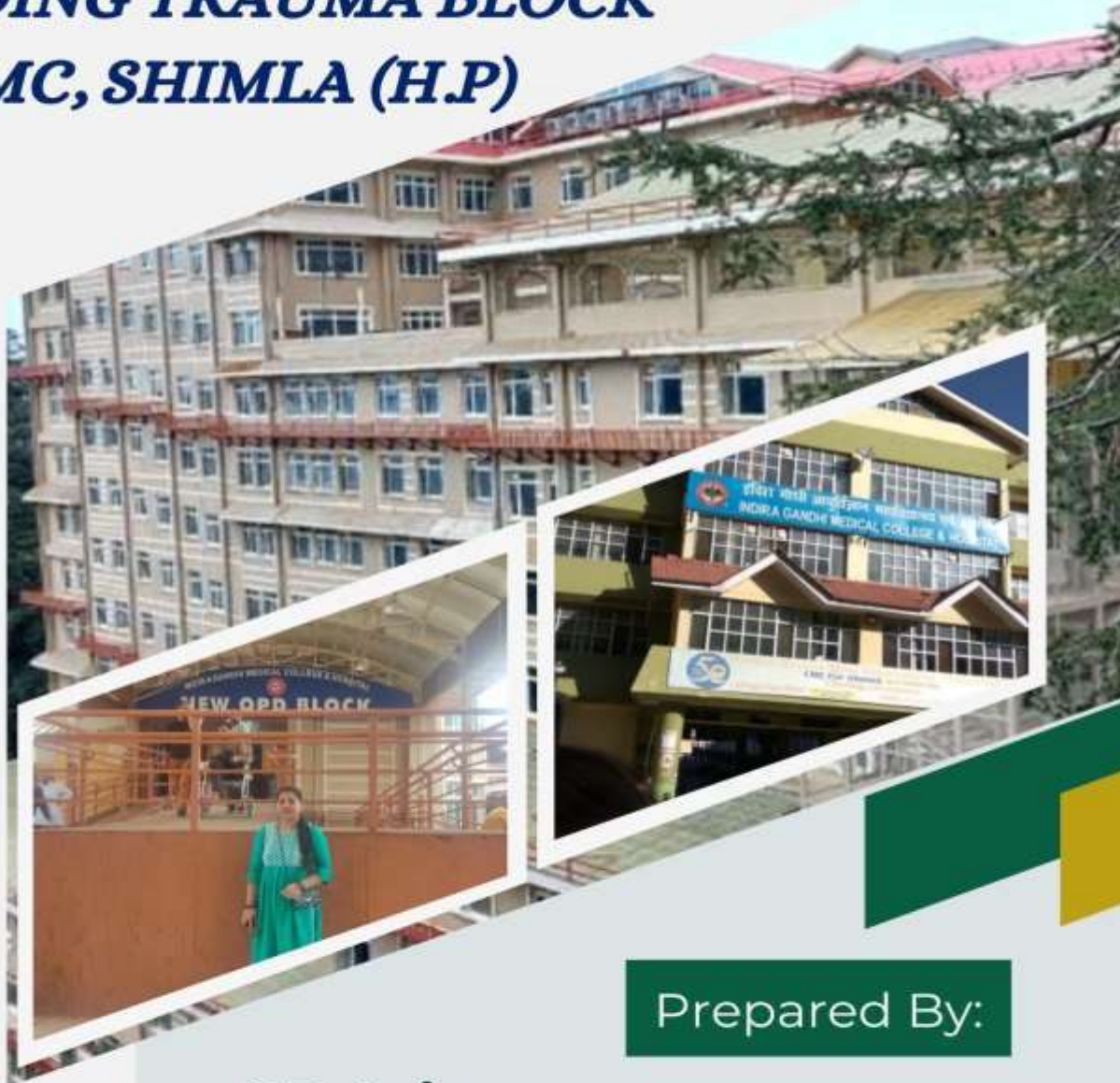


DRAFT SIA REPORT



LAND ACQUISITION FOR CONSTRUCTION OF NEW OPD BLOCK INCLUDING TRAUMA BLOCK IGMC, SHIMLA (H.P)



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Birendra Raturi
(International Director)
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Contents

A NOTE TO THE READER.....	7
Executive Summary	8
CHAPTER 1	11
DETAILED PROJECT DESCRIPTION.....	11
About the Project	11
Project Background	12
Necessity and purpose of the land	14
Project location.....	15
Project Cost	16
Project Alternative	16
Applicable legislations and Policies	17
CHAPTER 2	19
TEAM COMPOSITION, APPROACH AND METHODOLOGY	19
Objectives and Scope of the Study.....	19
Team Composition	20
Approach and Methodology.....	20
Methods and tools used.....	21
Monitoring & Quality Assurance	25
CHAPTER 3	26
LAND ASSESSMENT	26
Land required for the project	26
Land use pattern	27
Land assessment details.....	27
Ownership of Land	27
Land and area holder	27
CHAPTER 4	29
ESTIMATION AND ENUMERATION OF AFFECTED FAMILY	29
Number of residence/ Affected structures.....	29
Loss of common property.....	29
Loss of Individual Assets	30

Estimation and Enumeration of affected Families and Assets	30
CHAPTER 5	31
SOCIO-ECONOMIC AND CULTURAL PROFILE	31
Demographic Profile	31
Socio-Economic Profile	31
Age group	32
Gender	32
Social Group	32
Marital status	32
Religious group	32
Family type and size	32
Educational status	32
Main family occupation	32
Monthly family income	32
No. of earning members	33
Type of house structure	33
CHAPTER 6	34
STAKEHOLDERS CONSULTATION	34
CHAPTER 7	37
SOCIAL IMPACT AND SOCIAL IMPACT MANAGEMENT PLAN	37
Approach to Mitigation in Project Site	37
Social Impact	37
Positive Impacts	38
Negative Impacts	38
Summary of Impact	39
Social Impact Mitigation Plan	40
Measures to Avoid, Mitigate and Compensate	42
CHAPTER 8	43
COST AND BENEFIT ANALYSIS	43
Assessment of Public Purpose	43
Impact on structures and its magnitude	43
Determinants of Compensation	43
Entitlement Matrix	44

Criteria for compensation based on quality of soil/land	46
Land Cost Estimation	46
Conditions and recommendations for the acquisition of land	46
Valuation and Compensation for Immovable Assets	47
Conclusion	47
CHAPTER 9	48
PUBLIC HEARING	48
CHAPTER 9	49
RECOMMENDATIONS	49
CHAPTER 10	50
REFERENCES	50
ANNEXURES	51

List of Tables

Table 1: A snapshot of the RFCTLARR Act 2013 as applicable	17
Table 2: Description of land assets	27
Table 3: Area and land owner details	28
Table 4: Number of residence/affected structure	29
Table 5: Loss of common property	29
Table 6: Loss of individual assets	30
Table 7: Demographic profile of Shimla.....	31
Table 8: Summary of positive and negative impact	39
Table 9: Approach to Mitigation in Project Site.....	40
Table 10: Basic Principles Governing Compensation Structure	44

List of Figures

Figure 1: Project site during initial construction of new OPD block.....	13
Figure 2: Proposed land during new OPD building construction	13
Figure 3: Proposed land to be acquired (marked up in yellow)	14
Figure 4: Project landscaping and proposed land to be acquired (marked in red)	15
Figure 5: Land Map for the Khasra no. for land acquisition (as given by revenue department)	16
Figure 6: SR Asia team- at land site to be acquired	17
Figure 7: Proposed land: Housed by IGMC Shimla by all sides (Marked up in yellow)	26
Figure 8: Stakeholder consultation with JE PWD.....	35
Figure 9: Stakeholder consultation with WI, PWD	35
Figure 10: Stakeholder consultation with PAF	36
Figure 11: Consultation with IGMC, Shimla Stakeholders	36
Figure 12: Water logging in new OPD block, IGMC Shimla	39

ABBREVIATIONS AND ACRONYMS

CPR	Common Property Resources
DPR	Detailed Project Report
DC	District Collector
FGD	Focused Group Discussion
HP	Himachal Pradesh
IGMC	Indira Gandhi Medical College
LA	Land Acquisition
LAP	Land Acquisition Plan
NA	Not Applicable
PAFs	Project Affected Families
PAPs	Project Affected Population
PWD	Public Works Department
R&R	Rehabilitation and Resettlement
RFCTLARR 2013	Right to Fair Compensation and Transparency in Land Acquisition Resettlement and Rehabilitation Act, 2013
SIA	Social Impact Assessment
SIMP	Social Impact Management Plan
Sq m	Square meters

A NOTE TO THE READER...

Definitions

Keywords from the reports are described for better understanding of the report to the reader

1. “Project” refers to the land acquisition for construction of new OPD Block including trauma center at IGMC Shimla (HP)
2. “Project Affected Family (PAF)” refers to the family whose land is proposed to be acquired for the construction of this new OPD block including trauma center at IGMC, Shimla (HP)
3. “Landowner” refers to the individual who has inherited the ancestral property and is the rightful owner in the documents.
4. “Team” or “The team” refers to the SIA team working on the SIA study.

EXECUTIVE SUMMARY

The SIA study is on land acquisition for the construction of a new Outpatient Department (OPD) block and a trauma center is an extension to existing infrastructure of IGMC Shimla. The IGMC management had prepared a detailed project report regarding the land required and infrastructure requirement for expansion of hospital in order to accommodate the constantly increasing number of patients year on year (YoY) basis. Recognizing the importance of health services to be made available for all local patients in Shimla and people coming to IGMC, the decision to construct a new OPD block and a trauma center has already been approved by the Principal Secretary (Health) of the Government of Himachal Pradesh. The construction for this new OPD commenced in 2013 and already in operation, however the extra land area is required to fulfil the additional requirements arised in the form of road, entry to the new OPD block. The infrastructure facilities to be developed are expected to result the following positive outcomes:

- Easy access to the patients and vehicles entry/exit
- Safe passage to the patients and all visiting to the premises
- Creation of direct and Indirect jobs
- Timely and clear passage for the admittance in case of trauma
- Allied facilities

The land to be acquired measuring 1053 Sq m. is lying adjacent to the hospital facility or somewhere in the middle parking and hospital building and thus suits to the hospital to acquire and develop necessary infrastructure such as connecting roads/ widen roads and entry/ exit etc.

As per Notification No. HFW-B-C-/3/2021, dated September 25, 2023, issued under Section 4, Rule 3, the total land area required for this specific purpose is 1053 Sq m., and it is currently under the sole ownership of a single project affected family (PAF). The ownership of this land is based on inheritance, and not utilizing the land for any purpose. More details are as follows

Table: Details of land and attributes

Number of PAF for survey	1.00
Size of the land to be acquire	1053/- Sq m.
Assets and Structures to be acquired	Open unused land
Ownership of land	Individual
Classification of land	Commercial land (as reported by PAP)
Use of land	Vacant

The purpose of the study was to determine the social impact due to land acquisition on the landowners and their families, as well as to develop a social impact management plan (SIMP) for mitigating measures.

The process of conducting the Social Impact Assessment (SIA) commenced by forming a team of experts advising on the SIA study, identifying the project lead and field investigators. The SIA team gathered land data and related documents related to the IGMC through website and data mining on internet. The team initiated this phase by planning the project, preparing the survey questionnaire, and facilitating the signing of the MoU. SIA team conducted a comprehensive review of existing reports and literature on similar projects and studies, including the Detailed Project Report (DPR) and the project feasibility report prepared by IGMC. Subsequently, the team prepared an inception report and was submitted as agreed with HIPA. SIA team leader planned a formal training on Survey questionnaire, land acquisition and section-4 of RFCTLARR 2013 requirements to the field investigators. Engagement and coordination efforts were made with the officials of HIPA and the IGMC for facilitating the information and data on the project and survey work execution.

The data collection and fieldwork were completed by the third week of the September. The field team initiated engaging in discussions with officials of HIPA to gather essential project-related information. Following this, a series of meetings were planned and conducted with the Principal, Additional Director, Medical Superintendent and other heads of departments of IGMC Shimla and other stakeholders. Furthermore, a specific stakeholder consultation process was organized, involving officials from IGMC and the Public Works Department (PWD) to gather more information on the land requirement and need of land.

Parallely, field team collected data through survey questionnaires prepared using ZOHOO survey apps and qualitative data using a standard operating procedure (SOP) made for focused group discussion, interviews and public consultations. Efforts were also made to engage with the municipal councilors and the mayor to gather their views and feedback.

The analysis derived by analyzing data and information gathers during field visits, observations made, views and feedback received from numerous stakeholder engagements are as follows

1. The work order issued has three Khasra numbers: 1771/3, 591/4, and 591/2, however, the SIA team was unable to locate Khasra number 1771/3 in the proposed land area. The information from both the Project Affected Family (PAF) and the records of the revenue department indicate the presence of Khasra number 1551/3 on the proposed land. It is recommended that the appropriate department verifies this discrepancy.
2. The proposed project land is currently vacant and surrounded by the premises of the Indira Gandhi Medical College (IGMC) from all sides. The land contains only two number of trees, with no existing built structures etc. Additionally, there are no common property resources available on the land proposed for acquisition.
3. The purpose of acquiring this land is to expand the entry roads leading to the trauma center. This expansion aims to facilitate the smooth entry of ambulances or any such vehicle and provide hassle free mobility.

4. Officials from IGMC have shared that the proposed land was previously a "nallah" (a water channel or drain) and that the land's elevation increased only after the initial construction of the new Outpatient Department (OPD) block, including the trauma center. They also emphasized that the land is currently surrounded by IGMC premises from all sides, and acquiring the same is essential to widen the pathway and prevent any potentially dangerous situations or conflicts in the future.
5. The landowner has raised concerns that during the initial stages of constructing the new OPD block and the trauma center, IGMC encroached upon part of his land. The Land owner had initiated legal action for his remaining land and seeks a proper verification of his property boundaries to ensure that he receives fair and justified compensation.

This analysis underscores the importance of accurate land verification and the need to address the landowner's concerns to ensure a fair and just resolution for all parties involved in the project.

The proposed land acquisition has been assessed to have minimal social, economic, and cultural impacts on the landowner and poses no environmental threats, given the presence of only two trees standing on the land. Accordingly, it has been determined that the construction of a new Outpatient Department (OPD) block with a trauma center will have more positive effects than negative ones and hence the land acquisition is recommended.

The societal costs incurred by the PAF in terms of land/property loss and livelihood disruption can largely be mitigated through proactive measures. Furthermore, the entire population of Shimla and the surrounding areas stands to benefit significantly from the project. In view of the land proximity and preference to the IGMC Shimla the proposed land is the only option and no alternative is suggested or recommended.

It is recommended that the government strike a balance between environmental and social considerations and benefits while implementing the proposed mitigating measures. Emphasis should be placed on preventive actions initially to reduce the cost of mitigation measures and minimize the project's negative impact as suggested in this report. For further details, additional information can be obtained from the Social Impact Management Plan (SIMP) included in this report.

The SIA team, in unanimous agreement, acknowledges that the PAF is willing to facilitate the land acquisition, subject to compliance with the provisions of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act (RFCTLARR Act) of 2013 and the Himachal Pradesh Social Impact Assessment (SIA) Rules of 2015. It is imperative that the landowner receives adequate compensation for the land.

CHAPTER 1

DETAILED PROJECT DESCRIPTION

About the Project

Land Acquisitions for New OPD block including Trauma Block at IGMC, Shimla is part of the Himachal Pradesh Medical College at Shimla (HPMC) which was established in the year 1966 with admissions of 50 students in the first batch. Indira Gandhi Medical College is affiliated to Himachal Pradesh University, Shimla. With the establishment of Medical College in the State, the hopes and aspirations of the people of the state were met with the standards of health services going on and students benefiting with the advantage of staying home and getting better educational avenues. Medical College then had a modest beginning with makeshift arrangements for hostels etc., but ecstasy of joining the Medical College located in Shimla with its salubrious climate, took away the agony., Himachal Pradesh Medical College was renamed Indira Gandhi Medical College (now popularly known as IGMC in abbreviated form) in 1984. Admission facility was increased to 65 in the year 1978. More PG courses have been added from the session 2002-2005 in the specialties of Radiotherapy (Oncology) and Skin & VD. Total number of PG Degree seats are 96. DNB in Cardiology and MCH in CTVS have been started by IGMC. 187 B.Sc Paramedical students have passed out till 2014. Indira Gandhi Medical College Shimla has also been granted the status of Regional Cancer Center by the Govt. of India, thus providing much needed comprehensive cancer care to the cancer patient. Essential periodical up gradation of facilities for investigations and treatment have been going on regularly and in the year 2005 facility of Open Heart Surgery has been made operational and in 2006 MRI facility has been added. Second Cobalt Unit & 64 slice MDCT are also operational.



Main focus of the Indira Gandhi Medical College & Hospital is to provide high quality patient care services and quality medical education. The hospitals attached to IGMC have total bed strength of 872. Expansion plans are going on despite the constraint of land in hilly terrain of Shimla. OPD including super specialties in IGMC are fully operational and now the patients have better sitting place in sanitized environment.

The proposed land acquisition is in the continuation of the ongoing construction of the new OPD block including trauma center at IGMC, Shimla. The hospital is a premiere institute and is the biggest hospital in Shimla offering services like Cath Lab and Dialysis facilities, Modern medical facilities in Medicine, Pulmonary Medicine, Surgery, Cardiology, Cardiothoracic Surgery, Radiotherapy, Neurology, Plastic Surgery, Pediatrics, Pediatric Surgery, Urology, Obst & Gynae, Neo – Natology, Neuro – Surgery, Gastroenterology, ENT etc. Construction of the new OPD block, special ward and lift block was one of the most ambitious projects for public health in the locality. The project was sanctioned by Principal Secretary (Health), Govt. of HP during the year 2013. The project highlights are as follows:

- 17 stories building
- Lift block (four storey)
- All OPDs will be shifted to this new block which includes Department of E.N.T., Medicine, Ophthalmology, Pulmonary medicine, Orthopedic surgery, Pediatrics, Psychiatry, Surgery and skin.
- In addition to this, two floors have been allotted to the Trauma center.
- One floor has allotted to the Radiology department where DSA has been installed and made functional.
- Facilities of all labs and mortuary has also provided in the new OPD block.

Currently, the building structure and parking lot had been constructed. However, there is a need to enlarge the path for ambulances to enter the trauma center, which is the purpose of the planned land acquisition. The proposal is to acquire 1053 Sq m. of land. The goal of the land acquisition is to widen the entrance to the trauma center so that both ambulances and private vehicles may access with ease.

Project Background

Construction of a new OPD block, including a trauma block, at IGMC, Shimla (HP) is required for the hospital's growth and efficient operation. IGMC Shimla is a prestigious medical institution with a daily visitor count between 2,800 and 3,000, which also increases during certain seasons. The old OPD block was unable to accommodate all the hospital's patients. In addition, patients must go to multiple hospital blocks to access services, causing congestion among patients and visitors. Thus, the hospital administration proposed the construction of a new OPD block, which would include a trauma block, in order to alleviate patient congestion and inconvenience. For the construction, which began in 2013 and is now continuing, it is proposed to purchase 1053 Sq m.

of land. The site will be utilized to widen hospital roads, which would improve ambulance access to the trauma block and minimize hospital traffic congestion caused by private automobiles.



Figure 1: Project site during initial construction of new OPD block



Figure 2: Proposed land during new OPD building construction

Necessity and purpose of the land

The Principal Secretary (Health) of the Government of Himachal Pradesh has authorized the hospital administration's proposal to buy 1053 Sq m. of land in order to construct the OPD Block, which will include a trauma center, in order to meet the hospital's rising demands. People will have easier access to healthcare facilities and improved healthcare facilities in a single building as a result of this construction.

Some of the opportunities and facilities which as a result of the construction are:

- Creation of direct and Indirect jobs
- Accessible healthcare services
- Timely admittance in case of trauma
- Allied facilities

On all sides, the proposed site shares a boundary with IGMC Shimla and there is no access to the road. This area was intended to be bought for the purpose of widening the routes for the new OPD block, so reducing automobile congestion on the hospital pathway and facilitating ambulance access to the trauma center.



Figure 3: Proposed land to be acquired (marked up in yellow)



Figure 4: Project landscaping and proposed land to be acquired (marked in red)

Source: DPR

Project location

The site to be purchased for the building of an OPD block and trauma block is surrounded on all sides by IGMC land. The location of the land to be acquired is depicted in the diagram that follows.

The khasra no. which are to be acquired are: 591/2, 591/4 and 1771/3 (as provided to SR Asia through the work order).

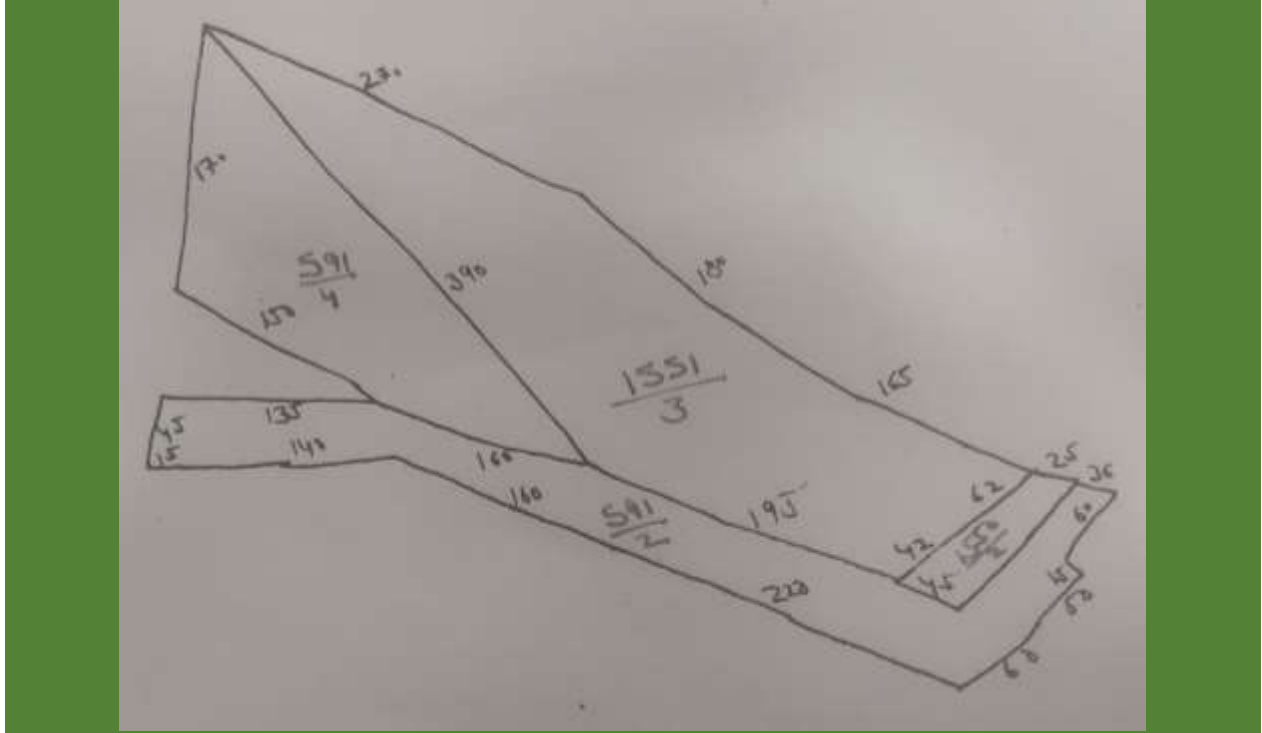


Figure 5: Land Map for the Khasra no. for land acquisition (as given by revenue department)

Project Cost

The cost of the project is 56.20 crore (New OPD 40.77 Crore, Special ward 10.15 crore and lift block 5.28 crore). The said project began in 2013 and is being expanded in various stages.

Project Alternative

The proposed land lies inside the boundaries of the IGMC Hospital, is almost triangular in shape, and is bordered on two sides by roadways. It is suggested to acquire the remaining land in order to construct a driveway in the area that will permit convenient access for ambulances and transports from the trauma center and parking, respectively. The entire area of the IGMC hospital is 77699.64 Sq m., while the proposed land accounts for approximately 1.35 percent of the total project area. In addition, given the space shortage in Shimla, it is appropriate to expand the new OPD block just on the proposed land.



Figure 6: SR Asia team- at land site to be acquired

Applicable legislations and Policies

The proposed project for construction of new OPD block including trauma center requires acquiring of commercial land. In order to protect the interests of the landowner and protect them from the negative impacts of the loss of their land policy outline as per RFCTLARR will be followed to mitigate the impacts of the project.

Table 1: A snapshot of the RFCTLARR Act 2013 as applicable

S. No.	Section	Thematic Directive
1	Section 4 (1) - SIA notification	<ul style="list-style-type: none"> • Social Impact Assessment Study • Total duration 6 months
2	Section 5	<ul style="list-style-type: none"> • Public Hearing for SIA final report
3	Section 6 (1)	<ul style="list-style-type: none"> • Publication of SIA Report including SIMP
4	Section 7(1) - SIA Report for evaluation by expert group	<ul style="list-style-type: none"> • SIA by Expert Group • 2 non official social scientist, 2 representatives of Panchayat, Gram Sabha, 2 experts on rehabilitation and 1 technical expert in subject area

		<ul style="list-style-type: none"> • Publication of recommendation • Total duration 2 months
5	Section 8	<ul style="list-style-type: none"> • Examination of proposals for land acquisition and SIA report by appropriate Government
6	Section 11 (1) - Notice to acquire land	<ul style="list-style-type: none"> • Publication of preliminary notification for land acquisition
7	Section 11 (5) – Land record updation	<ul style="list-style-type: none"> • Updating land records duration 2 months
8	Section 14 – Action to be taken on SIA lapse period	<ul style="list-style-type: none"> • If section 11 (1) not published within 12 months (18 months from the date of 4 (1) notification) after the submission of SIA report under section 7, such report will lapse. Then fresh SIA to be done before acquisition under section 11. • Appropriate government shall have the power to extend the period of 12 months.
9	Section 15(1) – Hearing of objections.	<ul style="list-style-type: none"> • Within 60 days from the date of 11(1) notification.
10	Section 16(1) – Preparation of R&R Scheme.	<ul style="list-style-type: none"> • After the publication of 11(1) notification by collector, Administrator for R&R shall conduct census survey of affected families. • Administrator (appointed by Government of HP) will be not below rank of Deputy Collector or equivalent official of Revenue Department.
11	Section 26	<ul style="list-style-type: none"> • Determination of the market value land by Collector. 21 Section 27
12	Section 27	<ul style="list-style-type: none"> • Collector will determine the work of compensation to the land owner.

CHAPTER 2

TEAM COMPOSITION, APPROACH AND METHODOLOGY

SR Asia is an ISO 9001:2015 certified International Organization, registered under Section 8 of the Companies Act-2013 headquartered in India and has a presence in over 12 countries in the Asian region. SR Asia works in the sustainability domain and work with the government, public and private sector, and multilateral agencies. The organization has professionals who are qualified and have expertise in diverse disciplines functioning at all levels. The team consists of Management professionals, Economists, Social Scientists/anthropologists, etc. The organization has experience in conducting Social Impact Assessments in various states of the country. SR Asia is empaneled with various state governments such as Himachal Pradesh, Daman and Diu, Dadra and Nagar Haveli, Jharkhand, etc. for conducting SIA studies as per RFCTLARR-2013.

Section 4 of the RFCTLARR Act 2013 requires that all SIA studies undertake surveys /public consultations as part of the study. SIA aims to ensure that all stakeholders interested in a proposed project including project beneficiaries and the general public in the vicinity of the proposed project be identified and their opinion considered during the project planning, design, construction, operation, and decommissioning phase. In compliance with the requirements of the regulations, the SIA team conducted the assessment during September 2023 and interacted with PAFs, local self-government leaders, and other stakeholders of the current project. This chapter illustrates the approach and methodology adopted for undertaking the SIA and gives an overview of the SIA unit and the activity schedule of the study.

Objectives and Scope of the Study

The SIA study was carried out with the following objectives in mind:

- To assess whether the proposed land acquisition for the project would serve public purpose;
- To estimate the number of affected families, magnitude of land assets based on the actual holdings of the families and the number of families among them likely to be displaced physically or economically due to land acquisition;
- To identify the extent of lands, houses settlements and other common properties likely to be affected;
- To examine whether the extent of land proposed for acquisition is the bare minimum necessary;
- To find out whether an alternative site has been considered for the purpose;

- To study the social impacts of the project by covering both direct land loser households as well as the indirectly affected households due to loss of common property resources (CPRs), socio-economic infrastructure etc. and the impact of these costs on the overall costs of the project vis-a-vis the benefits of the project;
- To suggest remedial intervention measures by designing appropriate policies and programmes through a social impact management plan or mitigation plan (SIMP).

Team Composition

SR Asia constituted a team led by Ms. Jaya Yadav (Project Head) and local field investigators was guided by Mr. Birendra Raturi. The team members are postgraduates in social work/sciences and well-versed in investigating social phenomena, undertaking interviews and questionnaire surveys, conducting group discussions, and PRA techniques to elicit information on the subject of inquiry. All the team members have prior experience in conducting SIA.

Approach and Methodology

In view of the RFCTLARR Act 2013 all initiatives have been taken to fairly identify the rights of PAFs, PAPs and indirectly affected families and people to discuss the project in detail. The advantage the project will bring for directly and indirectly families and the opportunities the RFCTLARR Act 2013 brings to compensate PAPs fairly for their rights to compensate in fair and transparent manner of land acquisition.

The team has looked for the notification released in the newspaper to see that the impacted population is well informed prior to social impact assessment study. The project team has further utilized the opportunity for bringing the people views, opinions, feedbacks, various means and mechanisms such as meeting public representatives, PAPs, one to one discussion, verification of PAPs complete details.

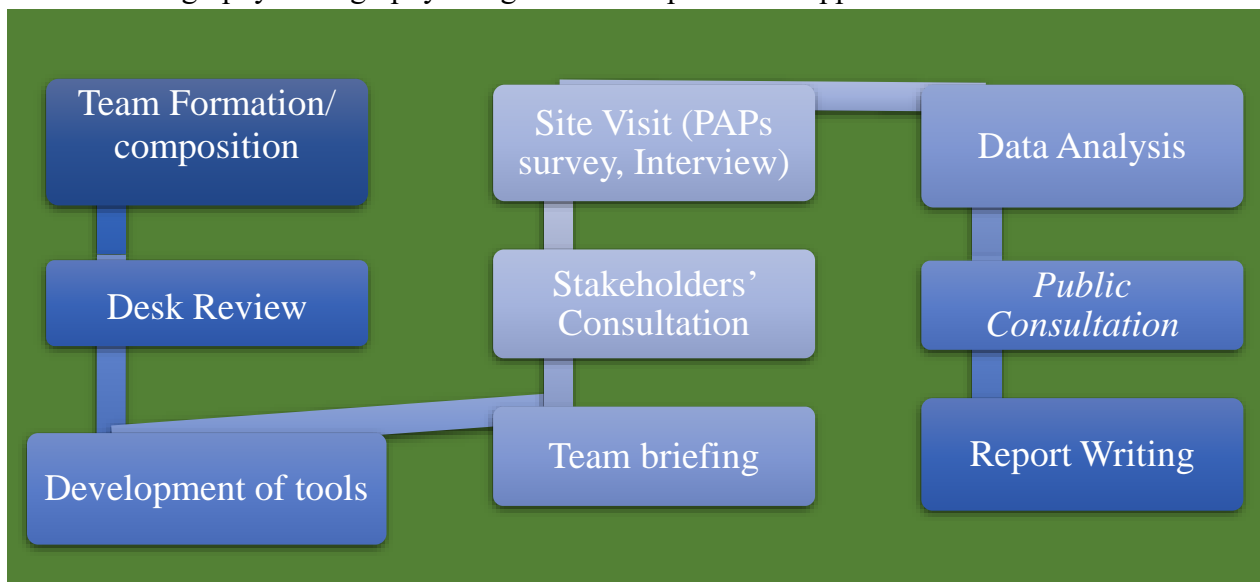
Further for minimizing the communication gaps a team of locally and trained by SR Asia experts were used to collect data, brief communities and bring maximum participation by organizing public meetings, personal interviews, focused group discussions, etc. The views, feedbacks and concerns of the PAPs has been highlighted as is to reflect the fundamentals of the act for maximum transparency and minimal modulation of the impact.

The approach to study the social impact of construction new OPD block along with trauma center was planned in a manner to cover the requirements. It involved a combination of qualitative and quantitative research methods such as desk research, public consultations with project affected population and public representatives, focus group discussions and Questionnaire survey.

Methods and tools used

A mix of qualitative and quantitative methods was used for the SIA study. These methods helped in understanding the profile of the village, the socio-economic profile of PAFs, the potential impact of this project, and mitigation measures that can be adopted to minimize the negative impacts of the project. The following methods and tools were adopted for the SIA study:

- Desk review
- Site visits
- A questionnaire using ZOHO survey App
- Stakeholders' Consultation
- Public Consultation/ focus group discussion
- Photography/videography using Time-Stamp Camera App.



Desk Review

The RFCTLARR Act 2013, HP SIA Rules 2015, available reports, project-related documents and records from the Department of Revenue and Land Reforms, and literature including maps, details of landowners, etc. were reviewed during the study. This was done to understand the socio-cultural and economic status of PAFs, the magnitude of the impact of the project, and measures that can be taken to mitigate the negative impacts of the project. Desk review also helped in developing tools for primary data collection.

Site Visit

The project team physically visited the land that was to be acquired to make an independent assessment of the resources on the project land and the land use pattern. Site visits also helped in assessing the potential impact on the land.

Questionnaire Survey and FGDs

To understand the socio-economic profile of affected families and all categories of impacts of the project, a questionnaire was prepared. The online questionnaire (prepared from the Zoho survey) consists of both open and close-ended questions eliciting information required as per the provision of the act. A sample of the questionnaire is attached as **Annexure 2** in the report.

Also, Focused Group Discussions were conducted with the PAFs during site visits. These were further analyzed to give a holistic approach to the SIMP (Social Impact Management Plan).

Stakeholders' Consultation

To gain an in-depth understanding of the situation, stakeholders' consultation was conducted with the project affected families, municipal counselors, officials of IGMC, etc. Maps of the project site and other related documents were made available by the office of the IGMC. These documents were used to understand the necessity of acquiring that land, and the benefits that this project will bring to the village, and its impact on the stakeholders. Details of discussions held are mentioned in the following chapter of the report.

Public Consultation

A discussion was held with the PAFs on the background of the land and the potential impact of the project. The discussion helped in understanding the opinion of the PAFs regarding their land to be acquired for the construction of OPD block and trauma center. During the consultation, PAFs shared their concerns and conditions regarding land acquisition.

The data obtained from questionnaire surveys and consultations were analyzed to provide a summary of relevant baseline information on affected populations; all categories of project impact which include the direct and indirect impact of physical and/or economic nature on the people and the general environment. The responses received through the public consultation and socio-economic survey are represented in the subsequent chapters of this report.

Public Hearing

Section 5 of the RFCTLARR Act 2013 envisages that whenever an SIA study is required to be conducted, the government shall ensure that the public hearing should be held at the affected area to ascertain the views of affected families which are recorded and included in the SIA Report. RFCTLARR Act 2013 have prescribed detailed procedure for the conduct of the public hearing. Following the above, SR Asia will organize the public hearing whenever planned by the authorities concerned.

Schedule of SIA study

On receipt of confirmation of SIA work from the SIAU (HIPA), detailed planning of the project activities was worked out. As proposed in terms of reference (ToR), a work schedule was developed.

S. No	Key Stages and Tasks	Timeline					
		D1-D6	D7-D10	D11-D15	D16-17	D18-19	D38-D40
1.	PREPARATION STAGE						
1.1	Project initiation meeting						
1.2	Team Formation Division of sub-team from SIA Team for carrying out each further activity.						
1.3	Identification of key stakeholders and documents for review						
1.4	Preliminary Research Detailed review of all project related documents (Gathering of requisite documents, sketches, maps and other written & verbal information from concerned sources)						
1.5	Tool Preparation Development of macro list of Project tools, questionnaires and pre-requisites for activities/ sub activities						
1.6	Travel planning Logistical and travel planning						
1.7	Field team formation Recruitment and Orientation of Field Enumerators						
1.8	Mapping of the field area and submission of Inception report						
2.	FIELD VISIT AND PRIMARY DATA COLLECTION						
2.1	Field visit/ project site visit						
2.2	Stakeholder consultation Meeting with stakeholders						
2.3	Primary data collection Collection of primary data (Quantitative and Qualitative)						

2.4	Data Entry and data cleaning						
2.5	<i>Completion of field survey and Establishing parameters for data analysis</i>						
3.	REPORT & DELIVERABLES SUBMISSION						
3.1	Data analysis Analysis of the data collected						
3.2	Finalizing elements for the report						
3.3	<i>Submission of first draft SIA report (Hindi & English)</i>						
3.4	<i>Announcement and publicizing of public hearing</i>						
3.5	Public hearing preparation <i>Preparation of visual posters, pamphlets of findings/ summary of SIA report for wide publicity during hearings</i>						
3.6	<i>Conducting Public hearing in the affected villages and finalizing the SIA report</i>						
3.7	Incorporation of findings of hearing in the final report						
3.8	Final SIA Report <i>Submission of Final report (Hindi & English)</i>						

Monitoring & Quality Assurance

SR Asia places considerable emphasis on the overall quality of its process that assures quality of its outputs. Each member of our team believes that quality, ethical and professional (including legal) considerations demand the high standards of performance and professional accountability. These standards are embedded in the team organisation and are specified in internal quality procedures, which are followed for all assignments. All of our assignments are subject to rigorous quality assurance and control.

SR Asia has a worldwide rigorous quality control mechanism set out in a policy document. This policy provides guidance on how global firm-wide risk and quality review policy should be adopted within advisory projects.

SR Asia has well-developed and time-tested procedures to monitor the quality of work at the level of the individual assignments. Whilst the staffs are encouraged to develop personal initiative and to work to the

limits of their capabilities, all work is subject to review by senior personnel. The culture within SR Asia encourages consultation, which in turn promotes quality. All inputs go through three levels of review-Project Manager Review, Director Review and Partner Review carried out at different stages of an assignment.

Our Quality Management is implemented in four tiers:

<p>Quality Planning</p>	<p><i>“Part of quality management focused on setting quality objectives and specifying necessary operational processes and related resources to fulfil the quality objectives”</i></p> <p>The activities related to identifying which quality standards are relevant to this proposed advisory engagement and determining how best to address them. These will be agreed at the very beginning of the assignment.</p>
<p>Quality Assurance</p>	<p><i>“Part of quality management focused on providing confidence that quality requirements will be fulfilled”</i></p> <p>In general, quality assurance activities focus on the processes being used to manage and deliver a solution.</p>
<p>Quality Control</p>	<p><i>“Part of quality management focused on fulfilling quality requirements”</i></p> <p>The inspection of progress and final deliverables to verify that deliverables are of acceptable quality and that they meet the criteria established in the planning process. Quality control will be conducted continuously throughout each project and is a shared responsibility of all team members, the Assignment Leader and the Director.</p>
<p>Continuous Improvement</p>	<p><i>“Part of quality management focused on increasing the ability to fulfil quality requirements”</i></p> <p>The incorporation of quality management outputs to identify areas requiring improvement. Continuous improvement will enable the Assignment Team to incorporate lessons learnt and identified areas for improvement.</p>

CHAPTER 3

LAND ASSESSMENT

Land required for the project

The IGMC Shima will acquire a total of 1,053 Sq m. of land for the building of the new OPD block and trauma block. The development of the hospital is the major aspect of health and societal development.



Figure 7: Proposed land: Housed by IGMC Shimla by all sides (Marked up in yellow)

Land use pattern

During the discussion with the PAF, he stated that the area to be acquired is commercial land and that he wanted to construct a hotel on it in the future. Nonetheless, the land is now unutilized. In the impacted area, no Common Property Resource (CPR) can be found. During the site visit by the SIA team and contact with the PAFs, no changes in the land use pattern were seen and the area had been left undeveloped for an extended period of time.

Land assessment details

The project team visited the site and confirmed the provided information with the Land Acquisition office. Information is provided in the table below:

Table 2: Description of land assets

Description	Land assessment and assets verification
<i>Land Ownership (proposed land to be acquired)</i>	As per LA notification, the said land belongs to the PAFs.
<i>Land use details of the area of operation of the proposed land</i>	As per PAF the project is already approved by the government and some parts of his land are already encroached by the hospital authorities. The PAF has taken a court stay for his remaining land which was left unused.
<i>Determining the necessity for land acquisition</i>	There was a need for new OPD building in the hospital premises. This project is required to improve the healthcare facilities in the area of Shimla.
<i>Common property resource (CPR) that may be disturbed due to proposed land acquisition</i>	Nil

Ownership of Land

The land to be purchased is wholly owned by a single family. Regarding land ownership, the PAF possesses self-ownership. During the field investigation, the impact's magnitude was also assessed. As survey-derived information, PAF is unaffected by acquisition.

Land and area holder

SIA team gathered the information on projects and other details such as land etc. from IGMC Shimla. Further details are given below:

Table 3: Area and land owner details

S. No.	Khasra No.	Ownership	Status
1.	591/2	Mr. Sunil Sood	Traceable
2.	591/4	Mr. Sunil Sood	Traceable
3.	1771/3	-	This Khasra no. (as given in the work order) is not-traceable by the SIA team. However, IGMC Shimla and records of revenue department present records of Khasra No. 1551/3 on the proposed land to be acquired.

The land assessment suggests that the proposed land area is vacant of any built structures and common property resources. The soil of the land is good enough for plantation but as of now there are only two no. of trees on the proposed land and the rest of the area is bare of anything.

CHAPTER 4

ESTIMATION AND ENUMERATION OF AFFECTED FAMILY

This chapter describes in detail the directly affected landowner and the impact of the construction of new OPD block including trauma block on their families, properties, resources, etc. The proposed land is an open plot and there is no structure at the proposed land since the project will not have impact on their family and resources. As mentioned above, 1053 Sq m. of land to be acquired is spread over three khasra numbers, which will be impacted by the development of the project.

Number of residence/ Affected structures

The land to be acquired is not being used as of now. The table below briefly describes the estimation of the affected property.

Table 4: Number of residence/affected structure

S. No	Category of loss	Description
1	Total Land Area	1053 Sq m.
2	Structures	No structure found
3	Environmental	2 trees on the proposed land
4	Livelihood	Loss of land
5	Common Property Resource	Nil
6	Any Others (cultural heritage)	Nil

Loss of common property

Any common property will not be affected by the construction of new OPD block and trauma center.

Table 5: Loss of common property

S No	Particulars	Total Number
1	Temple	Nil
2	Masjid / Gurudwara/Church	Nil
3	Hand Pump	Nil
4	Transformer	Nil
5	Electric poles	Nil
6	Water Bodies	Nil

7	Government Structures	Nil
8	Educational Institution	Nil
9	Drainage and sewer line	Nil

Loss of Individual Assets

The project will have an impact on private property in the form of land loss. Information is provided in the table below:

Table 6: Loss of individual assets

S. No	Particulars	Total numbers
1	Residential Houses	Nil
2	Bore wells	Nil
3	Farm Ponds	Nil
4	Sheds	Nil
5	Compound walls	Nil
6	Water Tanks or hand pumps	Nil
7	Pipeline	Nil
8	Commercial establishments (Shops etc.)	Nil
9	Any other activity	Nil
10	Trees / Garden	2 trees
11	Commercial Plots for renting purpose	Nil

Estimation and Enumeration of affected Families and Assets

For purposes of the Social Impact Assessment, to assess the project impact household/ family is considered as a unit. According to RFCTLA R&R Act 2013 “Families who are losing their income, partially or fully, due to loss of land in the acquisition are considered as Project Affected Families (PAFs). The severity of the effect can be further categorized based on the extent of loss of land under cultivation (either partial or full). If a family is losing their total land under cultivation, then it is considered as fully affected else partially affected”.

As per rule of the HP SIA Act 2015, enumeration of the affected families would be done on the basis of whose land and immovable properties would be acquired. Accordingly, the study team has enumerated the affected families during the survey work.

Under the present study the proposed land to be acquired is 1053 Sq m. is a property of one family and belongs to private ownership. As per the information gathered during the survey it was found that the land is vacant and does not have any built structures or CPR.

CHAPTER 5

SOCIO-ECONOMIC AND CULTURAL PROFILE

This chapter provides an overview of the demographic characteristics of the project area and presents the socio-economic profile of the individuals affected by the project. The primary focus of this chapter is to assess the impact on land and other immovable assets, which has been analyzed based on a comprehensive survey conducted. As part of this analysis, a sample survey was undertaken in Lakkar Bazar, Shimla, and the outcomes of this survey were used to establish the socio-economic status of the Project Affected Family (PAF).

Demographic Profile

Table 7: Demographic profile of Shimla

Category/ Tehsils	Details	Percentage (%)
Total population	171,640	100%
Males	94,586	55.10%
Females	77,054	44.89%
Total literacy	147,798	86.10%
Male	82,822	48.25%
Female	64,976	37.85%
Density/ Km2	159/sq km.	
Distance from nearest railway station	Within city	
Distance from nearest airport	9.7 km	
Common fruits and vegetables grown	Grapes, Pear, Apple, Apricots, Litchis and Plums	
Average monthly income of the PAFs in the city	Rs. 37,000	

Socio-Economic Profile

Detailed socio-economic profiles of the PAFs including family details, demographic information on social classification, education, and occupation, family income, etc. are as follows:

Age group

The average household age in the PAF is between 41 to 50 years old. The age group of landowner lies between 61-10 years of age.

Gender

The landowner is male.

Social Group

PAF belong to the general category.

Marital status

The landowner is married with children.

Religious group

Household was adhering to the Hindu faith.

Family type and size

PAF is a medium-sized family (5-7 members). Although this is not any scientific law but the number of persons in the household and the factor of the size of the households gain importance when compared to the family income of the PAF that impinge on the living conditions of the family members.

Educational status

The PAF is graduate and well educated. It depicts that they have more knowledge about the laws.

Main family occupation

The PAF is involved in small businesses and private jobs.

Monthly family income

The PAFs have monthly family income ranging between 50,000 to 1,00,00. This shows that the PAF falls into high income group.

No. of earning members

The PAF has three earning members in their family.

Type of house structure

The PAF has pucca house. This is also an indicator towards a good socio-economic status and area.

Conclusion

This chapter finds that the neighborhood where the proposed land is located has a high population density and restricted construction land. The PAF is a well-established, educated family in the Lakkar Bazar neighborhood of Shimla with a medium-sized family and a monthly average income between Rs. 50,000 and Rs. The proposed site is a key piece of land for the PAF that offers a variety of income-generating potential.

CHAPTER 6

STAKEHOLDERS CONSULTATION

The SR Asia project team made an attempt to identify and meet with stakeholders for the consultation process. The process was held between 15-18 September, 2023. The team spoke with a variety of stakeholders who are directly and indirectly connected with and affected by the project. The consultation was conducted to gain a better understanding of the project and diverse opinions. Pictures for the same had been attached the stakeholders denied permission for capturing videos of the consultation process. The following is an overview of the feedback and replies of various stakeholders:

Stakeholder	Location of meeting	Responses
Mr. Sunil Sood (Landowner)	PAFs house	He claimed that the land is commercial property. In addition, a portion of his land had already been encroached upon during the construction of the new OPD block.
IGMC Officials	Conference Hall, IGMC Shimla	The responses recorded are summarized below: <ul style="list-style-type: none"> • Previously, the intended area to be acquired was unusable and had depressive basin. With the construction of the new building, the land's depression was filled, and land prices increased. Given that the site is currently unutilized, the PAF should negotiate with the hospital's administration and donate it. • The land is landlocked by the IGMC premises on all sides and should be purchased as it hampers with the mobility within the grounds. • The private land is impeding the entry of ambulance in the area and the land should be acquired to facilitate mobility. Additionally, private land on the site poses a threat.
PWD Officials	PWD Office, IGMC Shimla	<ul style="list-style-type: none"> • The land should be bought to expand the path so that ambulances have easy access to the trauma center, given that the proposed land should not have an impact on the PAF.



Figure 8: Stakeholder consultation with JE PWD



Figure 9: Stakeholder consultation with WI, PWD



Figure 10: Stakeholder consultation with PAF



Figure 11: Consultation with IGMC, Shimla Stakeholders

CHAPTER 7

SOCIAL IMPACT AND SOCIAL IMPACT MANAGEMENT PLAN

This Social Impact Management Plan (SIMP) has been prepared to mitigate negative social impacts of this project according to RFCTLARR 2013 and HP SIA Rues 2015. The 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.

In compliance with section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, resettlement and rehabilitation Act of 2013, the present social impact assessment was carried out with the prime objective to identify the potential socio-economic positive and negative impacts of land acquisition and to develop attainable mitigation measures to enhance positive impacts and reduce or avoid negative impacts and thereby ensure a participative, informed and transparent process of land acquisition for the construction new OPD block including trauma center.

Approach to Mitigation in Project Site

The SIA team made use of a combination of research approaches i.e., quantitative and qualitative, for the identification of various social impact and the mitigation measures. Adoption of a combination of both qualitative and quantitative methodology was intended to obtain a more comprehensive data and more holistic result without excluding any important area of assessment. The mitigation measures proposed were arrived at through a series of interactions and discussions with different categories of stakeholders, viz., the project affected population, IGMC Officials and PWD members. The collected information on social impact was studied and discussed internally and externally with experts in order to frame the mitigation plan. The process of such interactions culminated at framing various measures to mitigate and avoid or reduce the impact.

Social Impact

The area of the SIA study which was limited to an extent of 1503 Sq m. was possessed by one PAF. Information elicited through a multipronged strategy highlighted that the landholder was not happy with the new OPD block and trauma center in the area identified. At the same time, they expressed certain concerns that could affect/impact their social and economic life in the society due to the acquisition of their land. The following provides the major anticipated impacts (both positive and negative) of the proposed project which was discussed by the PAF with the

project team:

Positive Impacts

Responses highlighted that the construction of new OPD block and trauma block will have positive impacts on the people and the area considering future requirements in mind. A few of the major ones cited are:

a) Catering health services to more numbers of people

The new OPD block including trauma center is able to accommodate the ever-increasing footfall of the patients in hospital. The center has a capacity of 850 beds which will be beneficial on the future.

b) Increased Health infrastructure

The new OPD block and trauma center has enabled establishment of new healthcare infrastructure in the hospital. Facilities like Pneumatic drill, fully spinal instrument and craniotomy advanced electrical surgical unit, high pressure steam sterilization for CSSD etc. have been procured for the trauma center. Apart from that other infrastructure is also added to the facility which will improve the healthcare facility in the hospital.

c) Establishment of Trauma Center

Establishment of trauma center will provide opportunities for treatment of emergency cases in the hospital.

d) Development of infrastructure

The construction of new OPD block including trauma center will lead to the overall development of the area in terms of providing easily accessible and integrated health opportunities.

e) Employment opportunities

This is expected that during construction and afterward there will be employment opportunities for skilled and unskilled people.

Negative Impacts

- Construction of the building and associated infrastructure in stream area in the valley may results in water blockage in situation like heavy raining or flooding.
- Bio medical waste generation and use of incineration will pollute the vicinity areas.

- More and frequent movement of ambulances and associated vehicles are cause of road accidents, noise pollutions, air pollution and traffic congestions.
- As such connecting roads are narrow as well and thus related department such as road and highways too shall make provisioning of road widening.
- As Shimla is water stressed, additional demand of water may limit the capacity of the localities.



Figure 12: Water logging in new OPD block, IGMC Shimla

Summary of Impact

A summary of positive and negative impacts had been summarized in the table below;

Table 8: Summary of positive and negative impact

Impact	Negative/ positive	Direct/ Indirect	Temporary / permanent	Major/ Minor
Loss of livelihood	Negative	Direct	Permanent	Minor
Development of Health infrastructure	Positive	Direct	Permanent	Major
Local Development	Positive	Direct	Permanent	Major
Integrated health care facility	Positive	Direct	Permanent	Major

Employment opportunities during and post construction	Positive	Direct	Permanent	Major
Create investment opportunity in public transporting	Positive	Direct	Permanent	Major
Brand value to the city and district	Positive	Direct	Permanent	Minor
Increase local property value	Positive	Direct	Permanent	Minor
Increase in pollution cause health hazards	Negative	Direct	Permanent	Major
Bio Medical waste	Negative	Direct	Permanent	Minor

Social Impact Mitigation Plan

Based on the desk review, field investigations, and consultations undertaken during the social impact assessment study for the construction of new OPD block including trauma center, the following Social Impact Mitigation Plan (SIMP) has been developed to mitigate negative social impacts. Lack of land and loss in future income were found to be the major negative impacts of the project. However, all can be implicitly managed with possible benevolent intentions. In this regards, the following mitigation measures can be adopted:

Table 9: Approach to Mitigation in Project Site

S.No.	Phase	Mitigation measure (Management Plan)
1.	Pre-Construction Phase	<ul style="list-style-type: none"> • Before beginning any activity on the project site, including site clearance, the concerned authority shall pay the best possible land compensation and settle with the landowners. • The IGMC should not begin any operations on the project site until the landowners are compensated, as failure to do so could elicit substantial opposition to the proposed project and animosity among the landowners and the people against the government's tardy pace. Consequently, other ongoing land acquisitions should not impact the proposed project. • The Government should ensure closed workspace by placing/installing fencing with sheets/nets with tiny hole up to sufficient height to prevent spreading of dust and other particles while levelling the land.

2.	Construction Phase	<ul style="list-style-type: none"> • The Requiring Body should use eco-friendly materials for the constructions in the proposed project. • CCTV Surveillance & Monitoring in the construction site has to be ensured for best safety standards which will not only guard the resources/materials but also will provide safety for women laborers while working among male laborers • Sufficient measures should be taken to prevent the open discharge of waste water/ sewage to the roads and private spaces and also to prevent stagnation of waste water/ sewage it will cause to breed insects like mosquitos which cause the spread vector-borne diseases during the construction stage. • There will be chances of occurrences of air pollution and noise pollution during this phase which may impact of the local community. Preventive measures should be taken to reduce this impact.
3.	Operation Phase	<ul style="list-style-type: none"> • Proper bio-medical and hazardous waste management shall be facilitated since it was noted that different types of medical waste including outdated drugs, glass bottles (even shattered) and cotton were discarded openly in and around the premises of the hospital.

Approach to mitigation is further divided among economic, rehabilitation and other measures which are presented below:

Economic measure

- a) The most significant social impact through the construction of the project is the loss of land. Loss of property and the assets due to acquisition of land should be compensated as mandated by the Act under sections 26-31 and which are listed in the First Schedule of the Act for the one household.

Rehabilitation Measures

- a) There are no residential house and construction establishment at the project site so no R&R is recommended.

Other measures

- a) Revenue department should verify the claims of the PAF regarding encroachment of his land and should compensate accordingly.
- b) A public redressal mechanism should be designed at the project site to address the concerns of the directly affected population (if any) during the construction stage of the project.

- c) The landowners shall be suitably compensated
- d) Construction materials & waste should be properly covered/ disposed of during transportation to avoid spillage & dispersion in and anywhere else.
- e) All precautions shall be taken during the construction phase not to hamper and disturb locals.

Measures to Avoid, Mitigate and Compensate

The proponent should ensure that preventive measures are taken to address the issues. A redressal system may be set up with representatives from the revenue department, IGMC Stakeholders and the proponent for the speedy settlement of the unanticipated issues that may cope up during various stages of the project. Comparing/weighing the positive against the negative impacts, it can be easily concluded that the former outweighs the latter reaffirming the identified site as necessary to be acquired for construction of new OPD including trauma center. It is observed that although the landholders for sure lose partial land, their quality of life is likely to not get affected. It is also observed by the SIA team that many of the negative impacts highlighted above can be minimized or reduced further with appropriate and effective mitigation measures/strategies mentioned above.

CHAPTER 8

COST AND BENEFIT ANALYSIS

After careful analysis of the positive and negative impacts of the construction of new OPD block including trauma center, the SIA team compared the cost with its benefits. In the following section, a detailed analysis of benefits and respective costs is presented. The specific cost of the project was made available but as the provisions are estimated and are not exact, hence the exact cost-benefit analysis is not being carried out.

Assessment of Public Purpose

The construction of a OPD Block along with trauma center is inevitable and serves a public purpose to improve the health care facility in the area of Shima (HP). This project will help in provide better healthcare services in their place of living and creating employment opportunities directly and indirectly in the coming years. The project will prove fruitful for the entire community spread over a large area in Shimla and adjoining areas. It can further be established that the public purpose will be certainly served by acquiring the private land and thereby, completing the construction of the project. If the project is completed, it will provide better healthcare services to the people. If the project is stopped, it will not only lead to a loss in funds but also waste of the entire manpower and resources spent on the project till now. Hence, the social costs and benefits of the proposed land acquisition have been assessed assuming that there will be no change in the location of the project or the quantum of land that will be acquired. The revised preliminary estimate for construction of new OPD block including lift block circular road at IGMC Shimla is provided in **Annexure 2**.

Impact on structures and its magnitude

There are no structures on the land to be acquired, but there are two trees on the project site that should be preserved even if the land is acquired and a driveway is built because they are in a corner and most definitely will not hinder the movement on the expanded pathway.

Determinants of Compensation

As per sections 26 and 27 of RFCTLARR-2013, the collector shall adopt the following criteria to assess and determine the market value of land and the amount of compensation. Market value

specified in the Indian Stamp Act, 1899, for the registration of sale deeds or agreement to sell where land is situated, the average sale price of similar type of land situated in the nearest village or nearest vicinity.

As per them, such rates have already been paid by other builders/buyers in the same area. The compensation should be made keeping in mind the provisions of the RFCTLARR-2013 act.

Entitlement Matrix

The PAFs will be entitled to the following types of compensation and assistance packages:

- Compensation for the loss of land at their replacement cost;
- Compensation for structures if any and other immovable assets at their replacement cost;
- Assistance in lieu of the loss of business/ wage income and income restoration assistance;
- Assistance for shifting and provision for the relocation site (if required), and
- Rebuilding and/ or restoration of community resources/facilities

As per sections 26 and 27 of RFCTLARR-2016, the collector shall adopt the following criteria to assess and determine the market value of land and the amount of compensation. Market value specified in the Indian Stamp Act, 1899, for the registration of sale deeds or agreement to sell where land is situated.

- The average sale price of a similar type of land situated in the nearest vicinity,
- Consented amount of compensation as agreed upon under subsection (2) of section 2 in case of acquisition of lands for private companies
- R& R package as per RFCTLARR-2013

The below table shows the Entitlement Matrix according to the category of the impact and the eligibility of R&R as per RFCTLARR. The basic principles governing compensation structure are shown below:

Table 10: Basic Principles Governing Compensation Structure

S. No	Category of Impact	Eligibility for Entitlement	Relevant RTFCTLARR Act 2013	
1	Loss of Land	Titleholder	The market value of the land. This will be determined as per Sections of RFCTLARR Act 2013 by DC. An amount equivalent to current stamp duty	Applicable as per RTFCTLARR Act 2013.

			and registration charges on Compensation amount for replacement of lost assets	
		Affected family/person Land	Land for Land	Applicable as per RTFCTLARR Act 2013.
2	Loss of other immovable Assets	Title Holder	Value of Assets attached to land or building	This will be provided to affected families as per the RTFCTLARR Act 2013 (provision under First Schedule Sl.No.2 (ref. Section 29 of the said Act). This will be provided along with the loss of land and/or the structure which will be finalized by the Collector
3	Loss of Land and other assets	Title Holder	Additional 12% on the market value of land	Value of land, additional 12% per annum to be paid on such market value commencing on and from the date of publication of notification of SIA u/s (2) of section 4 in respect of land, till award or date of taking Possession of land Whichever is earlier.

Criteria for compensation based on quality of soil/land

PAF should get compensation as per the current market rate and loss of assets compensate amount should be given if the same is being acquired. The Land and Revenue Department, Govt. of HP will decide the appropriate compensation as per the RFCTLARR 2013.

Land Cost Estimation

The land to be acquired is completely undeveloped and open, with only two trees. Accordingly, the cost of the land will be determined.

Conditions and recommendations for the acquisition of land

Comparing the impact of the social costs of the project vis-a-vis the benefits that will accrue to the community once the project is completed; the SIA Team submits the following -

- The project fulfills the criteria set by sub-section (4) of section 4 of RFCTLARR Act, 2013, which requires that the project serves the public purpose and the bare minimum amount of land is being acquired for it.
- The costs that will be incurred by the potential PAHs and environment can be mitigated are not completely irreplaceable.
- Therefore, land can be acquired as requested by the Requiring Body so that the project can be completed.

However, the acquisition of land should be subject to the conditions and recommendations laid down below and given in the Social Impact Management Plan and other relevant chapters of this report, which in turn, are based on the above cost-benefit analysis.

Compensation amount awarded to the landowner based on government approved rate of land

The compensation amount should be proper and as per the law. Besides, it should be beneficial for the land and structure owners who will lose their land and structures. The land acquiring agency should obtain this price information from the local land revenue department and should actively consider it while determining the existing value of land as per Section 26(1) of the RFCTLARR Act, 2013.

Valuation and Compensation for Immovable Assets

There are no immovable assets lying on the proposed land to be acquired.

Restoration of Livelihood of Affected Persons/ Households

The affected households are likely to lose their commercial land. It is recommended that a fair compensation as per Law shall be provided for the same.

Conclusion

The impact of loss of property on the PAF is going to be permanent but it can be mitigated by provided appropriate compensation in accordance with the RFCTLARR rules. However, it is difficult to ascertain the ROI with the construction of the new OPD block and trauma center as the lives of the people cannot be ascertained only on economic basis. Also, the newer construction provides increased employment opportunities and open vast development opportunities in the near and far future.

CHAPTER 9

PUBLIC HEARING

This section of the report will be prepared after public hearing.

CHAPTER 9

RECOMMENDATIONS

The SIA team after a thorough review of the all the data and information gathered using (questionnaire, interview with the PAF, discussions with officials, and site visit) all instruments available for the study recommend the followings

- Appropriate agency should examine the PAF's claims of land encroachment during the construction of the OPD block and trauma center and compensation should be granted accordingly.
- Verify whether a Khasra number 1771/3 (as specified in the work order) for the project location is inadvertently wrongly mentioned.
- The Land owner claims that his land as commercial type and therefore compensation must be made accordingly.
- The landowner should be compensated for assets on the proposed land (trees) or he should be given relaxation through the environment department so that he can cut down and sell his trees in the open market.
- A committee should be formed by DC which will analyze the land and decide the appropriate compensation value for the proposed land.
- Grievances further can be further heard and will be made part of this report as to be received during the public hearing and amicable solutions can be offered as far as possible favoring the land owner.
- The land acquisition serves the public purpose and hence the land can be acquired however compensation shall be made considering the market value of the land so that PAP/ PAFs are minimally affected.
- As the property has a depressed basin, it is necessary to establish and publish proper water drainage plans before beginning construction.

CHAPTER 10

REFERENCES

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ANNEXURES

Annexure 1: Land records of Revenue department

Annexure 2: Cost breakdown of the various expenditures in the project

Annexure 3: Questionnaire Survey

Annexure 1

राजस्व विभाग, हिमाचल प्रदेश - नकल जमावदी

शहर : 1
 विभाग : 1
 विभागीय : 1

शहर की व रतीर संख्या: 1243100721004843


शहर : 2015-2016

कामा क्रमांक: 01-01-01

वर्गीकी क्र.	वर्गीकृत नाम	वर्गीकृत नाम	वर्गीकृत नाम	वर्गीकृत नाम	वर्गीकृत नाम	वर्गीकृत नाम	वर्गीकृत नाम	वर्गीकृत नाम	वर्गीकृत नाम
1
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Lok Miltra Kendra
 SSVI Singh, Shimla
 Date: 31-Aug-2021

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 For Validity Refer : Notice No:Rev-C/FY10-12/1009 Dated 14-Feb-2011
 पृष्ठ संख्या: 1

Jan0903215481


राजस्व विभाग, हिमाचल प्रदेश - मकान जमाबंदी

कॉपी नं. और संख्या: 1243100021707982

पन्ना : 1

दिनांक : 1

संख्या संख्या : 1

पन्ना संख्या : 10

कुल पन्ना : 11

संस्था : उप महानगर नगरपालिका

वर्ष : 2015-2016

सर्वेक्षण क्रमांक : 04-01/01

क्रमांक	संख्या	संख्या	संख्या	संख्या	संख्या	संख्या	संख्या	संख्या
1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18

Lok Mitra Kendra
Jasve Singh, Shimla

Verified that this copy has been generated from the database of Revenue Department at Central server- HP as accessed by the Lok Mitra Kendra Harpreet Singh Anand on 31-August-2021

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For Veridly Refer: Notice No/Rev-C/P/15-12889 Dated 14 Feb-2011

Barcode: Jan09032115495

दिनांक: 31-Aug-2021

पन्ना संख्या: 1

राजस्व विभाग, हिमाचल प्रदेश - नकल जमाबंदी

एन.टी.ए. सी.ए. संख्या: 124310062YT01803

खण्ड: 1

फिलरफ्री: 1

सकल भुजम्ब : 1.00

शेष भुजम्ब : 10

कुल भुजम्ब : 11

वर्ष : 2010-2010

खण्ड नं.	कालिका नाम	आयतन वर्ग फुट	अयतन वर्ग गज	अयतन वर्ग कालिका	अयतन वर्ग मीटर	अयतन वर्ग हेक्टर	अयतन वर्ग एकर
1	कालिका नाम						
10	04	कालिका नाम					
15	02	कालिका नाम					

Certified that this copy has been generated from the database of Revenue Department at Central Server- HP as accessed by the Lok Mitra Kendra Harpreet Singh Anand on 31-August-2021

To Verify, enter the Copy No above Bar Code at <https://himbhoomilmi.nic.in>

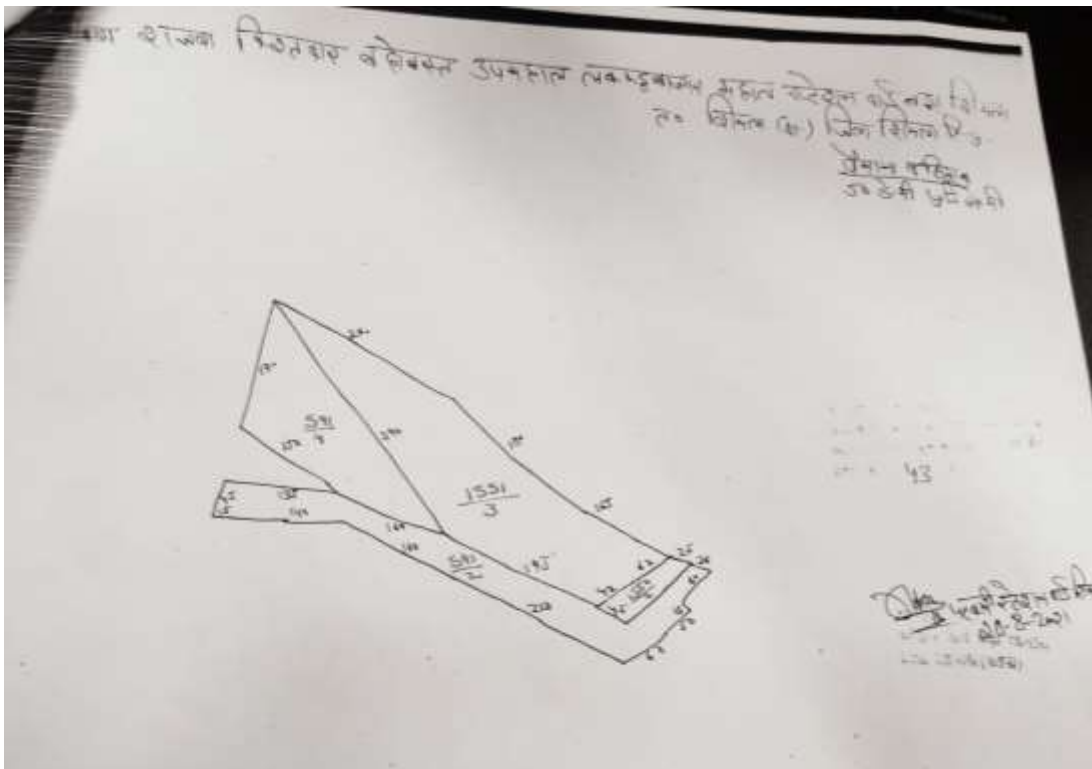
For Veridy Refer: Nafhs, No Rev-C(F)10-0008 (dated 16-Feb-2011)

Jam09032115483

डिजिटल : हिमाचल प्रदेश - शिमला

दिनांक: 31-Aug-2021

पृष्ठ संख्या: 1



ABSTRACT OF COST

Name of Work:- Revised preliminary estimate for Construction of New OPD Block including lift block circular road at IGMC Shimla.

Sr. No.	Description of items	As per Original A/A & E/S			Amount in lacs	Description of items	As per Revised Estimate.			
		Qty.	Rate	Unit			Qty.	Rate	Unit	
1	Construction of Construction of New OPD Block including lift block circular road at IGMC Shimla.	10900.30	14700.00	Sqm.	160234410.00	Construction of New OPD Block including lift block circular road at IGMC Shimla as per Architectural Drawing No.594 of job No. 610.	19012.26	18100.00	Sqm.	344121906.00
					TOTAL				TOTAL	344121906.00
	Add 12.50 % for WS & S installation.	160234410.00	12.50 %		20029301.00	Add 12.50 % for WS & S installation.	344121906.00	12.50 %		43015238.00
	Add 12.50 % internal Electrical installation.	160234410.00	12.50 %		20029301.00					
	Add 20.00% rich specifications/ deeper foundation.	160234410.00	20.00 %		32046882.00	Add 20.00% rich specifications/ deeper foundation.	344121906.00	20.00 %		68824381.00
	Add 20.00% development of site and Retaining walls/ breast Walls and channelazation of Nallah etc.	160234410.00	20.00 %		32046882.00	Add 20.00% development of site and Retaining walls/ breast Walls and channelazation of Nallah etc.	344121906.00	20.00 %		68824381.00
	Add 7.50% Solar water heating system.	160234410.00	7.50 %		12017581.00	Add 7.50% Solar water heating system.	344121906.00	7.50 %		25809143.00
	Add 5.00% Solar passive system.	160234410.00	5.00 %		8011721.00	Add 5.00% Solar passive system.	344121906.00	5.00 %		17206095.00
	Add power supply and yard Lighting.		L.S.		2500000.00	Add power supply and yard Lighting.		L.S.		5000000.00
	Add Geological site investing and soil explion.		L.S.		3000000.00	Add Geological site investing and soil explion.		L.S.		3000000.00
	Add for fire fighting / fire alarm system.		L.S.		1500000.00					
	Add Rain harvesting tanks fire tanks etc.		L.S.		1500000.00	Add Rain harvesting tanks fire tanks etc.		L.S.		5000000.00
	Add lifts.		L.S.		15000000.00	Add all component of Electrical department as per Executive Engineer, Electrical Division No. II letter attached.		L.S.		209132716.00
	Add for shifting ofexternal sewerage line and water supply line etc.		L.S.		15000000.00	Add for shifting ofexternal sewerage line and water supply line etc.		L.S.		2000000.00
	Add for improvement of existing approach road to main building / cover path.		L.S.		5000000.00	Add for improvement of existing approach road to main building / cover path in and out with porch and road up to Manchanda ETP etc.		L.S.		35000000.00
	Add 3% contingency charges		Total		311716078.00			Total		824233860.00
	Add 9% departmental charges.		Total		9351482.00	Add 3% contingency charges		Total		24727016.00
	Add escalation charges for three years @ 16.50%.		Total		321067560.00	Add 9% departmental charges.		Total		848960876.00
			Total		28896080.00	Add escalation charges for three years @ 16.50%.		Total		76406479.00
			Total		349963640.00			Total		925367355.00
			Total		57744001.00			Total		152685614.00
			TOTAL		407707641.00			TOTAL		1078052969.00

Say Rs. 4044.07 Lacs only.

Say Rs. 10780.53 Lacs only.

Executive Engineer,
Shimla Division No.III,
HP, PWB Shimla-3.



SIA Land Acquisition of Land for construction OPD block and trauma center at IGMC

What is Social Impact Assessment **RFCTLARR 2013**

Section 4 of The RFCTLARR Act, 2013 mandates the conduct of a Social Impact Assessment (SIA), as a precursor to land acquisition. To be conducted by an independent agency, in consultation with the potentially affected communities and representatives of local bodies, the study shall identify the nature and extent of likely adverse social impacts during the project life cycle, estimate the affected families and those likely to be displaced, the impact of land loss on livelihood, infrastructural assets and public utilities. The SIA report shall also give a finding on whether the project serves public purpose, the extent of land required is the bare minimum and the present location has been identified after due consideration of alternative sites and, further, comment on the effect of the cumulative cost of mitigating adverse social impacts on the total project cost vis-a-vis the benefits of the project. At the conclusion of the study, a public hearing shall be organized to share the draft SIA report and Social Impact mitigation Plan (SIMP) in the Gram Sabha of affected villages and ascertain the views of affected families, to be incorporated in the final report submitted to the appropriate government. Importantly, the 'Free, Prior, Informed Consent' (FPIC) of landowners, for projects in PPP mode and those by private entities, must be obtained as part of the SIA process.

All the questions in this assessment are to be verified on the ground along with the tilte holder and other stakeholders.

CONSENT FORM

Social Responsibility Asia (SR Asia), an ISO 9001: 2015 certified international agency has been appointed by HIPA (HP) for conducting a SIA for land acquisition for OPD block construction in IGMC

SELF-DECLARATION:

I hereby declare that I have read the above information and I confirm my voluntary participation in the study. I understand that the information collected will be strictly confidential and will be used for the SIA study and by the District officials only.

* Household's name

* Mobile Phone no

* Concerned Name of the Panchayat

Shimla Other

Other (Please specify)

Surveyor Name

- Jaya Yadav Happy
- Other (Please specify)

SOCIO-ECONOMIC PROFILE

Age (in years) of the Responent

- Below 18 18-25 26-30
 31-40 41-50 51 -60
 61-70 71-80 Above
-

Gender

- Male Female Transgender
 Other (Please specify)

Marital Status

- Unmarried Married but no kids Married with kids
 Divorcee or widowed
-

Social group

- SC ST OBC
 General PwD
-

Religious group

- Hindu Muslim Jain
 Christians Sikh Others
 Other (Please specify)

Family type and size

Joint (more than 7 members)

Medium sized (5-7 members)

Nuclear (2-4 members)

Self-led household

Women led house

Widow led house

Number of family members category wise

Boys (below 18 years)

Number

Girls (below 18 years)

Number

Women (over 18 and below 60 years)

Number

Man (over 18 and below 60 years)

Number

Old Age People > 60 Years

Number

Persons with Disability (PWD)

Number

Title Holders (landowner) qualification

- Illiterate Literate (read and write) Below High School
- High school Intermediate Graduate
- Post-graduate or above
-

Monthly family income

- Less than Rs, 5,000 Rs. 5,000 - 10,000 Rs. 10,000 - 20,000
- Rs. 20,000 - 50,000 Rs. 50,000 - 1,00,000 More than Rs. 1,00,000
-

Main family occupation

- Agriculture Fishry Hotel business
- Shop Agricultural labour Non-agricultural labour
- Horticulture Small business(Factory) Government job (state or central)
- Own industry or big business Private Job
- Other (Please specify)

Do you also have livestock as a family occupation?

- Yes No
-

Type of Livestock?

- Fisheries Chicken (poultry farm) Goats
- Cattle Sheep
- Other (Please specify)

Number of earning members in the family

Only me

1 (not me)

2

3

More than 3

Status of Access to Health and Education

Distance of Primary Health center

Unit (please specify the answer as appropriate)

Distance of Vaccination Center

Unit (please specify the answer as appropriate)

Distance of Health center for major health issues

Unit (please specify the answer as appropriate)

Any person in a family suffering from chronic health problem

Unit (please specify the answer as appropriate)

Distance of primary school

Unit (please specify the answer as appropriate)

Distance of Junior School

Unit (please specify the answer as appropriate)

Distance of Higher secondary school

Unit (please specify the answer as appropriate)

How many children go to the private school

Unit (please specify the answer as appropriate)

Distance of Veterinary Hospital

Unit (please specify the answer as appropriate)

Type of house

- Kuchha
- Pucca(Simple one room concrete house with lenter)
- Semi-pucca
- Single story
- FLat
- Multistory Building
-

Asset Register: Please specify the numbers or units as applicable

Total Land

Unit

Residential house

Unit

Commercial

Unit

Tractor

Unit

Motor cycle

Unit

Motor Car

Unit

Cycle

Unit

Hand Pump

Unit

Tuvewell

Unit

Submersible pump

Unit

Seperate Kitchen

Unit

Gas Connection

Unit

Electricity Connection

Unit

Toilet

Unit

TV

Unit

Freeze

Unit

Animal Hus

Unit

Do you have a bank account for transferring money into your account?

Yes

No

Any Socio-economic vulnerability (अशक्ति) in the family?

None

BPL family

Disabled member in the family

Women-led household

Flood affected area

Widow-led household

Landslide affected area

Other (Please specify)

LAND ASSESSMENT

Mention details of the land being acquired

Plot number (s)

Construction of OPD block

Total area of plot (in sq. meter)

Construction of OPD block

Area of plot being acquired (in sq. meter)

Construction of OPD block

% of the area of plot, being acquired

Construction of OPD block

Exact area not known

Construction of OPD block

Exact alignment of the expressway not shared with us

Construction of OPD block

Type of land being acquired?

- Agricultural land Barren land Commercial land
 Industrial land Residential Land
 Other (Please specify)

Land use pattern

- | | | |
|---|--------------------------------------|---------------------------------------|
| <input type="checkbox"/> None | <input type="checkbox"/> Agriculture | <input type="checkbox"/> Horticulture |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial | <input type="checkbox"/> Residential |
| <input type="checkbox"/> Timber | | |
| <input type="checkbox"/> Other (Please specify) | | |

Type of built structure on the land being acquired?

- | | | |
|--|---|---|
| <input type="checkbox"/> None | <input type="checkbox"/> Commercial shop | <input type="checkbox"/> Compound/boundary wall |
| <input type="checkbox"/> Shed | <input type="checkbox"/> Residential home - Kucca | <input type="checkbox"/> Residential home - Pucca |
| <input type="checkbox"/> Factory/industrial structure | <input type="checkbox"/> School building | <input type="checkbox"/> Religious structure |
| <input type="checkbox"/> Any other kuccha/pucca structure (please specify) | | |

Type of assets on the property being acquired?

- | | | |
|---|------------------------------------|--|
| <input type="checkbox"/> None | <input type="checkbox"/> Dug well | <input type="checkbox"/> Part of the house |
| <input type="checkbox"/> House wall | <input type="checkbox"/> Lawn area | <input type="checkbox"/> Tube well |
| <input type="checkbox"/> Water tank | <input type="checkbox"/> Hand pump | <input type="checkbox"/> Other trees |
| <input type="checkbox"/> Fruit bearing Trees | | |
| <input type="checkbox"/> Other (Please specify) | | |

Is there any issue with the circle rate of land being acquired?

- None Circle rate is less Circle rate is not as per market rate

Other (Please specify)

Ownership of the property

- Owner Leased Tenant
 Encroacher
 Other (please specify)

OPINION ABOUT THE PROJECT

Are you aware of the proposed construction of OPD block and trauma center at IGMC, Shimla?

- Yes No
-

What is your opinion about the construction of the OPD block and trauma center?

- Good Bad Can't say
 Neutral
-

If good, what positive impacts you perceive?

- better healthcare in the area decrease in time to seek treatment decrease in cost to seek treatment

Other (Please specify)

If bad, what negative impacts you perceive?

- Increase in medical waste traffic in the nearby areas More chances of spreading disease from sick patients seeking treatment

Bad quality construction

Other (Please specify)

Do you have consent for land being acquired

- Yes No Can't say
- Only if compensation is as per our demands
- Other (Please specify)

Do you have any type of issues regarding the land being acquired?

- None Land is being registered but not compensated Land is not registered for compensation
- Land acquired is more than registered for compensation Residential area/structure is not being compensated Occupational loss
- Assets are not being compensated Circle rate is not adequate It is unnecessary. There are alternatives available for the project.
- Other (Please specify)

Preference for compensation?

- Undecided Land for land Land for land and job for family members
- Cash for land Cash assistance for occupational loss Job for family members
- Cash assistance for built structure Alternative residential home
- Other (Please specify)

Will you be moving out to some other place as a result of the land acquisition?

- Residential Occupational Both
- Not Applicable

Any suggestion(s) for the project

RESETTLEMENT AND REHABILITATION

Do you want to be resettled or rehabilitated in case the land is acquired for the project?

Yes

No

Yes but within the area

Other (Please specify)

What is your preference and type of Resettlement and Rehabilitation (R&R) you would prefer?

Land for land within the area

Yes

No

Land for land outside the area

Yes

No

Job for family member

Yes

No

Cash assistance regarding occupation loss

Yes

No

Residential resettlement

Yes

No

Cultural resettlement

Yes

No

Any additional comments?

Assesst register

Some specific questions related to land and impact

Why not you sold your land to the project as of now?

Describe the answer in brief

What are terms and conditions for you to sell this land

Describe the answer in brief

How will you recover the loss of the land when this land is acquired by Authority

Describe the answer in brief

Signature of the Interviewee



Submitted To:

**H.P.Social Impact Assessment Unit,
HIPA - Fairlawns, Shimla-12**

Prepared By:

SR Asia

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