

**SOCIAL IMPACT ASSESSMENT STUDY
FOR PROPOSED LAND ACQUISITION FOR
CONSTRUCTION OF TOURIST COMPLEX
VILLAGE SERI, TEHSIL NADAUN
DISTRICT HAMIRPUR H.P.**

Himachal Pradesh Right to Fair Compensation and
Transparency in Land Acquisition, Rehabilitation, and
Resettlement (Social Impact Assessment and Consent)
Rules, 2015 (HPRTFCTLARR Rules 2015)

Draft Report

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Glossary

- **Act** means: The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013(30 of 2013).
- **Affected Area** means such area as may be notified by the appropriate government for the purposes of land acquisition.
- **Affected Family includes:**
 - I. A family whose land or other immovable property has been acquired.
 - II. A family which does not own any land but member(s) of such family may be agricultural laborers, tenants including any form of tenancy or holding of usufruct right, share-croppers or artisans or who may be working in the affected area, for three years, prior to acquisition of the land, whose primary source of livelihood stand affected by the acquisition of land.
 - III. The scheduled tribes and other traditional forest dwellers who have lost any of their forest rights recognized under the Scheduled Tribes and Other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 (2 of 2007) due to the acquisition of land.
 - IV. Family whose primary source of livelihood for three years prior to the acquisition of the land is dependent on forests or water bodies and includes gatherers of forest produce, hunters, fisher folk and boatmen and such livelihoods are affected due to acquisition of land.
 - V. A member of the family who has been assigned land by the State Government or the Central Government under any of its schemes and such land is under acquisition.
 - VI. A family residing on any land in the urban areas for preceding three years or more prior to the acquisition of the land or whose primary source of livelihood for three years prior to the acquisition of the land is affected by the acquisition of such land.

- **Agricultural Land** means land used for the purpose of:
 - I. Agriculture or horticulture.
 - II. Dairy farming, poultry farming, pisciculture, sericulture, seed farming breeding of livestock or nursery growing medicinal herbs.
 - III. Raising of crops, trees, grass or garden produce; and
 - IV. Land used for the grazing of cattle.
- **Below poverty line or BPL Family** refers to families falling below the poverty line as defined by the Planning Commission of India, from time to time, as well as those included in the BPL list of Himachal Pradesh.
- **Central Government** refers to Government of India.
- **Compensation** refers to the amount to be paid as compensation under various provisions of the Act 2013, for private property, structures and other assets acquired for the project, including rehabilitation and resettlement entitlements.
- **Family** includes a person, his or her spouse, minor children, minor brothers and minor sisters dependent on him: Provided that widows, divorcees and women deserted by families shall be considered as separate families.
- **Land** includes benefits to arise out of land, and things attached to the earth or permanently fastened to anything attached to the earth.
- **Land acquisition** means acquisition of land under The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act,2013.
- **Landless** means such person or class of persons who may be: Considered or specified as such under any state law for the time being in force; or In a case of landless not being specified under clause (i), as may be specified by the appropriate Government;
- **Land owner** includes any person-
 - I. Whose name is recorded as the owner of the land or building or part thereof, in the records of the authority concerned; or

- II. Any person who is granted forest rights under the Scheduled Tribes and other Traditional Forest Dwellers (Recognition of Forest Rights) Act, 2006 (2 of 2007) or under any other law for the time being in force; or
- III. Who is entitled to be granted Patta rights on the land under any law of the State including assigned lands; or
- IV. Any person who has been declared as such by an order of the court or authority;
- **Market value** means the value of land determined in accordance with Section 26 of the Act 2013.
 - **Notification** means a notification published in the Gazette of India or, as the case may be, the Gazette of a state and the expression “notify” shall be construed accordingly.
 - **Public purpose** means the activities specified under sub-section (1) of Section 2 of the Act 2013.
 - **Rehabilitation and Resettlement (R & R) means** carrying out rehabilitation and resettlement as per RFCTLARR Act 2013.
 - **Scheduled Areas** means the scheduled areas as defined in section 2 of the provisions of the Panchayats (Extension to the Scheduled Areas) Act, 1996 (40 of 1996).
 - **Social Impact Assessment** means an assessment made under subsection (1) of Section 4 of the Act.
 - **Social Impact Management Plan** means the plan prepared as part of Social Impact Assessment Process under sub-section (1) of Section 4 of the Act.
 - **State Government or “Government”** means the Government of Himachal Pradesh
 - **Tenants** are those persons having Bonafide tenancy agreements for three years prior to the acquisition of the land, with a property owner with clear property titles, to occupy a structure or land for residence, business or other purposes.

- **Vulnerable groups** include persons such as differently abled, widows, and women headed household, persons above sixty years of age, Scheduled Caste and Scheduled Tribes and other groups as may be specified by the State Government.
- **Women Headed Household** means a family headed by a woman and does not have a male earning member. This woman may be a widow, separated or deserted woman.

List of Abbreviation

| | |
|-------------|--|
| HPRTFCTLARR | Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act |
| HPPWD | Himachal Pradesh Public Works Department |
| HPTDC | Himachal Pradesh Tourism Development Corporation |
| PAF | Project Affected Families |
| PAP | Project Affected People |
| RTFCTLARR | Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013 |
| R&R | Rehabilitation & Resettlement |
| SIA | Social Impact Assessment Authority |
| SIMP | Social Impact Management Plan |

Executive Summary

Introduction

Tourism is a cornerstone of Himachal Pradesh's economy, offering immense potential for sustainable development. Known as the "Land of Gods," the state boasts breathtaking landscapes, snow-capped mountains, lush valleys, and rich cultural heritage, making it a sought-after destination for nature lovers, adventure enthusiasts, and spiritual seekers. Tourism significantly contributes to employment generation, infrastructure development, and revenue for the state while fostering cultural exchange and local handicraft industries. Promoting eco-tourism and sustainable practices ensures the preservation of Himachal's natural and cultural wealth, positioning it as a model for balancing economic growth with environmental conservation.

The Himachal Pradesh Tourism Development Corporation (HPTDC) plays a pivotal role in promoting and nurturing tourism in the state. As the government's primary tourism agency, HPTDC develops infrastructure, manages accommodations, and provides essential services to attract and facilitate tourists. It operates a network of well-maintained hotels, resorts, and transport services, ensuring comfortable and affordable experiences for travelers. HPTDC actively markets Himachal as a premier destination through innovative campaigns, participation in tourism fairs, and digital platforms. It also organizes cultural events, adventure activities, and heritage tours to highlight the state's diverse offerings. By fostering partnerships and adopting sustainable practices, HPTDC significantly contributes to the economic and cultural vibrancy of Himachal Pradesh.

The Himachal Tourism Department has embarked on an ambitious initiative to establish a Tourism Complex in Nadaun, District Hamirpur, Himachal Pradesh. This project is part of the state government's broader vision to boost tourism and strengthen the regional economy.

Project and public purpose

The proposed Tourist Complex in Seri, Nadaun, District Hamirpur, Himachal Pradesh, represents a transformative development initiative designed to catalyse economic growth, enhance regional connectivity, and promote sustainable tourism. The Act explicitly classifies

such endeavours as critical to public welfare, thereby justifying the allocation of resources and land for their realization.

The rationale behind the project lies in its multifaceted benefits to the socio-economic fabric of the area. Hamirpur district, known for its natural beauty and cultural heritage, has immense untapped tourism potential. However, the lack of adequate infrastructure has hindered its ability to attract tourists and investors. The proposed complex aims to address these gaps by providing modern amenities, accommodation facilities, recreational areas, and other tourist-centric services. By doing so, it will not only elevate the tourism profile of Nadaun but also create a ripple effect of development in adjoining areas.

One of the primary objectives of the Tourist Complex is to generate employment opportunities for local residents. The construction phase will provide jobs in sectors such as construction, transport, and logistics, while the operational phase will open up long-term positions in hospitality, maintenance, and allied services. Furthermore, the influx of tourists is expected to stimulate local businesses, including handicrafts, food services, and cultural performances, thereby fostering entrepreneurship and supporting traditional livelihoods.

Another critical aspect of the project is its contribution to state revenue. The increased tourist footfall will boost revenue streams through taxes, permits, and related economic activities. This financial inflow can be reinvested into other developmental projects, creating a virtuous cycle of growth and improvement.

Strategically, the project positions Nadaun as a key node in Himachal Pradesh's tourism circuit. Improved connectivity and the availability of high-quality facilities will attract a diverse demographic of tourists, including families, adventure seekers, and cultural enthusiasts. The emphasis on eco-friendly construction and operations ensures that the project aligns with the state's commitment to preserving its natural and cultural heritage.

In conclusion, the proposed Tourist Complex in Seri, Nadaun, is a visionary project that fulfills the criteria of public purpose as outlined in the RTFCTLARR Act, 2013. By addressing critical infrastructure deficits, promoting economic development, and enhancing social welfare, the project stands as a testament to sustainable and inclusive growth. Its successful implementation will mark a significant milestone in Himachal Pradesh's journey towards becoming a premier tourism destination, benefitting both present and future generations.

In line with Section 2, Sub-section 1(b) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RTFCTLARR) Act, 2013, this project qualifies as serving a public purpose by fostering infrastructure development that directly benefits the community and the region at large.

Location

The project is strategically situated in the Nadaun Municipal Council area, offering excellent connectivity and visibility. It is positioned directly opposite the BSNL Exchange and adjacent to the renowned Cricket Stadium, making it a prime location for both locals and visitors. Moreover, the site is located along the main Shimla-Dharamshala road, a prominent and busy thoroughfare that serves as a vital link between two major tourist and administrative hubs in Himachal Pradesh.

Size and Attribute of Land Acquisition

The project for constructing the tourist complex at Seri, Nadaun, in District Hamirpur, Himachal Pradesh, spans a significant area of 0.6528 hact. i.e. 6528 Sq/desi Mtr. The acquisition of an additional 97.66 square meters of land is underway to ensure the project's seamless development.

Table 0-1: Total Land and Khasra number proposed to be acquired for construction of Tourist Complex at Seri, Nadaun, district Hamirpur, H.P.

| Sr. No. | Name of District | Name of Tehsil | Village/Mohal/Up-Mohal | Area Sqm/decimtr |
|----------------|-------------------------|-----------------------|-------------------------------|-------------------------|
| 1. | Hamirpur | Nadaun | Seri | 97-66 |

Alternative Considered

The proposed tourist complex is being constructed primarily on government-owned land, with a small portion involving private land. The inclusion of the private land is essential as it is strategically located adjacent to the government land and is integral to the overall development plan of the project. Due to its critical positioning and the necessity to ensure seamless integration of the facilities, considering alternative locations is not feasible and, therefore, has

not been pursued. This alignment ensures the optimal utilization of space and adherence to the planned design, maximizing the project's potential for tourism development.

Social Impacts

The proposed Tourist Complex in Seri, Nadaun, is anticipated to have the following social impacts:

1. **Economic Growth:** Boost to the local economy through increased tourism, enhanced commercial activity, and revenue generation.
2. **Employment Opportunities:** Job creation during both the construction and (18,225 man-days) and operational phases in sectors like hospitality, transport, and maintenance.
3. **Local Business Promotion:** Increased tourist footfall will stimulate local businesses, including handicrafts, food vendors, and cultural performances.
4. **Landowner Concerns:** Resistance from one landowner citing privacy concerns, loss of natural sunlight, and disruption of daily life.
5. **Construction Disruptions:** Temporary issues such as noise, air pollution, and traffic congestion during construction activities.
6. **Social Cohesion:** Potential for disputes among stakeholders regarding compensation and perceived inequalities.
7. **Environmental Concerns:** Dust, noise, and storm water runoff during construction may impact the local environment.

Mitigation Measures

To minimize the social and environmental impacts of the proposed Tourist Complex Seri, Nadaun, the following mitigation measures are recommended:

1. Avoidance measures

- **Minimize Land Acquisition:** limit land acquisition to the required 97.66 square meters, ensuring no additional displacement or land use changes
- **Sensitive design:** Plan construction layouts to avoid interference with nearby residential properties, preserving natural sunlight, air flow and sight views.

2. Environmental Safeguards

- Air Quality Control: Implement dust suppression techniques (e.g. water sprinkling) and ensure construction equipment complies with emission standards.
- Noise reduction: restrict construction activities to designated hours and use low-noise machinery to reduce disturbance to the local community.
- Storm water Management: Develop effective drainage systems to prevent waterlogging and mitigate flooding risks in surrounding areas.

3. Social Safeguards

- Fair Compensation: Provide prompt and transparent compensation to the affected landowners, adhering to the RTFCTLARR Act, 2013, and related rules.
- Grievance Redress Mechanism: Establish a platform for addressing concerns of stakeholders, particularly the dissenting landowner, with transparency and fairness.
- Community Engagement: Conduct regular consultations with local residents to share project updates and gather feedback.

4. Safety Measures

- Public Safety: Install barricades and warning signs at construction sites to ensure safety for the local community and workers.
- Material Handling: Manage the transportation and storage of construction materials to reduce dust, noise, and traffic congestion.

5. Employment and livelihood support

- Local Employment: prioritizing hiring local labor during construction and operational phases to support community livelihood.
- Business opportunity: encourage local entrepreneurs, such as food vendors, and handicrafts sellers, to benefit from the increased tourist footfall.

Assessment of Social Cost and Benefit Social Costs

Landowner Concerns: resistance from one landowner due to privacy issues, reduced sunlight, and increased noise levels.

Temporary Disruptions: Construction-related noise, dust, and increased traffic may affect the quality of life in the vicinity.

Cultural Disruptions: Potential concerns about the impact on the local community's cultural and social fabrics.

Social Benefits

Economic Growth: The complex will generate employment during construction and operation, boosting the local economy.

Increased Revenue: Enhanced tourism will contribute to state revenue through taxes, permits, and ancillary services.

Infrastructure Development: Improve amenities will attract more tourists, elevating the profile of Nadaun as a key tourism node.

Support for Local Businesses: Increased tourist footfall will promote local handicrafts, food services, and cultural performances.

The proposed construction of the Tourist Complex in Seri, Nadaun, District Hamirpur, represents a transformative development initiative for Himachal Pradesh. This project aligns with the state's vision to promote tourism, enhance regional economic growth, and provide modern infrastructure. The SIA highlights the project's multifaceted benefits, including economic upliftment, employment generation, and increased tourism revenue, which will significantly contribute to the region's socio-economic development.

While the project presents notable benefits, it also poses certain challenges, including landowner concerns, temporary environmental impacts, and potential disruptions during the construction phase. However, these issues can be effectively mitigated through the implementation of well-designed strategies, such as fair compensation, eco-friendly construction practices, and community engagement mechanisms.

The project is compliant with the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation, and Resettlement Act, 2013. And prioritizes minimum land

acquisition, ensuring limited displacement and disruption. By adopting a balanced approach that integrates sustainable development principles with stakeholder inclusivity, the Tourist Complex promises long-term benefits for the local community, the state's tourism sector, and future generations.

In conclusion, the project is a significant step toward positioning Nadaun as a key node in Himachal Pradesh's tourism circuit. With proper implementation of the recommended mitigation measures and proactive engagement with affected stakeholders, the Tourist Complex will serve as a model of sustainable and inclusive regional development.

1 Detailed Project Report

1.1 Project Background

Tourism is a cornerstone of Himachal Pradesh's economy, offering immense potential for sustainable development. Known as the "Land of Gods," the state boasts breathtaking landscapes, snow-capped mountains, lush valleys, and rich cultural heritage, making it a sought-after destination for nature lovers, adventure enthusiasts, and spiritual seekers. Tourism significantly contributes to employment generation, infrastructure development, and revenue for the state while fostering cultural exchange and local handicraft industries. Promoting eco-tourism and sustainable practices ensures the preservation of Himachal's natural and cultural wealth, positioning it as a model for balancing economic growth with environmental conservation.

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The Himachal Tourism Department has embarked on an ambitious initiative to establish a Tourism Complex in Nadaun, District Hamirpur, Himachal Pradesh. This project is part of the state government's broader vision to boost tourism and strengthen the regional economy.

1.1.1 Nadaun - an Overview

Nadaun, situated on the banks of the Beas River, is renowned for its natural beauty and strategic location. The town acts as a gateway to several significant pilgrimage sites, including the famous Jwalamukhi Temple, and historical attractions like Kangra Fort. Despite its tourism potential, the region has lacked adequate infrastructure to accommodate and cater to the growing influx of visitors.

1.1.2 Interstate/International Aspects

The Tourist Complex is proposed at Seri, Nadaun, located in District Hamirpur, Himachal Pradesh. A thorough evaluation has confirmed that the project does not involve any interstate or international aspects that could pose challenges or create conflicts during its implementation. This clarity in land ownership and absence of external geopolitical implications ensures a smooth and straight forward process for project approval and execution. The initiative is poised to contribute significantly to the region's tourism potential, providing a well-planned development.

1.1.3 Developers Background

The Himachal Pradesh Public Works Department (HPPWD) is a key governmental agency responsible for the planning, construction, and maintenance of infrastructure in the state of Himachal Pradesh. This includes the development infrastructure and upkeep of roads, bridges, and buildings, ensuring connectivity and infrastructure development across the state. HPPWD plays a crucial role in construction of roads and Govt. building in state. The department also collaborates with other state and central government bodies to implement infrastructure projects and adhere to regulations and standards. Its work is vital for promoting tourism, agriculture, and other business & social sectors by providing essential infrastructure and connectivity.

1.2 Project Rationale and Public Purpose

The proposed Tourist Complex in Seri, Nadaun, District Hamirpur, Himachal Pradesh, represents a transformative development initiative designed to catalyse economic growth, enhance regional connectivity, and promote sustainable tourism. The Act explicitly classifies such endeavours as critical to public welfare, thereby justifying the allocation of resources and land for their realization.

The rationale behind the project lies in its multifaceted benefits to the socio-economic fabric of the area. Hamirpur district, known for its natural beauty and cultural heritage, has immense untapped tourism potential. However, the lack of adequate infrastructure has hindered its ability to attract tourists and investors. The proposed complex aims to address these gaps by providing modern amenities, accommodation facilities, recreational areas, and other tourist-

centric services. By doing so, it will not only elevate the tourism profile of Nadaun but also create a ripple effect of development in adjoining areas.

One of the primary objectives of the Tourist Complex is to generate employment opportunities for local residents. The construction phase will provide jobs in sectors such as construction, transport, and logistics, while the operational phase will open up long-term positions in hospitality, maintenance, and allied services. Furthermore, the influx of tourists is expected to stimulate local businesses, including handicrafts, food services, and cultural performances, thereby fostering entrepreneurship and supporting traditional livelihoods.

Another critical aspect of the project is its contribution to state revenue. The increased tourist footfall will boost revenue streams through taxes, permits, and related economic activities. This financial inflow can be reinvested into other developmental projects, creating a virtuous cycle of growth and improvement.

Strategically, the project positions Nadaun as a key node in Himachal Pradesh's tourism circuit. Improved connectivity and the availability of high-quality facilities will attract a diverse demographic of tourists, including families, adventure seekers, and cultural enthusiasts. The emphasis on eco-friendly construction and operations ensures that the project aligns with the state's commitment to preserving its natural and cultural heritage.

In conclusion, the proposed Tourist Complex in Seri, Nadaun, is a visionary project that fulfills the criteria of public purpose as outlined in the RTFCTLARR Act, 2013. By addressing critical infrastructure deficits, promoting economic development, and enhancing social welfare, the project stands as a testament to sustainable and inclusive growth. Its successful implementation will mark a significant milestone in Himachal Pradesh's journey towards becoming a premier tourism destination, benefitting both present and future generations.

In line with Section 2, Sub-section 1(b) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RTFCTLARR) Act, 2013, this project qualifies as serving a public purpose by fostering infrastructure development that directly benefits the community and the region at large.

1.3 Project Details

The project entails the development of a modern hotel facility featuring guest accommodations, dining venues, conference facilities, and essential services. With a commitment to quality construction and compliance with regulatory standards, the initiative aims not only to enhance tourism infrastructure but also drive economic growth through increased tourism activity and local employment opportunities. Situated strategically in Nadaun, this initiative focuses on creating a contemporary hotel facility featuring a range of accommodations, dining options, conference facilities, and essential amenities.

The project scope encompasses comprehensive site preparation, meticulous construction of the main building and ancillary structures, integration of essential utilities, and stringent adherence to regulatory standards. Beyond enhancing tourism appeal, this endeavor is poised to stimulate economic vitality by fostering local employment opportunities and catalyzing sustained regional growth. The scope includes site preparation, construction of the main building and ancillary facilities, installation of utilities, and compliance with local regulations. This initiative aims to enhance tourism appeal to stimulate economic growth through increased visitor traffic and local employment opportunities.

The construction of the HPTDC hotel in Nadaun will significantly contribute to the tourism sector of Himachal Pradesh by providing modern accommodation and hospitality services. The project adheres to high standards of quality, safety, and environmental sustainability, ensuring long-term benefits for the region.

1.3.1 Project size

The project encompasses the establishment of a Restaurant and Bar designed to cater 200 people at a time, ensuring a spacious and comfortable dining and entertainment experience. Additionally, the project includes a hotel with 34 well-equipped rooms, catering to guests seeking high-quality accommodations. This project aims to blend hospitality and culinary excellence, targeting a diverse clientele and promising significant potential for growth in the local tourism and hospitality industry.

1.3.2 Location

The project is strategically situated in the Nadaun Municipal Council area, offering excellent connectivity and visibility. It is positioned directly opposite the BSNL Exchange and adjacent to the renowned Cricket Stadium, making it a prime location for both locals and visitors.

Moreover, the site is located along the main Shimla-Dharamshala road, a prominent and busy thoroughfare that serves as a vital link between destination and administrative hubs in Himachal Pradesh. This advantageous location ensures high accessibility, significant footfall, and excellent potential for attracting both local residents and travelers passing through the area.

1.3.3 Capacity and Output

The hotel project is designed to accommodate up to 200 people simultaneously, ensuring a spacious and comfortable environment for dining and entertainment. This capacity reflects the project's focus on catering to both large gatherings and individual guests, offering an ideal venue for social events, dining experiences, and relaxation. Complementing this, the hotel features 34 well-appointed rooms, designed to provide premium comfort and modern amenities. This combination of dining, entertainment, and accommodation positions the project as a comprehensive hospitality destination, capable of meeting the diverse needs of its clientele while maintaining high standards of service and quality.

1.3.4 Project Cost and Risks

The total cost of constructing the tourist complex at Seri, Nadaun, Himachal Pradesh, is estimated to be ₹4,305.83 lakhs. The funding for this project will be provided by the Department of Tourism Himachal Pradesh.

Although the requiring body has not shared a detailed risk analysis for this project, a few potential risks can be anticipated based on the project's scope and objectives:

1. **Lower Tourist Footfall:** There is a possibility that the facility may experience a lower-than-expected number of visitors. This could be influenced by factors such as insufficient marketing, lack of connectivity, or competition from other established tourist destinations in the region.
2. **Underutilization of the Cricket Ground:** The cricket ground, which is described by the department as a key feature expected to drive occupancy and activity at the complex, might face underutilization. This could occur if the ground fails to attract enough players, teams, or events, thereby impacting the overall viability and usage of the facility.

Addressing these risks proactively through strategic planning, targeted promotions, and ensuring robust infrastructure and connectivity could help mitigate their potential impact and ensure the success of the project.

1.4 Examination of Alternatives

The proposed tourist complex is being constructed primarily on government-owned land, with a small portion involving private land. The inclusion of the private land is essential as it is strategically located adjacent to the government land and is integral to the overall development plan of the project. Due to its critical positioning and the necessity to ensure seamless integration of the facilities, considering alternative locations is not feasible and, therefore, has not been pursued. This alignment ensures the optimal utilization of space and adherence to the planned design, maximizing the project's potential for tourism development.

1.5 Phases of Project Construction

The construction of the hotel is already underway, demonstrating significant progress in the development phase. As a result, the project does not involve any phased construction approach, ensuring that the work proceeds seamlessly and without interruptions. This continuous construction plan is aimed at accelerating the timeline for completion, reducing potential delays, and enabling the project to become operational at the earliest opportunity. By adopting this streamlined approach, the project is set to efficiently utilize resources and maintain a steady workflow, ensuring that the final outcome meets the anticipated quality and timelines.

1.6 Core Design Features, Size and Types of Facilities

The designs were provided by the Tourism department; however, designs for the proposed hotel are given in following pages:



Ref No. : 02202400923
05-Jun-2024

Figure 1-1: Proposed site layout of the Tourist Complex-1

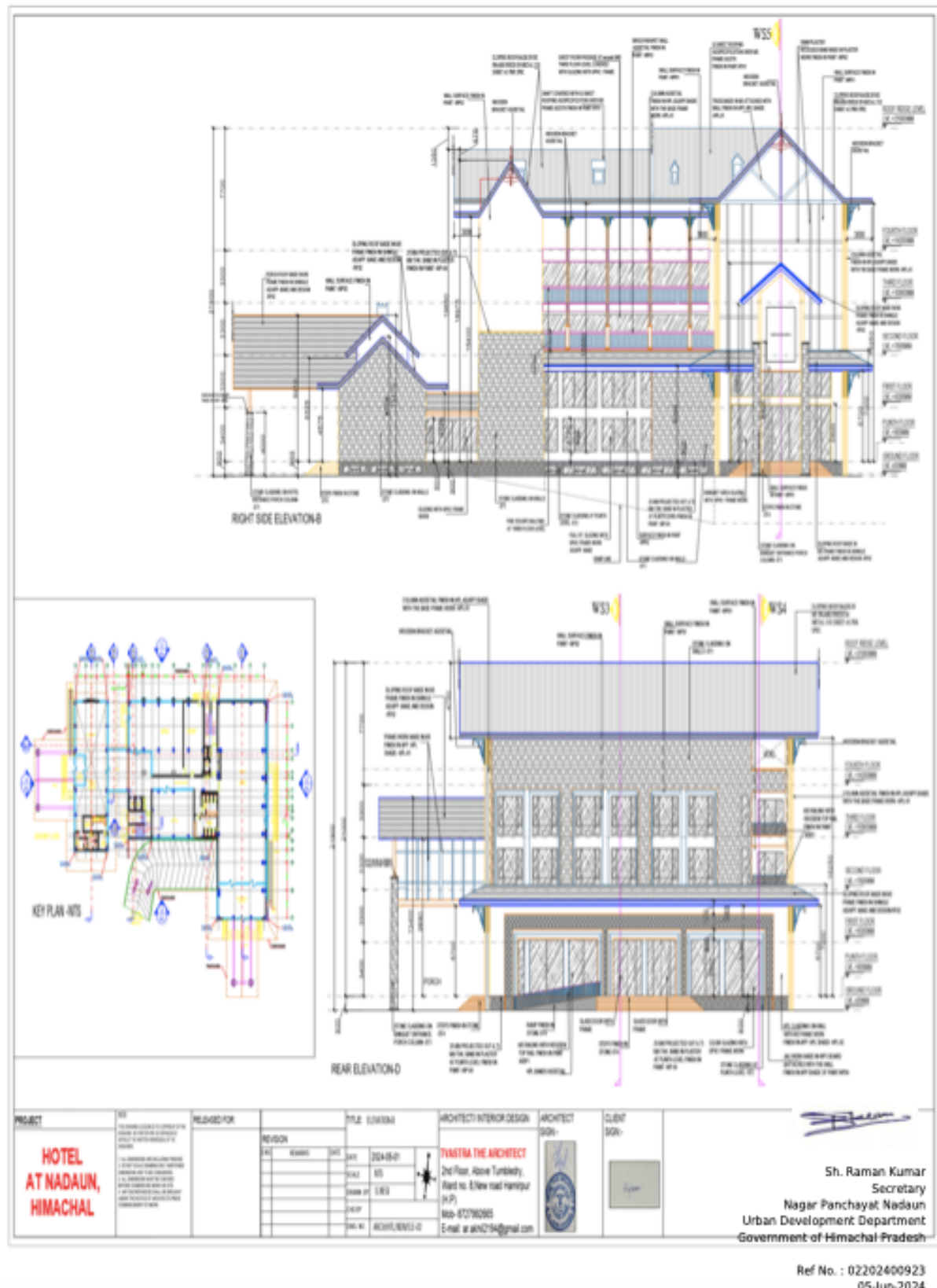


Figure 1-2: Proposed site layout of the Tourist Complex-2

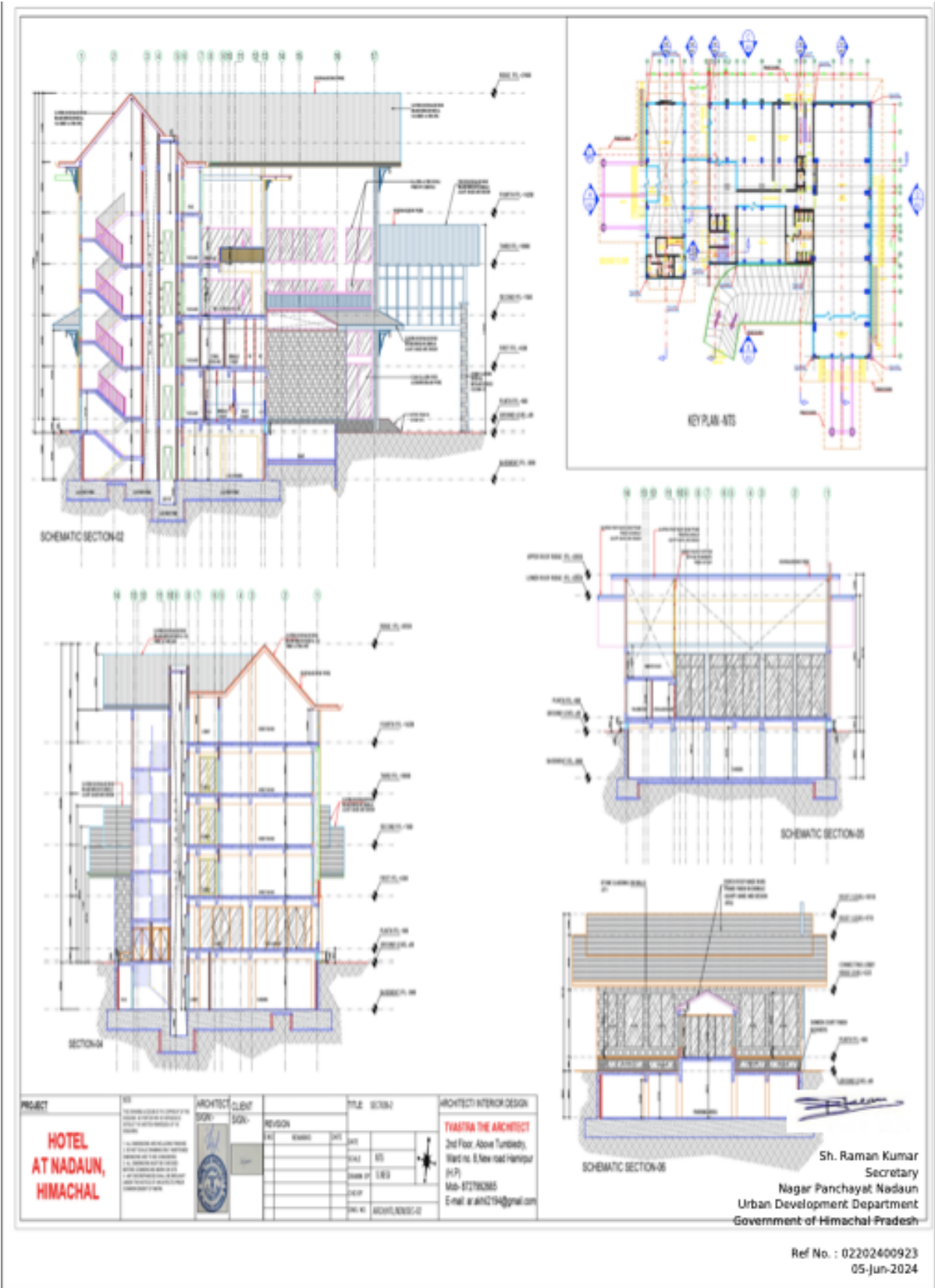


Figure 1-4: Proposed site layout of the Tourist Complex - 4



Figure 1-5: Proposed site layout of the Tourist Complex - 5

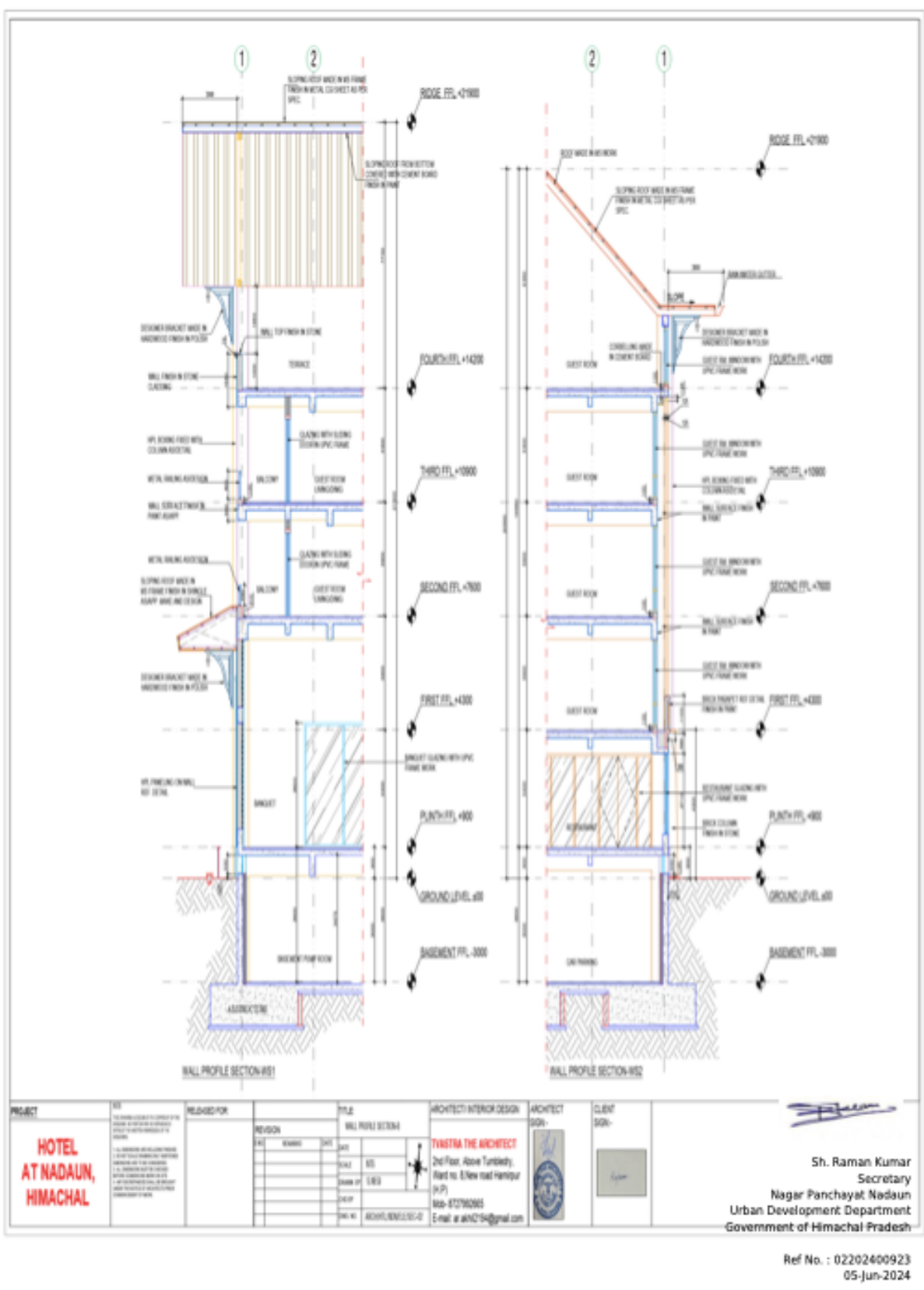


Figure 1-6: Proposed site layout of the Tourist Complex - 6

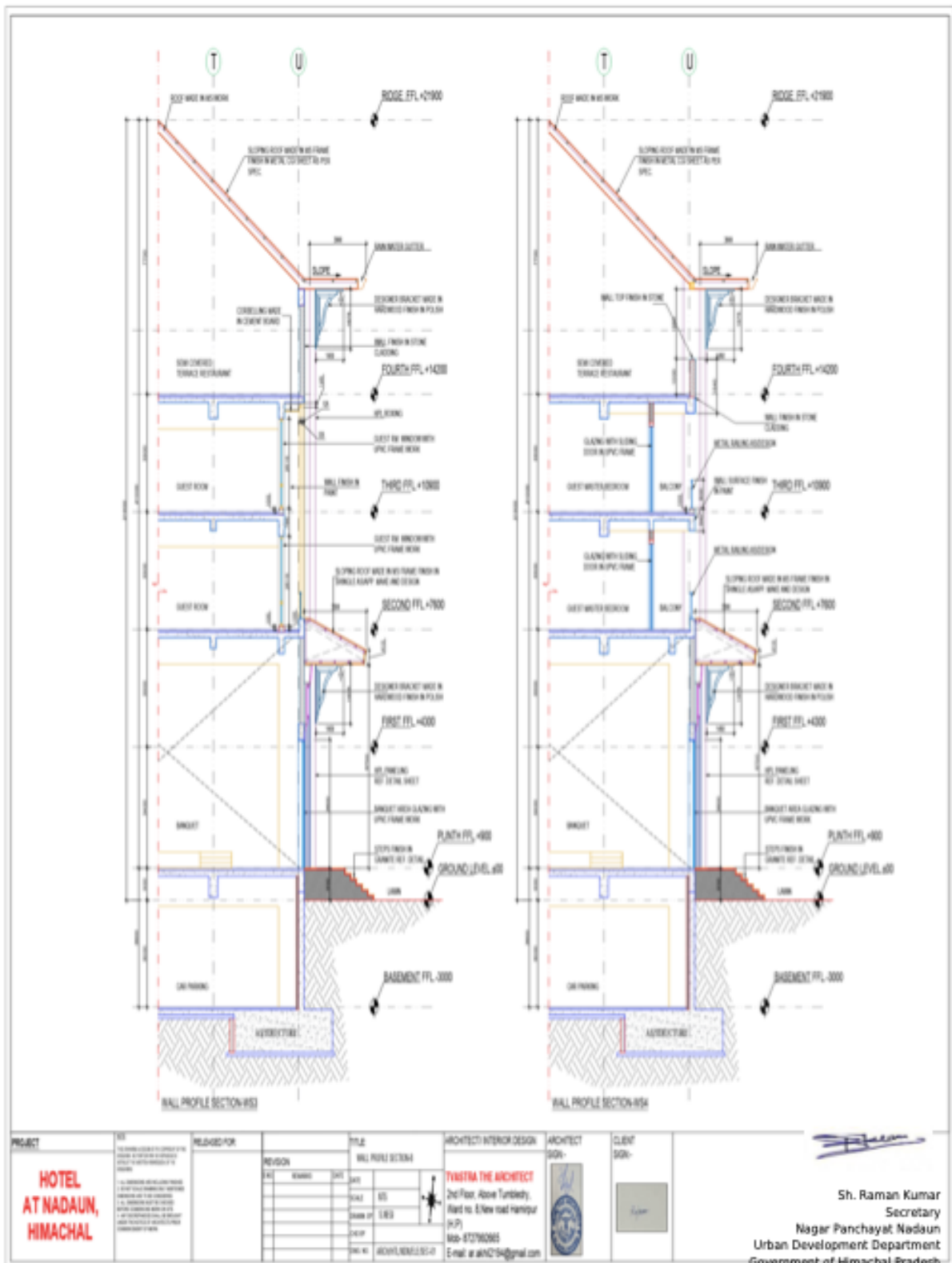


Figure 1-7: Proposed site layout of the Tourist Complex - 7

1.7 Workforce Requirements

The project is expected to generate substantial employment opportunities, creating approximately 18,225 man-days of work during its construction phase. This translates to a significant contribution toward local job creation, providing steady income and skill development opportunities for workers across various sectors. By engaging laborers, technicians, engineers, and administrative staff, the project will foster economic growth and upliftment in the region. Additionally, there will be regular staff requirement for hotel during operational stage which is not shared by requiring body.

1.8 Details of Environmental Impact and Technical Feasibility Report

EIAs are crucial for evaluating the potential environmental consequences of a proposed project. They assess the project's potential impacts on air, water, soil, biodiversity, and socio-economic factors. EIA help in

- Identifying potential environmental risks and mitigation measures.
- Ensuring compliance with environmental regulations.
- Promoting sustainable development by minimizing negative impacts.

However, requiring body have not shared any information whether environmental impact and technical feasibility report was prepared for Tourist Complex Seri, Nadaun, HP.

1.9 Applicable Legislations and Policies

The acquisition of land for public purposes in India is governed by specific legal frameworks that emphasize transparency and community involvement. Key among these are the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RTFCTLARR) Act, 2013, and the Himachal Pradesh RTFCTLARR Rules, 2015, which outline the mandatory processes for Social Impact Assessments and community consultations, as detailed in the following sections

1.9.1 Preparation of Social Impact Assessment Study

RTFCTLARR Act, 2013, under Section 4, stipulates that whenever the appropriate government proposes to acquire land for public purposes, it is required to consult the relevant Panchayat or ward at the village or municipal level within the affected area. This consultation is a prerequisite for conducting a SIA study, which must be carried out in collaboration with the

local bodies. The process of conducting the SIA, including the methods and commencement date, is to be specified by the government through an official notification.

Furthermore, Rule 3(1) of the HP RFCTLARR Rules, 2015, provides additional procedural details for the implementation of the Act within the state. According to this rule, the State Government is mandated to issue a notification to commence the SIA, adhering to the guidelines set forth in Part-B of FORM-I of the Rules. This notification must be disseminated in both Hindi and English and made accessible to the concerned Panchayat, Municipality, or Municipal Corporation. Additionally, copies of the notification should be available at the offices of the District Collector, Sub-Divisional Magistrate, and Tehsil. To ensure wide awareness, the notification should be published in at least two daily newspapers with circulation in the affected area and prominently displayed at conspicuous locations within the impacted areas. The notification is also required to be uploaded on the State Government's official website for broader access and transparency.

These provisions are integral to ensuring that the process of land acquisition is conducted transparently and with due regard to the concerns and input of the local communities affected by such initiatives.

1.9.2 Process of Land Acquisition

The process of land acquisition for public purposes is governed by a series of steps designed to ensure transparency, community involvement, and adherence to legal protocols. The following outlines the key stages in this process:

The government initiates the land acquisition process by conducting a Social Impact Assessment (SIA) study, in consultation with the Gram Sabha in rural areas, or with equivalent urban local bodies in urban areas.

Following the SIA, the report is evaluated by an expert group consisting of two non-official social scientists, two rehabilitation experts, and a technical expert related to the project.

The evaluated SIA report is then reviewed by a committee to ensure that the proposed land acquisition meets the required conditions.

A preliminary notification indicating the government's intent to acquire the land must be issued within 12 months of the SIA report's evaluation.

The government then conducts a survey to determine the precise extent of land required for the project.

Any objections to the acquisition process are heard by the Collector. If the government is convinced of the necessity of acquiring the land for public purposes, a formal declaration to acquire the land is made. Upon the publication of this declaration, the government proceeds with the land acquisition.

From the date of the preliminary notification, no transactions involving the specified land are permitted until the acquisition process is completed.

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

RTFCTLARR Act, 2013 was enacted to replace the Land Acquisition Act of 1894, a law originating from the colonial period. The RTFCTLARR Act represents a significant reform aimed at addressing the critical shortcomings of the previous legislation, with the intent to modernize and enhance the effectiveness of the land acquisition process. The Act seeks to balance the interests of landowners with the needs of industrialization, real estate, and infrastructure development, while ensuring transparency throughout the acquisition process.

A key feature of the RTFCTLARR Act is its emphasis on the mandatory rehabilitation and resettlement of individuals whose lands are acquired, alongside the provision of fair compensation. Provision have been described by each state while notifying rules under the provision of the Act, particularly in cases where land is acquired by the government for public purposes or Public-Private Partnership (PPP) projects. The Act has been widely recognized as a necessary and beneficial measure to protect the rights and interests of landholders and other affected parties.

1.9.4 HP RTFCTLARR Rules 2015

The Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015, were notified on April 9, 2015, and published in the Rajpatra (e-Gazette) of Himachal Pradesh, in accordance with Section 112 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Act No. 30 of 2013). These rules are applicable throughout the State of Himachal Pradesh.

The HP RTFCTLARR Rules, 2015, based on the central Act of 2013, establish the procedural framework for conducting Social Impact Assessments (SIA) in the state. Key highlights of these rules include: (A) The conduct of SIA and Social Impact Management Plans (SIMP) in accordance with Form II and III. (B) The requirement to hold public hearings. (C) The necessity for obtaining consent. Each of these aspects is described in detail in the subsequent sections.

2 Team Composition, Approach, Methodology, and Schedule of the Social Impact Assessment

This chapter outlines the methodological approach adopted for conducting the Social Impact Assessment (SIA) of the proposed Tourist Complex in Seri, Nadaun district Hamirpur HP. It details composition of the assessment team, the specific expertise of each member, and the systematic processes employed to evaluate the social implications of the project. The rigorous methodology ensures that all relevant social factors are thoroughly examined, providing a solid foundation for informed decision-making.

2.1 Team Details

Table 2-1 presents the composition of the Social Impact Assessment (SIA) team responsible for conducting the study. Each member of the team is a recognized expert in their respective field, bringing extensive experience and expertise from numerous previous studies of a similar nature. The multidisciplinary nature of the team ensures a comprehensive approach to assessing the social impacts, with each expert contributing specialized knowledge critical to the successful execution of the study.

Table 2.2 lists the field surveyors who actively participated in the primary survey for the Social Impact Assessment. These surveyors were integral to the data collection process, engaging directly with local communities to gather accurate and comprehensive information. Their efforts ensured the robustness of the primary data, which is critical to the validity of the assessment's findings.

2.2 Description and Rationale for the Methodology and Tools Used

This section outlines the methodology, and tools utilized in conducting the Social Impact Assessment (SIA) for Tourist Complex in Seri, Nadaun district Hamirpur HP. The chosen approach is designed to systematically evaluate the social consequences of the proposed land acquisition, ensuring compliance with the relevant legal frameworks and providing a comprehensive understanding of the potential impacts on affected communities.

Table 2-1: Social Impact Assessment Team Composition and Expertise

| Sr. No. | Name | Qualification | Gender | Expertise/Responsibilities |
|---------|----------------------------------|--|--------|---|
| 1. | Er. Tarun Gupta (Team Leader) | B.Tech (AG), PGDPM, Diploma in Disaster Management, PGDJMC | Male | Senior Environmental Officer, Deptt of Environment, Science & Technology (Retd.) Expertise EIA & SIA, Report Writing |
| 2. | Dr. Raman Kumar | MA Sociology Ph.D. Public Health | Male | Expert in Survey & Data analysis, Impact Assessment & Community Mobilization |
| 3. | Mangat Chauhan | PG (Pol. Science), PGM&IR, | Male | Project Coordination |
| 4. | M. R. Sharma | Bachelor's in Social Work | Male | Survey & Statistical Researcher |
| 5. | Sangeeta | Master of Arts | Female | Survey & Statistical Researcher |
| 6. | Nishima Bhardwaj | M.A. Sociology | Female | Investigator & Gender Specialist |

Table 2-2: List of Field Surveyors for the Social Impact Assessment

| Sr. No. | Name | Qualification | Gender |
|---------|---------------|---------------|--------|
| 1. | Kapoor Sharma | PG | Male |
| 4. | Push Raj | PG | Male |

2.2.1 Aim

The aim of the study is to conduct a SIA in accordance with the Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement

(Social Impact Assessment and Consent) Rules, 2015, specifically for the construction of Tourist Complex in village Sari, Nadaun, Distt. Hamirpur HP.

2.2.2 Objective

The objectives of the study are as follows:

1. Assessment of whether the proposed acquisition serves the public purpose as per the criteria listed under section 2 of the RTFCTLARR Act, 2013.
2. Estimating affected families and the number of families likely to be displaced.
3. Extent of land, public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition.
4. Whether the extent of land proposed for acquisition is the absolute bare minimum extent needed for the project.
5. Whether land acquisition at alternate places has been considered and found not feasible.
6. Study of the project's social impacts, nature and cost of addressing them, and the impact of these costs on the project's overall costs of the project vis-à-vis the benefits.
7. Preparation of socio-economic and cultural profile of the affected area and resettlement site (if any) as per FORM-II of the HPRTFCTLARR rules,2015.
8. Preparation of a Social Impact Management Plan as per Form III of HPRTFCTLARR rules,2015.

2.2.3 Approach and Methodology

The methodology adopted to conduct a social impact assessment and to prepare SIMP is described below. The SIA was prepared in accordance with the RTFCTLARR Act 2013 and HP RTFCTLARR Rules, 2015. The figure below presents the methodology of the SIA study in the form of a flow chart.

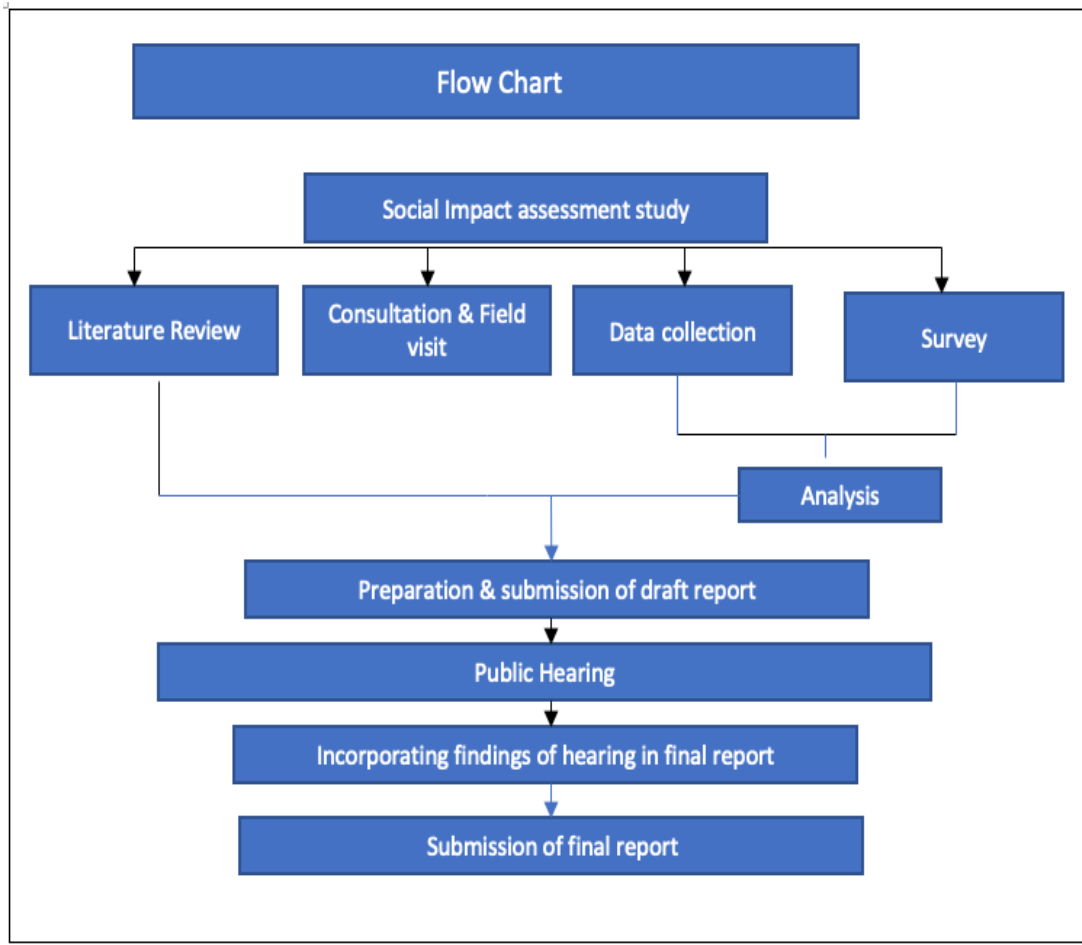


Figure 2-1: Flow chart for Conducting Social Impact Assessment (SIA) in Land Acquisition for the construction of Tourist Complex in village Sari, Nadaun, Distt. Hamirpur HP

Process/methodology for conducting SIA study and preparation of SIMP: -

Literature review: -

1. Consultation & field visit

- Identification of stakeholders (Primary & secondary data)
- Field visit (site visits)
- Consultation with stakeholders

2. Data Collection

- Secondary Data (Revenue department and PWD survey drawings and other concerned departments)

3. Primary Data (questionnaires & FGD) field visit was conducted and pre-designed questionnaires were utilized for getting information.

4. Analysis of data collected

- Qualitative and quantitative analysis of various social, economic and environmental parameters. Analysis of primary and secondary data collected
- Inference drawn from FGDs
- Inference drawn from stakeholder consultations
- Observation from site survey

5. Draft Report

2.2.4 Rationale for the Methodology

Carrying SIA is a time-bound study and concerns the interest of people who are financially, economically, and socially dependent on the land getting acquired for the upcoming project. Therefore, the above methodology has been adopted to carry out the study and ensure a humane, participatory, informed, and transparent land acquisition process for the construction of Tourist Complex in village Sari, Nadaun, Distt. Hamirpur HP. This methodology safeguards adequate provisions for such affected persons for their rehabilitation and resettlement and for ensuring that the cumulative outcome of the acquisition should be that affected persons become development partners, leading to an improvement in their post-acquisition social and economic status.

2.3 Tools to Collect Information for the Social Impact Assessment

Data collection for the SIA involved both primary and secondary sources to ensure a comprehensive understanding of the potential social impacts. The tools and methods used are detailed below:

Data from Secondary Sources:

- Secondary data was gathered from census reports, statistical handbooks, and other relevant literature. This information complemented the primary data and provided a baseline understanding of the physical, social, economic, and cultural context of the project area.

Primary Source:

- **Household Surveys:** A structured questionnaire was used to gather detailed information from affected households.
- **Field Visits:** Direct observations and interviews conducted during site visits provided additional context and data.
- **Focus Group Discussions (FGDs):** FGDs were conducted to gather qualitative data and to facilitate discussions among stakeholders about the potential impacts of the project.

Preparation of Study Tools:

- A structured questionnaire was developed to collect both qualitative and quantitative data from primary stakeholders. This questionnaire was pre-tested, refined, and administered by trained surveyors.

Primary Survey:

- The survey focused on collecting data on household characteristics, socio-economic profiles, occupation, income, and the potential impact of the project on affected families. Open-ended questions were included to capture the opinions and views of the respondents.

Focus Group Discussion:

- FGDs were conducted with various stakeholders, including community leaders and representatives, to identify the perceived impacts of the project and gather suggestions for enhancing positive outcomes and mitigating negative impacts.

Supervision of Data Collection and Ground Verification:

- Core team members supervised the data collection process, and ground verification was conducted for a sample of households to ensure the accuracy and reliability of the data.

2.4 Sampling Methodology

The SIA team visited the affected family but no information was collected as PAF refuse to participate in data sharing.

Quantitative Techniques:

Pre-tested structured questionnaires were used for the household survey among primary stakeholders.

Qualitative Techniques:

The qualitative techniques included Participatory Rural Appraisal (PRA), Livelihood Analysis, Preference Ranking, Focus Group Discussions (FGDs), and Public Consultations.



Pictures taken during field visits

2.5 Overview of Information and Data Sources Used

The SIA and Social Impact Management Plan (SIMP) were prepared based on data and statistics from a variety of sources, including field visits, stakeholder consultations, and existing documents such as the RTFCTLARR Act 2013 and HP RTFCTLARR Rules, 2015. The following data sources were utilized to collect the necessary information:

Government Reports and Literature: Official documents and reports provided a wealth of secondary data, including demographic, economic, and social information.

Field Surveys and Site Visits: Primary data was collected through direct interaction with affected families and other stakeholders, providing valuable insights into the local context and the specific impacts of the project. The primary survey was conducted through proper scheduling between 23/12/-24 to 26/12/2024 covering the area as identified and notified by the concerned requiring.

Stakeholder Consultations: Input from stakeholders, gathered through FGDs, public consultations, and interviews, was critical in shaping the SIA and SIMP.

2.6 Schedule of Consultations with Key Stakeholders and Brief Description of Public Hearings Conducted

The public hearing will be organized as per schedule notified by the competent authority.

3 Land Assessment

This chapter provides a detailed analysis of the land that is proposed to be acquired for the construction of Tourist Complex village Seri, Nadaun, district Hamirpur HP. The analysis utilizes available maps, land inventories, and primary data sources, including surveys, to explore the nature, current use, and classification of the land. Additionally, the chapter examines the ownership patterns, land transfers, and land usage trends over the past three years.

3.1 Information from the Land Inventories and Primary Sources

The table below provides a detailed breakdown of the land proposed for acquisition for construction of tourist complex at Seri, Nadaun, district Hamirpur, HP highlighting the intended use for various project activities:

Table 3-1: Total Land and Khasra number proposed to be acquired for construction of tourist complex at Seri, Nadaun, district Hamirpur HP

| Sr. No. | Name of District | Name of Tehsil | Village/Mohal/Up-Mohal | Area Sqm/decimtr |
|---------|------------------|----------------|------------------------|------------------|
| 1. | Hamirpur | Nadaun | Seri | 97-66 |

3.2 Entire Area of Impact Under the Influence of the Project

The project for constructing the tourist complex at Seri, Nadaun, in District Hamirpur, Himachal Pradesh, spans area of 0.6528 hect. i.e. 6528 Sq/desi Mtr. The acquisition of an additional 97.66 square meters of land is underway to ensure the project's seamless development. The project aims to boost the region's tourism potential by creating an infrastructure that attracts both domestic and international visitors. This development is anticipated to enhance the local economy by generating employment opportunities, fostering local business growth, and promoting cultural and recreational activities. Moreover, the project is expected to maintain environmental sustainability through careful planning and the integration of eco-friendly practices, minimizing its impact on the surrounding ecosystem.

3.3 Scope of acquisition:

The scope of acquisition for the project is limited to 97.66 square meters of land, which is strategically located adjoining the main land designated for the construction of the tourist complex at Seri, Nadaun, in District Hamirpur, Himachal Pradesh. This additional parcel of land is essential to ensure seamless integration with the main project area, facilitating better accessibility, optimized layout, and enhanced functionality of the proposed complex. The limited extent of this acquisition reflects a focused approach to land use, minimizing disruption to surrounding areas while aligning with the overall development objectives of the project.

Beyond the areas mentioned, there is no additional land acquisition anticipated for this project. The agency has not notified or indicated any requirement for extra land beyond the scope of the current project.

3.4 Total land requirement for the project

The total land requirement for the construction of the tourist complex, including auxiliary facilities, is limited to 0.6528 hact. i.e. 6528 square meters. This precise allocation ensures optimal utilization of land resources to support the project's key components, such as visitor accommodations, recreational areas, and essential infrastructure. The modest scale of land acquisition reflects the project's commitment to efficient land use while minimizing its environmental and social footprint. This additional land is integral to complementing the existing infrastructure and facilitating a cohesive and functional design for the complex.

The total private land measuring 97.66 Sq Mtr comprise in Khasra No. 2016 and 2017 at village Seri, tehsil Nadaun (Rural) district Hamirpur HP.

3.4.1 Present use of any public, unutilized land in the vicinity of area

It emphasizes that there is no public land available in the area surrounding the proposed site for acquisition. Public land refers to government-owned land, and if any such land were unutilized (not being used for any other purpose), it might have been considered for the project.

3.5 Land Already Purchased, Alienated, Leased/ Acquired, and Intended Use for Each Plot of Land Required for The Project

The ongoing project is primarily situated on government-owned land, with a minor portion belonging to the one family. Among the shareholders, all except one have agreed to the compensation and terms proposed by the department for land acquisition. Consequently, the

current acquisition process is focused on securing the remaining share from the dissenting family member to facilitate the seamless continuation and completion of the project. The department remains committed to resolving this matter amicably, ensuring compliance with legal protocols and fairness in the acquisition process.

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

A total of 97.66 square meters of land has been proposed for acquisition to facilitate the construction of the tourist complex at Seri, Nadaun, in District Hamirpur, Himachal Pradesh. The proposed site is strategically located along the Shimla–Dharamshala road, offering excellent connectivity and accessibility for travelers. It is situated directly opposite the BSNL Exchange at Nadaun, which further enhances its prominence and ease of identification. The acquisition of this land is a critical step in the development of a comprehensive and well-planned tourist complex that aims to bolster the region's tourism potential and contribute to its socio-economic growth.

3.7 Nature, Present Use and Classification of Land

The proposed tourist complex project is planned on land located in the Hamirpur district, within the Nadaun tehsil, specifically in the village/mohal of Seri. The land is classified under two categories based on the Khasra numbers. Khasra No. 2016 is classified as "Banjar Kadeem," indicating uncultivated or barren land. Meanwhile, Khasra No. 2017 is designated as "Gair Mumkin Kabristan,".

| Sr. No. | Name of District | Name of Tehsil | Village/Mohal /up-Mohal | Khasra No. | Classifications of the Land |
|---------|------------------|----------------|-------------------------|------------|-----------------------------|
| 1 | Hamirpur | Nadaun | Seri | 2016, | Banjar Kadeem |
| | | | | 2017 | Gair Mumkin Kabristan |

3.8 Size of Holdings, Ownership Patterns

The total land which is under proposed acquisition is majorly ancestrally passed to the next generation. Basically, the land was purchased by present owners ancestors before independence as stated by PAF.

3.9 Land Distribution and Number of Residential House Being Acquired

The total land proposed for acquisition under this project amounts to 97.66 square meters. The identified plot of land is free from any existing residential buildings or other physical structures, ensuring that the acquisition process does not result in the displacement of individuals or the removal of constructed assets. This status of the land facilitates a smooth and conflict-free acquisition process, aligning with the project's objective to minimize social disruption while enabling the timely development of the tourist complex. The absence of existing structures also allows for optimal utilization of the land for the planned construction and associated facilities.

3.10 Land Prices and Recent Changes in Ownership and Transfers

The classification of land category for calculation of compensation is given as under:

1. **Category-I (0-25 mtr):** 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.
2. **Category-II(20% < Base Rate)(25-50 mtr):** Property/Land in which no point of the concerned Khasra Number or part thereof is 25 to 50 meters from such road.
3. **Category-III(40% < Base Rate)(50-100 mtr):**Property/Land in which no point of the concerned Khasra Number or part thereof is 50 to 100 meters from such road.
4. **Category-IV(50% < Base Rate)(100-1000 mtr):** Property/Land in which no point of the concerned Khasra Number or part thereof is 100 to 1000 meters from such road.
5. **Category-V(60% < Base Rate)(>1000 mtr):** Property/Land in which no point of the concerned Khasra Number or part thereof is 1000 meters or more from such road.

Although there are above five prescribed categories for calculation of compensation based on the distance of land/properties from the road whereas in this case land is to be acquired adjacent to the existing road and thus falls under category 1 which is given as under:

Category-I (0-25 mtr): 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.

The SIA team did not come across any changes in the ownership over a period of last three years.

4 Estimation and Enumeration of Affected Families and Assets

This chapter provides an estimation and enumeration of the families and individuals directly and indirectly affected by the proposed land acquisition construction of tourist complex project. It outlines the impact on both private and common properties, as well as public land use dependencies in the affected areas. The chapter also details the extent of land acquisition's influence on local communities, drawn from the data collected through a comprehensive primary survey. The analysis aims to highlight the socio-economic changes that may arise from the acquisition, offering a clear picture of the affected populations.

4.1 Directly Affected People

The proposed acquisition of 97.66 Sq Mtr private land is directly affecting single family. The owner Mr. Yadvinder Katoch is living in nearby building, therefore there is no displacement involved.

4.1.1 Tenants/Occupiers

During the primary survey conducted as part of the assessment process, it was observed that there were no lease holders or occupiers present on the land proposed for acquisition.

4.1.2 Dependence on Common Property Resources (CPRs)

During survey, no CPRs were found on the land proposed to be acquired.

4.1.3 Dependence of Land for Livelihood

The landowner did not respond to the survey team during the assessment process and refused to participate, citing that the matter is sub judice. As a result, the survey team was unable to gather direct input or evidence regarding the landowner's or any other shareholders' potential dependence on the said land. The refusal to engage has created a gap in understanding whether the land is currently being utilized for livelihood or any other purposes by the owner or other stakeholders. This lack of participation has further complicated the assessment of social and economic impacts, as it prevents the establishment of any direct or indirect dependence on the land.

4.1.4 Schedule Tribes and Traditional Forest Dwellers

There is no affected family falling in the ST category and no traditional forest dwellers who have lost any of their forest rights

4.1.5 Land Assigned by the State Government

During the survey, no person was found who have been assigned any land by the State Government under any of its schemes which is being proposed to be acquired.

5 Socio-Economic and Cultural Profile

5.1 Demographic Profile of the Project Affected Peoples in Project Area

Nadaun, an emerging town in the Hamirpur district of Himachal Pradesh, serves as the project area for the proposed development. Governed by the Municipal Council Nadaun, the town is steadily growing as a local hub. The Municipal Council oversees an area of 5.93 square kilometers, encompassing 2,955 households and 268 commercial establishments. This demographic indicates a moderately dense population with a mix of residential and business activities, reflecting the town's economic and social dynamism. The project is expected to impact these households and commercial entities directly or indirectly, necessitating careful planning and stakeholder engagement to address their concerns while fostering regional development.

5.2 Kinship Patterns

In Himachal Pradesh, land rights are transferred only from one generation to the next. According to state regulations, migrants are not permitted to purchase land in Himachal Pradesh. Consequently, land in this region is typically ancestral property and is distributed equally among legal heirs unless otherwise specified by a Will.

Women play a crucial role in family affairs, and most household tasks are carried out by women. However, the economic value of these tasks is not typically recognized or accounted for.

5.3 Administrative, Political, Cultural, and Civil Society Organizations

Nadaun, a town in Hamirpur district, is experiencing rapid growth and becoming a new power center in Himachal Pradesh, due to its connection as the Chief Minister's hometown. Nadaun has status of Municipal Council and has major administrative setup of different departments. Being a growing hub in the Hamirpur district, few civil society organizations (CSOs) and non-governmental organizations (NGOs) are active in Nadaun, advocating for social justice, environmental preservation, and community welfare. These organizations play a vital role in promoting transparency and accountability in the planning and implementation of local development projects.

These administrative, political, cultural, and civil society entities collectively contribute to the transparent and inclusive execution of initiatives like Social Impact Assessments (SIA). Their

efforts ensure that the development of critical infrastructure is carried out in harmony with social, environmental, and cultural considerations.

5.4 Regional Dynamics and Historical Change Processes

Nadaun, a small town in the Hamirpur district of Himachal Pradesh, has witnessed gradual regional and historical changes shaped by socio-economic and cultural factors. While traditionally a quiet and scenic area, Nadaun has gained recognition due to its historical significance and strategic location near the Beas River, serving as a hub for trade, cultural events, and tourism.

Historically, Nadaun played a notable role as a cultural and administrative center during the reign of the Katoch dynasty, contributing to its regional importance. Over the years, the town's identity has evolved, blending its historical legacy with modern development needs. The proximity to major towns and the state's focus on enhancing regional tourism has positioned Nadaun as a key area for development initiatives.

Post-independence, Nadaun began experiencing modest growth, primarily in infrastructure and connectivity. Despite its potential, the town has largely remained underdeveloped, with limited economic opportunities and basic amenities. This has prompted a renewed focus on harnessing its tourism potential and cultural heritage for regional development.

In recent years, the emphasis on tourism has sparked initiatives to modernize Nadaun while preserving its unique identity. The proposed Tourist Complex aims to address the town's infrastructure deficits, offering improved facilities and attracting visitors to the region. The town's dynamics are increasingly influenced by a blend of traditional practices and modern demands, as local festivals, handicrafts, and cuisine continue to coexist with emerging economic opportunities.

Nadaun's transformation is reflective of the broader shifts occurring across Himachal Pradesh, where efforts are being made to balance development with the preservation of cultural and natural heritage. As the town evolves, it retains its historical charm while adapting to the aspirations of its residents and the needs of a growing tourism economy.

5.5 Quality of the Living Environment

Nadaun, located in the Hamirpur district of Himachal Pradesh, is a picturesque town known for its serene environment, cultural heritage, and proximity to the Beas River. The quality of the living environment in Nadaun is influenced by its natural surroundings, infrastructure, and community resources.

1. Natural Environment

Nadaun boasts a clean and green environment with low pollution levels compared to urban areas. The town's proximity to the Beas River provides a soothing ambiance, while the surrounding hills add to its scenic beauty. Seasonal variations enhance the area's charm, making it a pleasant place to live year-round.

2. Infrastructure and Urban Amenities

- **Housing:** The town offers a mix of traditional and modern housing, catering to diverse income groups.
- **Roads and Connectivity:** Nadaun is well-connected via road networks, providing easy access to neighboring towns and cities.
- **Utilities:** Access to clean water, electricity, and sanitation facilities is generally reliable, though some rural outskirts might experience occasional challenges.

3. Social Environment

Nadaun has a close-knit community that values cultural traditions and social harmony. Residents actively participate in local festivals and events, fostering a strong sense of belonging.

4. Educational and Healthcare Facilities

- **Education:** Nadaun has Govt. as well as private schools and one degree colleges providing quality education for residents. Beside this few vocational educational institutes are also present.
- **Healthcare:** Basic healthcare facilities are available, with nearby district centers offering advanced medical services when needed.

5. Economic Opportunities

Agriculture and small-scale industries dominate the local economy, offering employment opportunities. Additionally, the tourism sector, driven by Nadaun's cultural and historical significance, contributes to the local economy.

6. Environmental Concerns

Challenges like unregulated waste disposal and the need for better river conservation initiatives pose risks to Nadaun's environment. However, community-driven efforts and government schemes are gradually addressing these concerns.

7. Conclusion

In conclusion, the construction of a tourist complex in Nadaun aligns perfectly with the town's vision of blending development with sustainability. Leveraging its natural beauty, cultural heritage, and growing infrastructure, this project can catalyze economic growth, create employment opportunities, and position Nadaun as a sought-after tourist destination in the region. By prioritizing community engagement and environmental preservation, the initiative promises to enhance the town's appeal while ensuring a balanced and inclusive approach to progress.

6 Social Impacts

This chapter examines the anticipated social impacts of the proposed land acquisition for the construction of the tourist complex at Seri, Nadaun, in District Hamirpur, Himachal Pradesh.. It assesses the direct and indirect consequences that the project will have on affected families, communities, and public infrastructure. Both positive and negative impacts are analyzed, focusing on aspects such as livelihoods, employment, income, access to resources, social cohesion, and cultural practices. The findings presented are based on data collected from household surveys, stakeholder consultations, and focus group discussions, offering a detailed insight into how the project will reshape the social fabric of the area.

6.1 Framework and Approach to Identifying Impacts

The Social Impact Assessment (SIA) of the construction of Tourist Complex Seri, Nadaun, district Hamirpur HP was undertaken to assess the potential social repercussions that may arise due to land acquisition. SIA aims to identify the likely effects of the project on the local population, communities, and cultural systems. As a decision-making tool, SIA helps project planners anticipate and mitigate negative impacts through a Social Impact Management Plan (SIMP).

The framework and approach to identifying social impacts followed a systematic process, involving all stakeholders. The key steps in this process are:

Step 1: Background study and review of case studies to understand the social context of similar projects.

Step 2: Identification of Project Affected Persons (PAPs) and groups likely to be impacted.

Step 3: Development of a primary survey questionnaire tailored to capture the socio-economic status of the affected families.

Step 4: Conducting the primary survey and Focus Group Discussions (FGDs) with various stakeholders to gather in-depth information.

Step 5: Analysis of data collected from surveys and discussions to derive patterns and insights.

Step 6: Identifying various social impacts, determining their intensity, and mapping them to specific project areas.

This systematic approach ensures that the analysis comprehensively addresses all potential social consequences of the project, both positive and negative. Individual survey and FDGs, were conducted in concerned area, and the summary of these consultations presented as follows:

6.2 Description of Impacts at Various Stages of the Project

The social impacts of land acquisition for the construction of Tourist Complex Seri, Nadaun, district Hamirpur HP can be categorized into three major stages: Pre-construction, Construction, and Operation. These stages will involve different levels of engagement with the local community and have varying social consequences. Due to the absence of a fully detailed project proposal or feasibility study, only a general assessment of the likely impacts at each stage can be provided. These are summarized in the table below.

Stages of Social Impact:

Pre-Construction Stage:

- **Land Acquisition and Displacement:** During this stage, the primary social impact revolves around the acquisition of land. This may lead to the loss of ancestral land to the owner.

Construction Stage:

- **Noise, Dust, and Air Pollution:** Construction activities are likely to generate noise, dust, and air pollution, which will impact the surrounding environment and the daily lives of residents. Mitigating these factors through controlled construction practices will be necessary.
- **Employment Opportunities:** The construction phase may provide short-term employment opportunities for local laborers and suppliers. However, this is a transient impact and must be balanced against the potential disruptions to daily life.

Operation Stage:

- **Economic Growth:** The Tourist Complex is expected to boost tourism and commercial activities in Nadaun by making the town more accessible, contributing to the local economy.

The Social Impact Management Plan (SIMP) aims to mitigate adverse effects while enhancing the positive impacts associated with the project during all three stages. A description of the various impacts, along with management measures, is outlined in the Table 6.1.

The Social Impact Management Plan seeks to address the potential social impacts during each stage of the project. Proper planning and implementation will minimize the adverse impacts and enhance the long-term benefits of the project.

Table 6-1: Description of Social Impacts at Various Stages of Project Cycle

| Project Stage | Social Impacts | Social Impact management Measures |
|-------------------------|---|--|
| Pre-construction | Land acquisition and displacement of properties | Fair compensation, transparent communication with affected parties |
| Construction | Noise, dust, and air pollution from construction activities | Implementation of noise and dust control measures |
| | Temporary employment for locals | Prioritize hiring local labor and suppliers |
| Operational | Boost to local economy through increased tourism and commerce | Monitor economic impacts and ensure community benefits |
| | Long-term need for infrastructure upkeep and maintenance | Develop sustainable maintenance strategies to prevent degradation |

6.3 Impacts as Perceived by the PAPs

The Project Affected Persons (PAPs), particularly those whose land is being acquired for the development of the upcoming tourist complex, have expressed concerns about its negative impacts. A significant issue raised by them is the proximity of the planned hotel to their homes, which they believe will compromise their privacy. They are worried that the increased activity and presence of visitors near their residential spaces will disrupt their daily lives.

Another critical concern highlighted by the PAPs is the disruption of natural sunlight, flow of air and sight view caused by the tourist complex. They fear that the size and structure of the building will cast long shadows, reducing the sunlight available to their homes. This perceived impact on their living environment has amplified their dissatisfaction with the project and has become a major point of contention. Community events such as marriages etc. may cause noise as well disturbance and congestion in the streets.

In contrast, the general public largely supports the upcoming project, viewing it as an opportunity to boost economic activity in the region. Many residents believe that the establishment of the hotel will increase business opportunities, especially for local vendors, transport services, and small businesses catering to tourists. This optimism about economic growth has created a divide in opinion between the directly affected PAPs and the broader community.

6.4 Awareness about the Project

Majority of people (78%) are aware of the upcoming tourist complex by observing the ongoing construction activities. A smaller proportion, around 12%, have learned about the project through word of mouth or other verbal communications. An additional 5% have become aware through miscellaneous sources, while the remaining 5% are unaware of the project. This distribution highlights the dominant role of visible ongoing construction work at the site in spreading awareness among the community. Figure 6.1 illustrates the awareness levels about the upcoming tourist complex. It visually represents how the majority (78%) became aware through construction activities, followed by listening (12%), other sources (5%), and those who are unaware (5%).

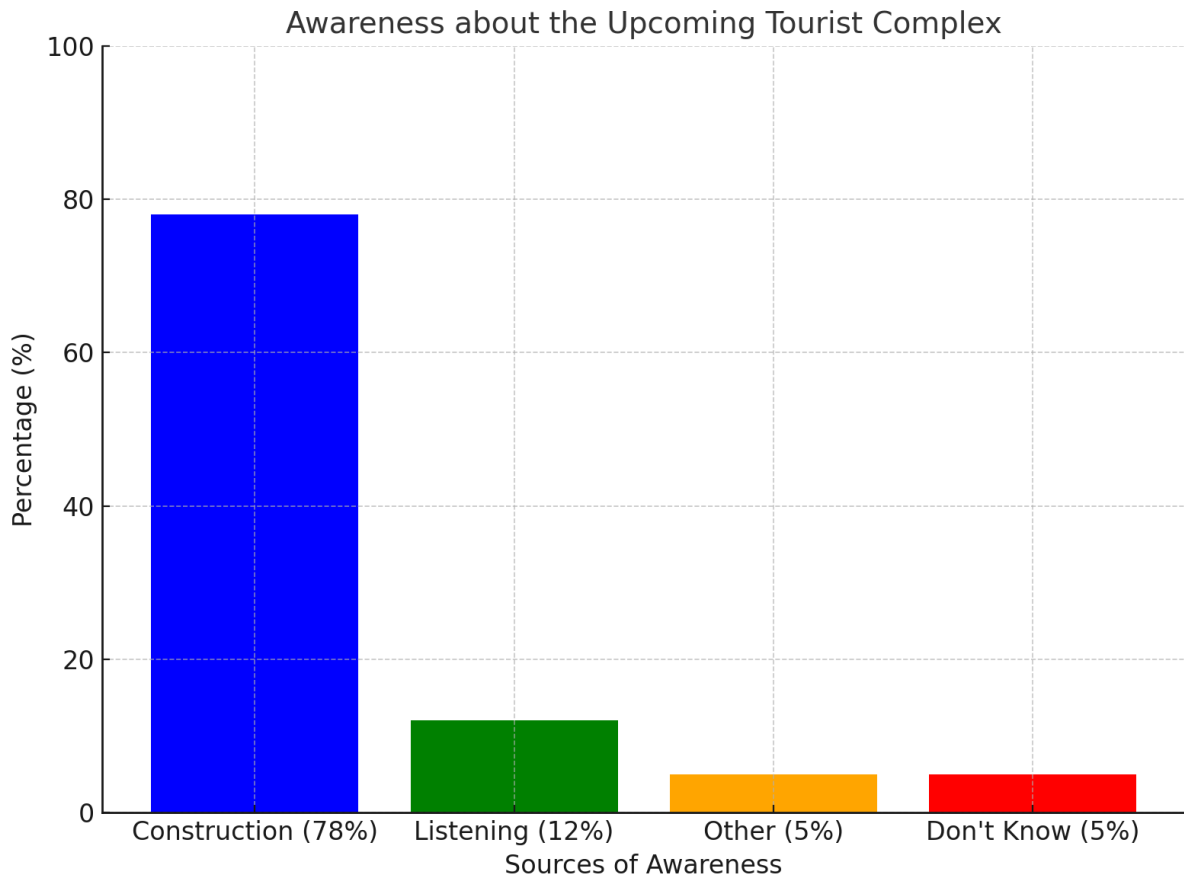


Figure 6-1: Awareness Levels of the Proposed Tourist Complex Project AMong Local Residents

6.5 Consent for the Project

Mr. Yadvinder Katoch, one of the landowners whose portion of land is proposed to be acquired for the project, has expressed his unwillingness to surrender his share. Despite efforts to address his concerns, he remains opposed to the acquisition. However, other shareholders involved in the project have already provided their consent and agreed to relinquish their respective portions of land. This divergence in opinions among stakeholders poses a challenge to the seamless execution of the project.

6.6 Compensation Preferences Land Assessment

As the landowner, Mr. Yadvinder Katoch, has not agreed to surrender his portion of the land for the project, no compensation preferences have been communicated to the Social Impact Assessment (SIA) team. His firm stance against the land acquisition has resulted in the absence of discussions or agreements regarding the valuation or terms of compensation, leaving this aspect unresolved.

7 Analysis of Costs and Benefits Recommendations on Acquisition

This chapter presents the final conclusions regarding the assessment of the public purpose, alternatives that would cause less displacement, the minimum land required for the project, and the overall viability of the proposed land acquisition. It also includes an evaluation of the mitigation measures and their effectiveness in reducing the adverse impacts.

The analysis covers the nature and intensity of the social impacts that would arise from the acquisition, affecting the Project Affected Persons (PAPs), the project-affected panchayats, and the adjoining areas. The focus is to assess whether the benefits of the proposed project outweigh the negative impacts on stakeholders.

A comparison is made between the tentative overall benefits, such as improved infrastructure, enhanced transportation, and potential economic development, against the social and economic costs, including displacement, loss of livelihoods, and changes in land use patterns. The chapter also examines whether the project serves the public interest and how mitigation measures can alleviate some of the most severe impacts.

Based on this comprehensive assessment of costs, benefits, and mitigation possibilities, the chapter provides a final recommendation on whether the land acquisition should proceed or not, considering the greater public good while ensuring just compensation and fair treatment for those affected.

7.1 Assessment of Public Purpose

The Tourist Complex in Seri, Nadaun, is a transformative project aimed at driving economic growth, improving regional connectivity, and promoting sustainable tourism.

Key Benefits:

- **Boosting Tourism:**
 - Addresses infrastructure gaps in a region rich in natural beauty and cultural heritage.
 - Introduces modern amenities, accommodation, and recreational facilities, enhancing Nadaun's tourism profile.

- **Economic Impact:**
 - Generates employment during construction (e.g., construction, transport) and operational phases (e.g., hospitality, retail).
 - Stimulates local businesses, including handicrafts, food services, and cultural performances, fostering entrepreneurship.

- **State Revenue:**
 - Increased tourist footfall drives tax revenue and permits, funding other development projects.

In line with Section 2, Sub-section 1(b) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RTFCTLARR) Act, 2013, this project qualifies as serving a public purpose by fostering infrastructure development that directly benefits the community and the region at large.

7.2 Less Displacing Alternatives & Minimum Land Requirement

For the construction of the Tourist Complex at Seri, Nadaun, District Hamirpur, Himachal Pradesh, only 97.66 square meters of private land is being acquired. This represents a minimal area, carefully selected to minimize displacement and disruption to the local community. The land acquisition is essential for the project's success, as it provides the foundational space required for infrastructure development. Without this acquisition, it would be impossible to establish the modern amenities and facilities necessary to achieve the envisioned growth in tourism and regional development. The project prioritizes efficient land use, ensuring maximum benefits with minimal impact.

7.3 Nature and Intensity of Social Impacts

An impact, if permanent in nature, will have same intensity during post construction phase as during pre-construction/ construction stage on the other hand temporary impacts will show a continuous decrease in intensity during following stages of project cycle. Any impact lasting even after the construction phase is considered as long-term impact and if it lasts only till the construction phase is going on, it is considered as short-term impact.

The table given below shows the nature and intensity of various identified impacts during different stages of project cycle:

Table 7-1: Nature and Intensity of Impacts

| Impact Area | S. No. | Impact Identified | Stage of Project cycle | Nature of Impact | Intensity of Impact |
|--------------------------|--------|--|------------------------|------------------|---------------------|
| Social | 1 | Disputes among stakeholders for receiving compensation | Pre-Construction | Temporary | Short term |
| | 2 | Interruption in daily life of PAF due to labour and vehicle movement as PAF is living in building which is adjacent to the site. | Construction phase | Temporary | Short term |
| Land/ Structure | 1 | Loss of land | Construction phase | Permanent | Long term |
| | 2 | Increased level of air, water and noise pollution due to construction activity and quarrying. | Construction Phase | Temporary | Short term |
| *Source: Team SIA | | | | | |

7.4 Viability of the Suggested Mitigation Measures

The resettlement plans should be designed in accordance with the RTFCTLARR Act, 2013 and the HP RTFCTLARR Rules 2015 and the latest R&R policy.

Adequate budgetary support should be fully committed and made available by the project authorities to cover the costs of land acquisition (including compensation and income restoration measures) within the agreed implementation period.

Although all property owners, except one, have consented to and mutually agreed to surrender their share of land for the proposed Tourist Complex project, one property owner, Sh. Yadvinder Katoch, has expressed disagreement regarding his land. He has approached the Hon'ble Court to address his concerns through legal channels.

The Tourist Complex, as planned by the Tourism Department, will feature 34 rooms, a conference hall, and other modern amenities. Given its proximity to numerous residential and commercial properties, it is crucial to adopt cautionary measures during the construction phase to mitigate potential disruptions and environmental impacts:

- **Stormwater Management:** Ensure that stormwater and surface runoff do not accumulate in nearby residential and commercial areas. Scientific drainage systems must be implemented to facilitate the safe passage of water, avoiding any flooding or waterlogging issues.
- **Air Quality Control:** Mitigation measures should be taken to minimize emissions from construction vehicles and equipment. Regular monitoring and adherence to environmental standards will help reduce air pollution in the vicinity.
- **Material Handling:** Proper arrangements must be made for the safe and organized loading and unloading of construction materials to minimize dust, noise, and vehicular congestion.

By addressing these concerns with appropriate planning and scientific solutions, the project can progress smoothly while maintaining harmony with the surrounding community and environment.

The resettlement plans should be designed in accordance with the RTFCTLARR Act, 2013 and the HP RTFCTLARR Rules 2015 and the latest R&R policy.

Adequate budgetary support should be fully committed and made available by the project authorities to cover the costs of land acquisition (including compensation and income restoration measures) within the agreed implementation period.

Having said that if requiring body and state government take appropriate measures to mitigate the various losses of the PAPs and the community at large and, considering the positive development and interests of the state, the project benefits will largely overshadow the adverse social cost of the project.

7.4.1 Final recommendation

The proposed acquisition of 97.66 square meters of private land for the construction of the Tourist Complex at Seri, Nadaun, District Hamirpur, Himachal Pradesh, has been carefully evaluated. Considering the scale and benefits of the project, it is concluded that this land requirement is minimal and essential for the successful implementation of the initiative. The small area of land, representing a carefully chosen segment, is critical for the development of the planned infrastructure, including 34 rooms, a conference hall, and other tourist amenities, which are set to significantly enhance the region's tourism potential and economic growth.

The benefits of the project are multifaceted, including the generation of employment opportunities, stimulation of local businesses, increased state revenue, and the strategic positioning of Nadaun as a key node in the Himachal Pradesh tourism circuit. These outcomes align with the broader goals of sustainable and inclusive regional development.

However, it is recommended that the Requiring Body ensures the following to mitigate potential impacts and maintain harmony with the local community:

1. Environmental and Community Impact Mitigation:

- Proper scientific arrangements must be made to manage stormwater and surface runoff during the construction phase to prevent accumulation in nearby residential and commercial areas.
- Measures should be implemented to control emissions from construction vehicles and equipment, ensuring air quality standards are maintained.
- Safe and efficient systems for the loading and unloading of construction materials should be established to minimize noise, dust, and disruption.

2. Compensation and Legal Compliance:

- Fair and adequate compensation must be provided to the affected landowner as per legal and regulatory requirements.
- The concerns raised by the dissenting property owner, Sh. Yadvinder Katoch, who has approached the Hon'ble Court, should be addressed transparently and in compliance with judicial directives.

In conclusion, the acquisition of 97.66 square meters of private land is justified in light of the significant benefits this project will deliver to the region. With appropriate mitigation measures and equitable compensation, the project can be implemented effectively, ensuring that its benefits are realized while minimizing its social and environmental impacts. This balance between development and sustainability will set a strong precedent for future projects in Himachal Pradesh.

8 Social Impact Management Plan

8.1 Approach to mitigation

The Social Impact Management Plan is a strategic framework designed to mitigate, manage, and monitor the adverse social impacts arising from the construction of the Tourist Complex at Seri, Nadaun, District Hamirpur, Himachal Pradesh. The objective of this plan is to ensure that the project minimizes disruptions to the affected communities while promoting equitable outcomes for all stakeholders. The SIMP outlines key interventions, including compensation measures, rehabilitation support, stakeholder engagement, and grievance redress mechanisms, with a focus on preserving the socio-economic well-being of individuals and groups impacted by land acquisition and construction activities. Through careful planning and collaboration with local communities, the plan aims to foster sustainable development, protect vulnerable populations, and enhance public safety in alignment with legal frameworks and project goals.

8.2 Measures to Avoid, Mitigate and Compensate Impacts

1. Avoidance Measures

- **Optimized Land Utilization:** Ensure that only the required 97.66 sq. meters is utilized, minimizing land acquisition to the absolute necessity.
- **Sensitive Design:** Plan the layout and construction activities to avoid interference with nearby residential and commercial properties.

2. Mitigation Measures

- **Environmental Safeguards:**
 - Implement stormwater and surface runoff management systems to prevent water accumulation in surrounding areas.
 - Use eco-friendly materials and processes during construction to reduce environmental damage.
- **Air and Noise Pollution Control:**
 - Deploy dust suppression systems (e.g., water spraying) and cover construction materials during transport.

- Limit noisy activities to designated hours and use equipment with lower noise emissions.
- **Safety Protocols:**
 - Erect barricades and warning signs around the construction site to ensure public safety.
 - Monitor construction activities to minimize risks to workers and residents.
- **3. Compensation Measures**
- **Fair Compensation:**
 - Provide prompt and adequate monetary compensation to the affected landowners in line with the law.
 - Offer alternative land or livelihood support if necessary, ensuring that the displaced parties are adequately rehabilitated.
- **Community Engagement:**
 - Establish communication channels to keep local residents informed and address grievances.
 - Involve the community in post-construction opportunities, such as employment in the complex or local business development.
- **4. Monitoring and Compliance**
- Appoint an independent agency to monitor compliance with environmental, social, and compensation commitments.
- Conduct regular impact assessments during and after construction to ensure mitigation measures are effectively implemented.

By adopting these measures, the potential impacts of the project can be avoided or minimized, ensuring smooth implementation while safeguarding the interests of the local community and environment.

8.3 Measures included in R&R and compensation as per Act 2013

This SIA report will be beneficial for the requiring body to undertake land acquisition process and also to prepare a Plan of Action according to the aspiration conveyed by the project affected families and other stakeholders during public consultations and surveys. In the light of the findings of the study, the following steps may be taken for mitigation of expected social impacts.

Table 8-1: Impacts identified and corresponding mitigation measures

| S. No | Assessed Impacts | Suggested mitigation Measures |
|-------|--|---|
| 1 | Loss of Private Land. | Appropriate Compensation to title holders and stakeholders as per the provisions of RTFCTLARR Act, 2013 |
| 2 | Loss of Private Assets due to Acquisition such as Residential and commercial Structures. | Not Applicable |
| 3 | Inconvenience caused due to acquisition for PAP | Appropriate Compensation to Owners and stakeholders as per the provisions of RTFCTLARR Act, 2013. |
| 5 | Loss of employment/income/livelihood dependent on land. | Appropriate Compensation to Individuals as per the provisions of RTFCTLARR Act, 2013. |
| 6 | Environmental pollution and vehicular traffic | <p>Development and implementation of a management plan to mitigate environmental impact i.e. the increased level of noise traffic dust within the permissible limit may be taken up in consultation with local people</p> <ul style="list-style-type: none"> - Check dust emission regular sprinkling water may be done during the execution/ construction phase - Proper and scientific system may be developed for the passage of storm water and surface run off |

| | | |
|--|--|--|
| | | <ul style="list-style-type: none"> - The excavated muck and construction waste be dumped in designated dumping sites only - Ensure no drainage line is blocked disrupted - Ensure no damage is done to the surrounding forest area, trees, water bodies and vegetation. |
|--|--|--|

8.3.1 Outlay for SIMP Implementation

The entitlement framework and the process of rehabilitation and resettlement have been furnished below in the backdrops of the legal provisions applicable for the project affected families.

An Entitlement Matrix has been developed in compliance with Laws, Rules and Policies framed by the Government of India and Government of Himachal Pradesh. The entitlement matrix summarizes the types of losses and corresponding nature and scope of entitlements.

| S. No | Impact Category | Unit of entitlement | Details of entitlement | Remarks |
|-------------------------------------|-----------------|----------------------------|---|---------|
| Loss of Assets- titleholders | | | | |
| 1 | Private Land | Land Owner(s)/titleholders | (a) Cash compensation for the land at market value, which will be determined as per provisions of RFLTLARR Act, 2013 b) Amount equivalent to current stamp duty on compensation amount for replacement of lost assets. Training Assistance c) Loss of perennial and non-perennial crops and trees will be compensated in accordance with the provisions of Horticulture and Agriculture Department as applicable. (d) A Grant of Rs 25,000 for replacement of cattle shed or petty shops. | |

| | | | | |
|--|---|---------------------------------------|---|--|
| 2 | Loss of structure (Residential or Commercial or Res-cum-Commercial) | Land Owner/Titleholder | <p>a) Cash compensation determined on the basis of current rates as per admissible norms</p> <p>(b) Shifting allowance of Rs 50000 as per provisions of RFCTLARR Act, 2013 for the displaced families</p> <p>(c) Provision of free house as per RFCTLARR Act 2013, for completely displaced residential/commercial or Equivalent cost of the house may be offered in lieu of the constructed house</p> <p>(d) Subsistence allowance of Rs 36,000 for the displaced families (RFCTLARR Act 2013)</p> <p>(e) Resettlement allowance of Rs 50,000 for the displaced families (RFCTLARR Act 2013)</p> | |
| 3 | Tenants and Leaseholders | Tenants and lease holders | Registered lessees will be entitled to an apportionment of the compensation payable to structure owner as per applicable local laws. | |
| Loss of Residential and Commercial Structures - Non-Titleholders | | | | |
| 4 | Encroachers | Affected Person (Individual / Family) | <p>(a) Encroachers shall be given advance notice of 2 months in which to remove assets/crops.</p> <p>(b) Right to salvage materials from affected structure</p> | |
| Loss of livelihood – Title and Non-Titleholders | | | | |
| 5 | Loss of livelihood- Title holders, and commercial squatters | (Individual / Family) | One-time grant of Rs. 25,000 (value prescribed under RFCTLARR Act 2013) | For commercial squatters, the eligibility will become from the date of Census Survey |

| | | | | |
|----------|---|------------------------|---|--|
| 6 | Foreseeable and unforeseen impacts likely during the construction stage | Owner, affected person | Payment of damages if any structures, temporary access would be provided, wherever necessary | Such as temporary impacts on structures, temporary disruption to access or passage |
| 7 | Temporary loss of income of mobile kiosks, if any | Kiosk owner | Two months advance notice to vacate the area | |
| 8 | SC, ST | | Assistance to include in government welfare schemes if not included, if eligible as per Government criteria; and Additional benefits to SC and ST as per the provisions of RFCTLARR Act 2013 Second Schedule | |
| 9 | Unforeseen impacts | | Any unforeseen impacts shall be documented and mitigated in accordance with the principles and objectives of the Act. | |

9 Reference:

- [1] Project report by HP Tourism department
- [2] “<https://himachal.nic.in/en-IN/index.html>.”
- [3] “<https://himachal.nic.in/en-IN/post-independence-period.html#:~:text=Himachal%20Pradesh%20became%20Union%20Territory,that%20of%20a%20Union%20Territory.>”
- [4] “<https://censusindia.gov.in/census.website/data/census-tables>.”
- [5] Estimation of Domestic and Foreign Tourist arrival
“https://himachalecotourism.in/assets/document/Act_Rules/Re-Revised%20ET%20Policy-2017.pdf”

10 Annexure

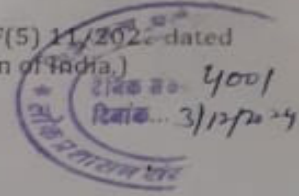
1. Project Notification
2. Questionnaire

(Authoritative English Text
25.11.2024 required under

Department Notification No. TSM-F(5) 11/2022 dated
() of article 348 of the Constitution of India.)

Added atrede
23/11/2024

Government of Himachal Pradesh
Department of Tourism & Civil Aviation



11/11/24
ASST

No. TSM- F (5) 11/2022

Dated: Shimla-2

25.11.2024

NOTIFICATION

In exercise of powers conferred by Rule 3 of the Himachal Pradesh Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (Social Impact Assessment and Consent) Rules, 2015, the Governor, Himachal Pradesh is pleased to notify the Social Impact Assessment Unit as under, to carry out Social Impact Assessment for the purpose of proposed land acquisition for construction of Tourist Complex at Village Seri, Tehsil Nadaun, Distt. Hamirpur, H.P.

The proposed land at Village Seri, Tehsil Nadaun, Distt. Hamirpur measuring 97-66 Sq. Mtrs. (Private land) comprising of Khata No. 3, Khatauni No. 7, Khasra No. 2016 and 2017 is to be acquired by the Government of Himachal Pradesh for the construction of Tourist Complex, Village Seri, Tehsil Nadaun, Distt. Hamirpur, H.P.

The selected site is imperative by virtue of its location near Shimla - Hamirpur- Matour Highway and tourist inflow in the area. The famous Shaktipeeths i.e. Mata Jawalaji and Baba Balaknath ji are situated in the vicinity of proposed site, therefore, this area witnesses tourist inflow throughout the year. This area has also seen tourist influx in recent past due to opening of river rafting activities at Nadaun. Therefore, the development of Tourist Complex at the proposed site is the need of the hour.

It is made clear that any attempt at coercion or threat during Social Impact Assessment will render this exercise as null and void. The Social Impact Assessment will be carried out within a period of 6 months from its commencement. The Social Impact Assessment Unit shall hold consultation, survey and public hearings. The Social Impact Assessment Unit shall also ensure that adequate representation be given to the representatives of Panchayats and Gram Sabhas at the stage of carrying out the Social Impact Assessment Study.

While undertaking a Social Impact Assessment Study the Social Impact Assessment Unit shall amongst other things, take into consideration the impact that the project is likely to have on various components such as livelihood of affected families, public and community properties, assets and infrastructure particularly roads, public transport, drainage, sanitation, source of drinking water, source of water for cattle, community ponds, grazing land, plantation, public utilities such as post office, fair price shops, food storage godowns, electricity supply, health care facilities, schools and educational or training facilities, anganwadi, children parks, place of worship, land of

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traditional tribal institutions and burial and cremation grounds. The Social Impact Assessment Unit shall amongst other matters consider all the aspects as mentioned under Section 4 (4) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and rules framed thereunder.

The Social Impact Assessment Unit after completion of consultation, survey and public hearing shall prepare a Social Impact Assessment Study Report in Form- III under Sub-Rule (3) of Rule 3 and a Social Impact Management Plan listing the ameliorative measures required to be undertaken for addressing the impact for a specific component under Sub- Rule (4) of Rule 3.

The land is proposed to be acquired in favour of the Department of Tourism and Civil Aviation, Government of Himachal Pradesh under Section 2 (1) (b) of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement, Act 2013 therefore, consent provision as laid down under section 2 (2) of the Act, 2013 shall not apply for acquiring land for the State Government.

The Himachal Pradesh Revenue Department vide Notification No. Rev. - B (1) A (3) - 3/2014- II dated 27.11.2015 has already constituted the Social Impact Assessment Unit for the information of the general public in the following manner :-

| Sr. No. | Name & Address | | Contact No. |
|---------|--|-------------|--------------|
| 1 | Director, Himachal Pradesh Institute of Public Administration, Fairlawns, Shimla | Chairperson | 0177-2731777 |
| 2 | The In charge, State Institute of Rural Development, HIPA Shimla | Member | |
| 3 | Head of Department of Sociology and Social Works, HP University Shimla | Member; and | |
| 4 | Chief Scientific Officer, Department of Environment Science and Technology | Member | |

By Order

Devesh Kumar
Pr. Secy. (Tourism & CA) to the
Govt. of Himachal Pradesh

Endts. No. TSM- F (5) 11/2022 Dated Shimla-171002 25.11.2024
Copy for information and necessary action is forwarded to:

1. The Addl. Chief Secretary (Revenue) to the Government of Himachal Pradesh
2. The Divisional Commissioner, Mandi, Himachal Pradesh.
3. The Director, Tourism & Civil Aviation, H.P. Shimla-9 with directions to upload the aforesaid notification on the official website of the Department.
4. The Deputy Commissioner, Distt. Hamirpur, Himachal Pradesh.
5. The Director, Information and Public Relations, Shimla HP with the request to publish the notification in two daily newspapers.

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Annexure

Survey Questionnaire

1 Survey Questionnaire

| SOCIAL IMPACT ASSESSMENT STUDY | | | | | | | |
|---|----------------------------|------------------|-----------------|---|----------------------------|------------------|-------------------------|
| Form No: | | | Date of Survey: | | | Surveyor's Name: | |
| District: | | | | Block: | | | |
| Gram Panchayat: | | | | Village: | | | |
| Thana No: | | | | Plot No: | | | |
| Name of Respondent: | | | | Contact Number | | | |
| Age of Respondent: | | | Gender: | Male | Female | Other | |
| Category | General | SC | ST | OBC | Other (Please Mention): | | |
| Religion | Hindu | Muslim | Buddhist | Jain | Christian | Sikh | Other (Please Mention): |
| Is respondent owner of the land also? | Yes | No | Remark (if any) | | | | |
| Ownership of the Land | 1. Private | 2. Government | 3. Religious | 4. Community | 5. Others (Please Mention) | | |
| Type of the Land | 1. Irrigated | 2. Non-Irrigated | 3. Barren | 4. Forest | 5. Others (Please Mention) | | |
| Land Use | 1. Cultivation | 2. Orchard | 3. Residential | 4. Commercial | 5. Forestation | 6. No Use/Barren | 7. Mixed |
| | 8. Others (Please Mention) | | | | | | |
| Affected area of the Land/Plot (in Sqm) | | | | Total Area of the affected Land/Plot (in Sqm) | | | |

SOCIAL IMPACT ASSESSMENT STUDY

| | | | | | | | |
|--|-------------------------|-----------------------|--------------------|----------------------|---------------------------------|--|------------------|
| Total Land Holding of the Affected Person (in Sqm) | Irrigated: | Non-Irrigated: | | | Constructed: | | |
| | Other (Please Mention): | | | | Total: | | |
| Ownership Status | 1. Titleholder | 2. Customary Right | | | 3. License from Local Authority | | |
| | 4. Encroacher | 5. Squatter | | | 6. Other (specify): | | |
| Type of Private Ownership | 1. Individual/Single | 2. Joint/Shareholders | | | 3. Other (specify): | | |
| Name of the Owner/Occupier (s) | 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| Father's Name | | | | | | | |
| Nature of Employment | | | | | | | |
| Number of family members | Adult male: | Adult Female: | Male Below 18 yrs: | Female below 18 yrs: | Total male: | Total Female: | Grand Total: |
| Details of Family Members | | | | | | | |
| Name | Relation | Age | Education | Employment Status | Monthly Income | Marital Status (Married/ Unmarried/ Divorced/ Widowed) | Is PWD (Yes/ No) |
| 1 | | | | | | | |
| 2 | | | | | | | |
| 3 | | | | | | | |
| 4 | | | | | | | |
| 5 | | | | | | | |

SOCIAL IMPACT ASSESSMENT STUDY

| | | | | | | | |
|--|--------------|--------------------------------|--|-----------------|---|------|--|
| 6 | | | | | | | |
| 7 | | | | | | | |
| Is any of the family member Minor orphans? | Yes/ No | Name: | | Age: | | Sex: | |
| Vulnerability Status of House Hold | | | | | | | |
| woman headed household | Yes | No | Any Remark | | | | |
| headed by physically/mentally challenged person | Yes | No | Any Remark | | | | |
| household Below Poverty Line (BPL) | Yes | No | Any Remark | | | | |
| Monthly House Hold Income | | | | | | | |
| Rate of the Land (Per Acre) | Market Rate: | Revenue Rate: | | | Remark: | | |
| In Case of Displacement, Does family have any additional land/ house to shift? | Yes | No | If Yes, Location of Relocation/ Resettlement Area: | | Area (in sqm) of Relocation/ Resettlement Site: | | |
| If No, family response for Project Assisted Relocation | Anywhere | Within the same Gram Panchayat | Not required | Remark (if any) | | | |
| Any of the following people associated with the Land: | | | | | | | |

SOCIAL IMPACT ASSESSMENT STUDY

| Category | Yes | No | If Yes, Name (s): | Age | Education | Occupation | Monthly Income |
|---|---|--|---|-----|--|------------|----------------|
| Agricultural Laborer | | | | | | | |
| Tenant/Lessee | | | | | | | |
| Sharecropper | | | | | | | |
| Annual Income dependent on affected land | Total income: | Income Generating Activity: | | | Remark: | | |
| Any structure in the Affected Land | Yes | No | Remark: | | | | |
| Distance of the main structure from center line of the road (in mtr.) | | | Distance of boundary wall (if any) from center line of the road (in mtr.) | | | | |
| Area of the affected structure (in Square Meter) | Length: | Width: | Area: | | | | |
| Area of the boundary wall only (in Meter): | Length: | Height: | Area: | | | | |
| Type of Structure: | Temporary | Semi-Permanent | | | Permanent | | |
| | buildings with mud/brick/wood made walls, thatched/tin roof | buildings, with tiled roof and normal cement floor | | | with RCC, Single/ Double storey building | | |

SOCIAL IMPACT ASSESSMENT STUDY

| | | | | | | | |
|------------------------------|---|--|------------------------|--------------------------|--|-------------|------------------------|
| Scale of Impact on structure | Less than 25% | Between 25% to 50% | | Between 50% to 75% | | | |
| | Between 75% to 90% | 100% | | Remark: | | | |
| Type of Boundary Wall: | Temporary | Semi-Permanent | | | Permanent | | |
| | buildings with mud/brick/wood made walls, thatched/tin roof | buildings, with tiled roof and normal cement floor | | | with RCC, Single/ Double storey building | | |
| Year of Construction: | | | | | | | |
| Market Value of Structure: | | | | | | | |
| Use of the Structure | | | | | | | |
| Residential Category | House | Hut | Other (Please Mention) | | | | |
| Commercial Category | Shops | Hotel | Kiosk | Restaurant/ Small Eatery | Kiosk | Farm House | Pvt office |
| | Vendors | Farm House | Workshop | Clinic | Commercial Complex | Petrol Pump | Other (Please Mention) |
| Industrial Use | Factory | Go downs/ warehouses | Other (Please Mention) | | | | |

SOCIAL IMPACT ASSESSMENT STUDY

| | | | | | | |
|---|---------------|-------------------------------|---------------------|---------------------------|------------------------|------------------------|
| Public Semi-Public Use | Govt Office | Institute/ College/ School | Community Spaces | Utilities and Services | Religious building | Other (Please mention) |
| Mixed use (Please select Types of Use) Please select specific use from each type as well | Residential | Commercial | Industrial | Public Semi Public | Other (Please mention) | |
| Other Structure | Boundary Wall | Foundation | Cattle Shed | Other (Please Mention): | | |

Remark Regarding Use of Structure:

| | | | | | | |
|----------------------|-------------------------|-----------------------|------------------------------------|---------------|-------------|------------------------|
| Status of Structure: | 1. Legal Titleholder | 2. Customary Right | 3. License from Local Authority | 4. Encroacher | 5. Squatter | Other (Please mention) |
|----------------------|-------------------------|-----------------------|------------------------------------|---------------|-------------|------------------------|

Any of the following people associated with the Structure?

| Category | Yes | No | If Yes, Name (s): | Age | Education | Occupation | Monthly Income |
|---|-----|----|-------------------|-----|-----------|------------|----------------|
| Tenant | | | | | | | |
| Employee/ wage earner in commercial structure | | | | | | | |
| Employee/ wage earner in residential structure | | | | | | | |

SOCIAL IMPACT ASSESSMENT STUDY

| | | | | | |
|---|---|---|----------------------------|------------------------|-----------------|
| Number of trees within the affected area | No. of Fruit bearing | No of Non-Fruit Bearing | | | Total: |
| Compensation Opted by Land loser | 1. Land for land loss | | 2. Cash for Land loss | | Remark (if any) |
| Compensation Opted by Structure loser | 1. Structure for structure loss | | 2. Cash for Structure loss | | Remark (if any) |
| Income Restoration Assistance Preferred by Family | Employment Opportunities in Construction work | 2. Assistance/ Loan from other ongoing development scheme | 3. Vocational Training | Other (Please Mention) | |
| No of trips per day | | | | | |
| Average trip length per day | | | | | |
| Mode of transportation used | | | | | |
| Monthly Expenses Under Various Heads | | | | | |
| Food | | | | | |
| Cooking fuel | | | | | |
| Clothing | | | | | |
| Transport | | | | | |
| Healthcare | | | | | |
| Education | | | | | |
| Electricity/Utilities | | | | | |
| Water | | | | | |
| Social events | | | | | |
| Agriculture (labour/tools) | | | | | |

SOCIAL IMPACT ASSESSMENT STUDY

| | |
|--------------------|--|
| Seeds/fertilizers/ | |
| Others (specify) | |

| Any Loans taken during last one year | | | | | | | |
|--------------------------------------|-----------------------|---------------|-----------------|-------------------------|---------|--|----------------|
| Source | Amount taken (in Rs.) | Interest rate | Purpose of Loan | Amount returned (in Rs) | Balance | Total duration remaining to repay the loan | Remark, If any |
| Bank (sp. which bank) | | | | | | | |
| Private money lender | | | | | | | |
| Others (sp.) | | | | | | | |

| Assets Available | |
|-------------------|-------------------------------|
| Productive Assets | Vehicle (two / four wheelers) |
| | Machine if any |
| | others (specify) |
| Other Assets | Refrigerator |
| | Washing machine |
| | Ceiling Fan |
| | Radio / Television |
| | Computer |
| | Others (specify) |

| Cropping Pattern | | | | | | | |
|------------------|---------|-----------|-----------------------------|-----------------------------|---------------------|---------------------------|-------------------|
| Season | Sl. No. | Crop Name | Area cultivated (ha/ acres) | Production (Kg per ha/acre) | Rate (in Rs. /Kg*.) | Sold in Wholesale/ Retail | Location of Buyer |
| Autumn | 1 | | | | | | |

SOCIAL IMPACT ASSESSMENT STUDY

| | | | | | | | |
|---|------------|-------|-----------|----------------|------------------|---------------------------|--|
| | 2 | | | | | | |
| | 3 | | | | | | |
| | 4 | | | | | | |
| Spring | 1 | | | | | | |
| | 2 | | | | | | |
| | 3 | | | | | | |
| | 4 | | | | | | |
| Summer | 1 | | | | | | |
| | 2 | | | | | | |
| | 3 | | | | | | |
| | 4 | | | | | | |
| Winters | 1 | | | | | | |
| | 2 | | | | | | |
| | 3 | | | | | | |
| | 4 | | | | | | |
| Horticultural Crops (Seasonal/Perennial) | 1 | | | | | | |
| | 2 | | | | | | |
| | 3 | | | | | | |
| | 4 | | | | | | |
| Awareness about project | | | | | | | |
| Awareness about the Railway line Project being set up in the area | Completely | | Partially | | Not at all aware | | |
| Awareness about project purpose | Completely | | Partially | | Not at all aware | | |
| Source of Information | TV | Radio | Newspaper | Govt Officials | Other Villagers | Other (Please Mention) | |

SOCIAL IMPACT ASSESSMENT STUDY

| Awareness regarding eligible compensation under the right to land acquisition, rehabilitation and resettlement Act,2013 | Completely | Partially | Not at all aware |
|---|------------|---|------------------|
| Compensation Expected (in accordance to the act) | | | |
| Any other expectation regarding compensation | | | |
| Impacts Perceived | | | |
| Positive Impacts | | Negative Impacts | |
| Growth/ Upliftment of Society as a whole | | Loss of Land | |
| Better utilization of existing natural resources for public | | Loss of Structure | |
| Increase in employment opportunity | | Loss of Livelihood | |
| Betterment of economic Status | | Displacement | |
| Overall upliftment of Village and Villagers | | Risk of Financial Safety | |
| Availability of Better Services | | Loss of assets | |
| Increase in business opportunity | | Increased Pollution | |
| Increase in land price | | Conflict with outsiders coming | |
| Better reach /access to towns | | Degradation of quality of Life | |
| Better Quality of Life | | Risk of Accidents during/ after execution of project | |
| others: | | Pressure on existing infrastructure | |
| | | Risk of Health Hazards (increase in incidents of HIV/AIDS and Trafficking etc.) | |
| | | others: | |

SOCIAL IMPACT ASSESSMENT STUDY

| | | | |
|--|-----|----|-----------------------|
| Do you wish to know more about the project, eligibility for compensation and other benefits? | Yes | No | Neutral |
| Suggestion for improved employment opportunities as per the village profile | | | |
| Do you aspire for job opportunities in the plant | Yes | No | Neutral |
| Major challenge according to you, you will face due to acquisition? | | | |
| Your anticipation about the impact of project on you and your family? | | | |
| Your anticipation about the impact of project on village? | | | |
| Signature of Respondent | | | Signature of Surveyor |