st February, 2016 by the Language and Culture Department (GoHP). Deciding Title/ownership to land does not fall under the purview of the SIA Study.</p>

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12	It is wrong and strongly objected to include the name of Smt.Sukarama Devi in the list of effected families at page 60 of the draft report as membership of Hindu Undivided Family, Ram Krishan & Sons whose karta was Lala Ram krishan. Sukarama Devi his daughter had been married long time back in the year 1944 and also being a female could not be included as a member coparcener of Hindu Undivided family as per the law existing at the relevant time. The conclusion to include the name of Smt.Sukarama Devi was absolutely wrong. Even in revenue records, nowhere.the name of Sukaram Devi existed as owner or title holder and it seems these records were never examined thoroughly and properly while preparing the report.	The Names of Rajesh Sood and Manu Sood (Legal Heirs of Smt. Sukarma Devi) and Sh. Sanjay Trehan have been added as interest Holders claiming partnership in the property according to documents provided under Letter No. LCD-F (5)-2/2001-II-Loose Dated 1st February, 2016 by the Language and Culture Department (GoHP). Deciding Title/ownership over land does not fall under the purview of the SIA Study.
13	Names of Rajesh Sood, Manu Sood and Ranjay Trehan have again been included wrongly, for the reasons already explained, in demographic table at page 56 of the draft report despite the remarks in the draft report that Shri Ranjay Trehan could never be traced or contacted. It is not understood, how his name was fished out to be included at various columns of the draft report when he was never available nor any records show his title. The report of the Land Acquisition Collector Shimla during the acquisition proceedings of the year 2013 clearly excludes his name from being a title or interest holder in the property intended to be acquired.	The Names of Rajesh Sood and Manu Sood (Legal Heirs of Smt. Sukarma Devi) and Sh. Sanjay Trehan have been added as interest Holders claiming partnership in the property according to documents provided under Letter No. LCD-F (5)-2/2001-II-Loose Dated 1st February, 2016 by the Language and Culture Department (GoHP). Deciding Title/ownership over land does not fall under the purview of the SIA Study.

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14	<p>It is a very clear case of malafide treatment of owners by the H.P government with respect to Bantony Estate Under the heading LIVLIHOOD of the draft report. It is absolutely wrong to say that the owners have or had no Livelihood from this vast property. It was under tenancy of H.P government till the beginning of the year 2011 as also with two private individuals who used to run canteen here while government offices were functioning. There was ample scope of livelihood and many projects being the best and premium sight in the town, but the same was always marred and blocked by H.P government and one particular political party because of battles between the ruling and opposition parties by issuing repeated notices and actions of acquisition and refusal to vacate the premises under tenancy. Even when the owners got vacant possession of the property and tried to restore it to give it a decent and presentable look for earning livelihood to a very large family, false excuses reasons of heritage etc. were quoted by the government to stop the legal repair and restoration work thus causing a huge financial loss of more than rupees twenty lakhs to the owners. When the clarification of these obstacles was sought and found to be without basis another futile attempt to acquire the property in the year 2013 was initiated. The property was under the shadow of MALAFIDE acquisition right since the year 1968 to 1971, 1975 to 1986, 1986 to 1996 (when the Hon'ble High Court intervened to set aside a wrong award) again from 2004 to 2008 (when takeover through negotiation was finalized ,only to back out after giving false assurances of takeover). It can under no stretch of imagination be said that this property did not or could not provide livelihood to the owners.</p>	<p>The property has not served as a primary source of livelihood for the family from more than 4 years now.</p>
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15	It is again objected to the names of Rajesh Sood , Manu Sood and Ranjay Trehan in VALUNERABLE GROUP at page 67, (Para6,3) of the draft report. Mere verbal or unsupported claim of title or stake in the property cannot be made part of assessment of social impact. For example if one hundred false claimants are arranged to claim a stake on verbal statements by any owner or a person who may not be interested in the acquisition, it would become almost impossible to proceed with the acquisition as the determination of the correctness of the stake of such false persons claiming to be stake holder will consume so much time that the entire acquisition proceedings would be liable to lapse because of time limitation under various section provided under the new acquisition act of the year 2013	The Names of Rajesh Sood and Manu Sood (Legal Heirs of Smt. Sukarma Devi) and Sh. Sanjay Trehan have been added as interest Holders claiming partnership in the property according to documents provided under Letter No. LCD-F (5)-2/2001-II-Loose Dated 1st February, 2016 by the Language and Culture Department (GoHP). Deciding Title/ownership over land does not fall under the purview of the SIA Study.
16	It is repeated again and objected to include the name of Smt. Sukarma Devi as member or coparcener of Hindu Undivided family whose Karta was Sh. Ram Krishan as has been done at page 68 of the draft report under the heading kinship pattem at page 68. This is contrary to legal provisions.	Necessary corrections have been made accordingly
17	The suggestion in the draft report under the heading MITIGATION MEASURES at page 76 of the report for compensation to interested persons is objected to because it is well known fact and existing procedure that the collectors, Land Acquisition throughout the state of H.P. never take any steps to assess the correct MARKET VALUE nor do they allow the claimants of compensation to lead evidence to prove the correct market rate before announcement of award. The land Acquisition Act provides that market value along with solotium etc is to be given to the person who are interested or effected but the collectors avoid it and announce the awards on the basis of circle rates thus shifting the burden of assessing the market value of the property being acquired to higher Courts. This approach of the collectors is a clear cut case of adopting an attitude of shirking the duties of assessing the market rates assigned under the acquisition act and as such causes unnecessary inconvenience and litigation etc.	The Compensation shall be decided according to the Provisions of the RTFCTLARR Act, 2013

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18	It is also objected to the process of assessment of true negative mitigation at page 77 of the report. No ways have been suggested to overcome such impact or actual cost assessed. It is a vague approach as put in the draft report.	Due to non-availability of a detailed project proposal/feasibility study, project costs and phases, proposed infrastructural facilities, workforce requirements, outputs, risks, production targets a detailed analysis could not be performed.
19	It is submitted that an observation at page 78 in draft report is absolutely right that no approach to remaining land will remain if partial acquisition of the property as proposed by the government . This will render the balance acquired land in Bantony Estate as useless and unapproachable by the owner. This observation in draft report also strengthens the plea of the owners that if acquisition is to be done, it should be done for the entire Bantony Estate and not partial 3874 Sq Meters.	In Accordance with the report
20	It is again a casual objectionable approach while preparing this draft report about increase in number of visit of tourists as at page 81 No. efforts have been made or depicted in the report as to how many tourists ever visited the existing museums so that any comparison could be made. This surmise seems to please the persons who intend to execute this project.	Does not fall under the purview of the Social Impact Assessment Study
21	In conclusion, it is submitted that the draft report at pages 91 and 93 has rightly observed and finally recommended that the entire estate should be acquired to reduce the mitigation circumstances as well as complexities. This is also correct more opportunities for increase of tourist influx and other facilities to the public as well as to the town.	In Accordance with the report

Annexure XIV: Transcription of the public Hearing Conducted

विडिओ क्लिप 1 : जनसुनवाई की शुरुवात और बैनर की रिकॉर्डिंग

विडियो क्लिप 2 और 3

मनु सूद : “हमारा आलरेडी कोर्ट में सिविल सूट चला है और उसपे स्टे भी है और जो टोटल प्रॉपर्टी है उसका पार्ट है ये बेंतनी कैसल हमारी इसमें ऑब्जेक्शन है। सबसे बड़ी ऑब्जेक्शन हमारी ये है की जैसे आप बोल रहे हैं की 19,000/20,000 स्क्वेयर मीटर है एंड गवर्नमेंट उसका एक पार्टिकुलर पार्ट ले रही है तो फिर अगर लेना ही है तो फिर सारा लो। वो पार्ट ले के सिर्फ बाकी सारा बेकार हो जायेगा हम तो खुद चाहते हैं की गवर्नमेंट ले और कुछ ऐसा जैसा प्रोजेक्ट हो टूरिज्म से रिलेटेड हो ये जैसे आर्ट एंड कल्चर का म्यूजियम बना रहे हैं तो ये एक अच्छी चीज़ है शिमला शहर के लिए बट एटलीस्ट ये है की इसके को-ओनर हैं जैसे की हम हैं वो न मरे इस चीज़ के लिए।

ये जो प्रॉपर्टी है ये मेरी दादी जी के फादर ने खरीदी थी। मेरी दादी के 5 ब्रदर्स थे और वो अकेली सिस्टर थी एंड जो जैसे की हमारे कल्चर में लड़की को जो देना हो वो उसको खुद मिल जाता है। तो हमें तो ये था की जब डिविज़न होगा तो जो दादी का शेयर है वो उन्हें खुद मिल जायेगा। तो वी आर जस्ट सरप्राइज्ड की 2014 में जब ये दोबारा से अक्वायर कर रहे थे तो नोटिस वगैरह आया तो उसमे हमारा कहीं नाम कहीं रिफ्लेक्ट नहीं हुआ। हमने बात की तो कोई नतीजा न निकलने पर हमें कोर्ट जाना पड़ा। जहाँ ओनरबल कोर्ट ने एकदम से हमें स्टे दे दिया क्योंकि कोर्ट की भी एक रिसर्च टीम होती है और उस समय नगी साहब एस डी एम् थे और उन्होंने भी देखा की इस केस में कहीं न कहीं कुछ गलती हुई है स्टे हो गया। और अब हमारा ये केस एविडेंस पे पहुँच गया है”

जीतेंद्र : “आपकी दादी जी का नाम क्या था ?”

मनु : “उनका नाम सुकर्मा था । काफी साल पहले किसी ने भी ये नहीं सोचा था की RTI आर टी आई से सारे डॉक्यूमेंट निकल जायेंगे । जो उस टाइम उन लोगों के कुछ सोर्सिस थे। तो उन्होंने उन सोर्सिस का इस्तेमाल करके हमारी दादी जी को प्रॉपर्टी से बाहर कर दिया।”

विराल : “तो एक बार तो हुआ होगा एंटर नाम?”

मनु : “हांजी। एक बार तो एंटर हुआ था नाम और जब ये नाम में चढ़ी तो उस टाइम एंटर हुआ था मतलब नॉट० ओनली बेंटनि बट बाकी जगह पर भी थी। तो कोर्ट इसकी कार्यवाही पर लगा है। मैं पार्टीकुलरली किसी का नाम नहीं लेना चाहता जो है वो खुद सामने आ जायेगा । हम तो ये है की अगर मेरी दादी इसमें शेयरहोल्डर नहीं थे तो उनका नाम क्यों आना था? नाम आया और उसके बाद बाहर निकल गया और भी जो प्रोपर्टीस हैं उसमे उनका 1/6th शेयर है जैसे की बियर खाना है, हमारा गाँव है, वहां तीन चार ज़मीनें हैं, तो ये बात है की जो शिमला की प्राइम प्रॉपरटिस थी, वहां से उनका नाम गायब हो गया, और बाकी जगह रहा इसलिए हमें कोर्ट जाना पड़ा तो ये तो अब सिविल सूट है और सारा डाक्यूमेंट्स पे ही बेस्ड है।

हमने ये व्यू पॉइंट किसी एडवोकेट से नहीं लिया है। ये हमारा पर्सनल व्यू पॉइंट है

अभी तक कोई बंटवारा नहीं हुआ है। श्री राम कृष्ण जी इस प्रोपर्टी के मेन ओनर थे उन्ही के आगे लीगेज है उनके डायरेक्ट बाद ये प्रॉपर्टी बेटों के नाम चढ़ गयी उनके आगे संस , गेंड संस है।”

जीतेंद्र : “राशी और मुदिता के कॉन्टेक्ट्स ?”

मनु : “मैं राशी और मुदिता के कॉन्टेक्ट्स के कॉन्टेक्ट्स अरेंज करने की कोशिश करूंगा।”

विडिओ 4 और 5

विश्वनाथ : “हमारे साथ कोई नेगोशिएशन नहीं हुई । ये तो आप लिख के भेज दो हम बता देंगे कि हमें मानना है या नहीं ...बात खत्म ।”

विडियो 6, 7 और 8

अजय मल्होत्रा: “जी हमारी एक सोशल वेल्फेयर ऑर्गेनाइजेशन है तो ये उसके बारे”

जीतेंद्र: “कौन सी ऑर्गेनाइजेशन है ?”

अजय मल्होत्रा : “सोशल वेल्फेयर ऑर्गेनाइजेशन.... ये जो म्यूजियम वगेरह बना रहे हैंमैं यहाँ था नहीं आई वाज आउट of आफ टाउन ।

ये जो बंटनी कैसल है उपर म्यूजियम का सोच रहे हैंजो पुराने म्यूजियम है शिमला के वो भी करंटली मेन्टेन नहीं हो पा रहे हैं , गोवरमेंट कोई अच्छी एक्टिविटीज हो तो बोहोत अच्छा होगा कोई बच्चों के रिगार्डिंग हो या कुछ और हो जितना मेरा सर्कल है उतने मैंने सिग्न करा दिए हैं ।”

विराल : “ये जो लोग हैं वो दीज आर मतलब ऑर्गेनाइजेशन के मेम्बर हैं या जनरल लोग हैं ?”

अजय मल्होत्रा : “ये नोर्मल लोग हैं ऑर्गेनाइजेशन के तो एक दो हैं बाकी तो आम जनता हैं”।”

जीतेंद्र : “हम इसे ऑर्गेनाइजेशन का रिप्रजेंटेशन माने या आम पब्लिक का ?”

अजय मल्होत्रा : “पब्लिक का ही ...”

जीतेंद्र : “रिप्रजेंटिद बाय सोशल वेल्फेयर ऑर्गेनाइजेशन ।”

अजय मल्होत्रा : “कुछ करना ही है तो कुछ अच्छा करो शिमला की प्राइम प्रोपटी है ... कुछ अच्छी एक्टिविटी करना जरूरी है ..ये रूट इतना अच्छा हैदेयर इज ए नीड ऑफ पार्क।”

विराल : “हमने यह रिपोर्ट में डाला है कि म्यूजियम के साथ साथ पब्लिक पार्क जैसा कि आप बोल रहे हैं हमने ये रिकमेन्डेशन डाला है कि वी आर गेटिंग एनफ स्पेस तो म्यूजियम के साथ साथ पार्क भीवी हेव पूत ए रिकमेन्डेशन कि स्टेट मुजियम जो चौड़ा मैदान में है उसे अगर यहाँ शिफ्ट किया जाए तो”

अजय मल्होत्रा : “म्यूजियम तो शिमला है और ये प्राइम जगह पर है स्टेट म्यूजियम को सब जानते हैं वल्ड वाइड सब जानते हैं उसको तो एक और बनके कोई फायदा नहीं है नहीं मैं तो कह रहा हूँ कि कोई पार्क वगेरह हो, इन प्लेन्स वी फाइंड पावर्स एंड सोसाइटी वगेरह में पार्क होते हैं जहाँ सब जा सकते हैं कुछ ऐसा करो जहाँ ओल्ड लोग जा सके ”

विराल:- “पार्क इन सच ए प्लेस मेय नॉट बी वेरी फिजिबल आई एम टराईंग टू गेट यू आईडिया शिमला में दो क्लब है ।”

अजय:- “ईट ईस टू डिफिकल्ट टू गेट मेम्बरशिप इन एगसिटिंग क्लब्स ऑफ शिमला। आई सुजेस्ट ए पार्क और ए क्लब वेयर आम जनता को बेनिफिट हो।”

विराल :” आप उन लोगों के कांटेक्ट डिटेल्स और डेसिगनेशन ओकुपेशन वगेरह करवा दीजिये जो इस तरह की पावर्स का समर्थन करते हैं।”

अजय मल्होत्रा :” हां वो मैं कर देता हूँ ...मेल ...कर देता हूँ “

विडियो 9, 10, 11 और 12

विश्वनाथ : “ हिमूण्डा के अपने लैंड रेट क्या है? मैं ये पूछना चाहता हूँ की क्या मुझे न्यू शिमला के रेट्स से भी कम रेट्स मिलेंगे ? मैं जनरल बात कर रहा की गोवर्मेन्ट को ये नहीं मिलेगी अगर वो ऐसा चाह रहे हैं । अगर वो मानते हैं तो ठीक है ।”

विश्वनाथ:- “पब्लिक को क्या फायदा होगा ? जनरल पब्लिकेट लार्ज व्हेदर ऑफ शिमला और टूरिस्ट ? यंहा एक ट्रामा सेंटर होना चाहिए । बीमार हो जाये तो कोई सनोडन जाते हैं । गाड़ी नहीं पहुँचती है विंटर में । एम्बुलेंस नहीं पहुँच पाती है । कई और चीजे हैं । देयर आर मेनी थिंग्स । मैं राजेश सूद और मनु सूद के सुझाओ देखना चाहता हूँ एक बार । ये किसकी

है ? किस ऐन जी ओ की रिपोर्ट है । यंहा एक ट्रामा सेंटर होना चाहिए । बीमार हो जाये तो कोई सनोडन जाते है । गाड़ी नही पहुँचती है विंटर में । एम्बुलेंस नही पहुँच पाती है । कई और चीजे है । देयर आर मेनी थिंग्स । मैं राजेश सूद और मनु सूद के सुझाओ देखना चाहता हूँ एक बार । ये किसकी है ? किस ऐन जी ओ की रिपोर्ट है ।

राजेश और मनु ईटीसी. हमारी सिस्टर के बच्चे है । राजेश, मनु और वो लडकियां । आवर फादर डॉयेड इन थे ईयर 1980, आवर सिस्टर डॉयेड 29 इयर्स लैटर । सिस्टर के बेटे की डेथ 2013 या 2014 में हो गई

(मनु के फादर) आवर सिस्टर नेवर क्लेमड अन्य शेयर इयूरिंग हेर लाइफ टाइम क्योंकि 1944 में मेरी सिस्टर की शादी हो गए थी । आज से 60 से 70 वर्ष पहले और इंडिया लॉ में डॉटर्स का कोई हक नही होता था । लॉ क्लियर बोलता था । उनके टाइम में तीन एक्वीजीशन हुई । 86,75,2004 । कभी उन्होंने क्लेम नही क्या । सिस्टर की डेथ 2009 में हुई कंही उनका रेवेनुए में रिकॉर्ड नही था ।

जब 2013 में एक्वीजीशन हुई राजेश बगैरह को किसी ने बोल दिया की क्लेम कर दो । जब भी कोई लैंड अकुइजिशन का क्लेम आएगा तो सिम्पल ही आएगा, उसपे कोई कोर्ट फीस नहीं लगेगी तो उन्होंने अप्लिकेशन डाल दी यह सोच की चलो मिल गया तो ठीक वरना। दे हैड नथिंग टू लूज़। उस बेसिस पे उन्होंने अप्लिकेशन फाइल् कर दी। अब अगर कोई प्रूफ ऑफ पोजेशन का टाइटल होता तो उनका माना जा सकता था नहीं तो कैसे माना जायेगा । इसी बेसिस पे डिपार्टमेंट ने 2013 में इनको मन कर दिया की कुछ नही मिलेगा ।”

[END]

Annexure XV: Receiving of questionnaires for Mudita and Rashi by Shmt. Veena Sood (mother) and email sent to Mr. Sanjay Trehan requesting his response for participation in SIA

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