

Social Impact Assessment Study

DRAFT REPORT

24.08.2020

HOLIDAY HOME FOR CENTRAL GOVERNMENT EMPLOYEES

**Submission
DISTRICT COLLECTOR, THRISSUR**



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Holiday Home for Cenral Government Employees

District : Thrissur

Taluk : Chavakkad

Village : Guruvayur

Submission

District Collector, Thrissur

Central Division Executive Engineer,CPWD,Thrissur

Special Tahsildar, (L.A.) General,Thrissur

SIA Unit

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CHAPTER 1

SUMMARY OF THE STUDY

1.1 INTRODUCTION: PROJECT AND ITS OBJECTIVES

This report deals with the social impact on those who are to surrender their properties for the construction of the Holiday Homes in Thrissur District for the Central Government Employees.

Thrissur district is situated in the central part of Kerala State. It was formed on 1 July, 1949 comprising 7 taluks, 7 municipalities 17 Block Panchayats and 87 Grama Panchayats. The district administration is located at Ayyanthol in Thrissur city. Thrissur is hailed as the cultural capital of Kerala.

Thrissur is hailed as the cultural capital of Kerala. 'Thrissur Puram' is a most fascinating festival within as well as outside Kerala. Tens of thousands of people including foreign tourists reach Thrissur every year to view the spectacle and celebration of 'Puram'. Guruvayoor Sreekrishna Temple, the holy Hindu shrine is also situated in Thrissur. The city has ever remained a place of attraction for many a tourist by virtue of its leaning towards culture spirituality and religion all through its long history. The Kerala Kala Mandalam, the well-known college of Performing Arts that imparts training in their original style to cultural perfection, is housed at Cheruthuruthy in Thrissur district.

The CheramanJuma Masjid, the first mosque in India, stands at Kodungalloor, 40 km from Thrissur. And the most ancient Christian church is India, the St. Thomas Syro- Malabar Catholic church of Palayoor is also situated in Thrissur district.

28Km north-west of Thrissur town, lies Guruvayoor, the suburban town, renowned for pilgrimage. Land acquisition for the Holiday Home Project for the Central Govt. Employees, is to be undertaken at division14 of Guruvayoor municipality. The project is yet another jewel to the famously bejeweled crown of Thrissur district. The project is envisaged to be designed in a most modern fashion. Indeed the project is expected to add to the popularity of the town.

The project's sole goal is to build living facilities for the Central Govt. Employees to spend their holidays comfortably.

Members of the staff of all Central govt departments could make use of the accommodation at fair cost. Above all, the project paves the way for the overall development of the State.

1.2 THE AFFECTED REGION

The total land area required to be acquired for the project is 0.2104 Hectare belonging to Guruvayoor village, Chavakkad taluk, and Thrissur district. The project is located in division 14 of Guruvayoor municipality. The project impacted area is owned by Bossino International Pvt. Ltd.

1.3 AREA AND BENEFITS OF LAND ACQUISITION

The total land area required to be acquired for the project is 0.2104 Hectare belonging to Guruvayoor village, Chavakkad taluk, and Thrissur district. The project impacted area is owned by Bossino International Pvt. Ltd. The project is located in division 14 of Guruvayoor municipality.

1.4 ALTERNATE METHODS SUGGESTED

A better alternate route or location suitable for this project is not identified or suggested.

1.5 SOCIAL IMPACTS AND STEPS TO REDUCE THEM

When we analyze the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Re-settlement Act, 2013, it is concluded that social impacts can be managed through legal compensatory measures.

Sl. No.	Expected loss	Approach	Possible reduction measures
1.	Sound, atmosphere pollution, dust etc	Control	Include in the blueprint of impact reduction measures
2.	Delay in land acquisition and compensation distribution	Effective monitoring and control	Distribution of compensation before land acquisition

3.	Loss of Water sources	Control	Implementation Agency to ensure underground water source with the help of local self-govt. establishment
4.	Include the affected through land acquisition measures	Control	Ensure participation of the affected in proceedings
5.	Grievance redressal	Control	Functioning of efficient grievance redressal committees at district and panchayat level

CHAPTER 2

DETAILS OF THE STUDY

2.1 BACKGROUND AND LOGIC OF THE PROJECT

This chapter includes information related to the project of Holiday Home for Central Government Employees in Thrissur District. Public objectives and expense will be mentioned here.

2.2 DETAILS OF LOCATION, SIZE, OBJECTIVES AND EXPENDITURE OF THE PROJECT

The total land area required to be acquired for the project is 0.2104 Hectare belonging to Guruvayoor village, Chavakkad taluk, and Thrissur district. The project impacted area is owned by Bossino International Pvt. Ltd. Land acquisition authority has been the Directorate of CPWD, and the Special Tahsildar General (L.A) is the Land Acquisition Officer.

The project's sole goal is to build living facilities for the central Govt. employees to spend their holidays comfortably. Constructing, maintaining and managing guest houses, holiday homes, officer's hostel across India, come within the activities of the CPWD.

Members of the staff of all centralgovt departments could make use of the accommodation at fair cost. Above all, the project paves the way for the overall development of the State.

2.3 STAGES OF CONSTRUCTION

The construction has not started yet in the project area.

2.4 IMPORTANCE OF PUBLIC REQUIREMENT OF THIS PROJECT

Holiday Home Project for Central Government Employees, for which land is acquired and social impact is assessed is required for providing basic facilities for Kerala's economic growth.

2.5 ENVIRONMENT IMPACT ASSESSMENT

- Should ensure eco friendly construction
- Should protect natural resources
- A committee should be formed to prevent any harm to the environment during after construction

2.6 ACTS AND RULES AFFECTING THE PROJECT

Acts & rules listed below affect Land acquisition, Transparency, Rehabilitation and Re-settlement related to Holiday Home Project for Central Government Employees.

Sl. No.	Acts and Rules	Affected area
1.	The Right to Fair Compensation and Transparency in land Acquisition, Rehabilitation and Re-settlement Act and Rules	Impact reduction
2.	Land Acquisition Acts & Rules Rehabilitation & Re-settlement act of the government Right to Information act 2005 Rights of Persons with Disabilities Act 2016	Land acquisition Rehabilitation and Resettlement

RIGHT TO INFORMATION ACT 2005

For the effective functioning of democratic processes in a nation, informed citizens are a prerequisite. The Right to information Act 2005 is aimed to strengthen the democratic process by public participation through citizens' empowerment, ensuring transparency and responsibility in governance and prevent corruption. This is an act giving information regarding activities of government to the citizens.

RIGHTS OF PERSONS WITH DISABILITIES ACT 2016

Rights of Persons with Disabilities Act 2016 came into being for socially and economically empowering persons with disabilities. On one hand it promotes equality and participation and the other hand it eradicates all discriminations.

CHAPTER 3

UNIT, APPROACH AND RATIONALE OF THE STUDY

3.1 BACKGROUND

As per G.O(P)No.DCTSR/2513/2018-E2 dated 13/08/2020, Youth Social Service Organization, Social Service Centre, College P.O, Kothamangalam is assigned to conduct Social Impact Assessment study on Holiday Home for Central Government Employees Project. This study unit is responsible to assess social impacts of the project.

This study is being conducted to submit report of social impact of Holiday Home for Central Government Employees Project on land to be acquired, public and private properties etc to District Collector. This study is conducted by collecting primary and secondary data from related individuals and institutions systematically. The affected people, families and institutions were approached directly and data were collected through a questionnaire.

3.2 SOCIAL IMPACT ASSESSMENT STUDY AND PREPARATION OF IMPLEMENTING PLAN

Acquisition of land and properties affects social and economic sustainability, social impact study and properly planned rehabilitation programs should be done. Rehabilitation plans should establish livelihood programs of the affected people same as before the land acquisition. The study unit has conducted the preparations for the social impact assessment with these obligations as priority.

Figure 3.1 shows the approach and rationale of the study in a flowchart. And stages of the study are listed below.

Figure 3.1: Social Impact Assessment study design and method

Stage 1: Activities before study

Social Analysis and pilot meeting	Pilot survey and beginning of external works
<ul style="list-style-type: none"> • Detailed project analysis • Preparation of the project blueprint • RFCT in LARR Act 2013 • State laws on land acquisition 	<ul style="list-style-type: none"> • Pilot study • Preparation and checking of survey tools • Identifying the groups for data collection • Finalizing the pilot report

Stage 2: Data collection methods and implementation

The affected families/people/society	Facilities required for the project
<ul style="list-style-type: none"> • Training for the field staff • Data collection from the affected family members • Discussions with officials of concerned departments 	<ul style="list-style-type: none"> • Analysis of legal rules and regulations • Analysis of rehabilitation programs with local officials • Data analysis • Draft of collected data, their analysis and impact assessment

Stage 3: Activities after survey and blueprint of the analysis

Tabulation of the collected data and blueprint of analysis	Concerns on the Social Impact Assessment Study
<ul style="list-style-type: none"> • Integration, categorization of data • Finalization of the report • Analysis of the collected data • Preparation and submission of the draft report of the social impact assessment study 	<ul style="list-style-type: none"> • Organize public hearing • Meeting and discussions on study findings with affected people • Analysis and opinions of concerned officials • Integration of the opinions and

3.3 DETAILS OF THE STUDY UNIT

The data collection for the social impact assessment study and their integration was done under Team Director of Youth Social Service Organization by a group of 6 experienced members. Services of experts from development and legal sector have been availed for the study and report preparation. And, revenue official helped to identify the affected areas.

Sl. No.	Name	Designation, Eligibility and Experience
1.	Jose Paruthuvayalil	Director, MSW, 22 years experience in development sector
2.	Kuriakose George	Project Coordinator, LLB, 15 years experience in development sector
3.	Baiju P.T.	Research Associate, MSW, 10 years experience in development sector
4.	Savitha Sajeesh	Research Associate, BA, 2 years experience in development sector
5.	Jinu Joseph	Research Associate, B.Com, ICW, 2 years experience in development sector
6.	Mini Jibish	Research Associate, BA, 2 years experience in development sector

3.4 SECONDARY DATA

Secondary data was prepared from the studies conducted earlier and concerned departments. The study unit could realize the social economic and cultural circumstances of the affected people through the social impact assessment study.

3.5 THE AFFECTED AREA VISIT AND PROJECT AWARENESS CAMPAIGNS

Field visit and pilot study of socio economic survey was conducted before the detailed study of social impact assessment. Responses of the affected people were documented while conversing with them. The unit made adequate additions and corrections in the interview schedule.

As the area of the study and affected people were identified, primary data was collected from the concerned in August 2020, and the report was prepared by integrated analysis of the collected data.

3.6 EVALUATION OF CIRCUMSTANCES

The data collected where analyzed and studied, and where modified as per new information was generated. The study unit has taken required measures before data collection to prevent errors.

AFFECTED AREA



PUBLIC HEARING

As per 14(1) form 5, public hearing has been scheduled to be September held on 7th 2020 at Devanganam Residency Hall, Eastnada, Guruvayur. Doubts and concerns of the people participating and responses from concerned officials will be included in the final report.

CHAPTER 4

EVALUATION OF THE LAND

4.1 INTRODUCTION

For acquiring land for Holiday Home Project for Central Government Employees, details of people losing land, the affected people, their socio economic information were collected through interview schedule prepared for it in August 2020. Details regarding the affected properties, their type, ownership, impacts on private properties, income and livelihood of people, and depth of impact due to project were collected. The effects of land acquisition for Holiday Home Project for Central Government Employees depicted below with the help of survey.

4.2 TOTAL IMPACT DUE TO INFLUENCE OF THE PROJECT:

Table 4.1 includes socio economic impact of people who donates their land and need compensation

Sl. No.	Name and address	Survey No.	Problems/requirements put forward
1.	Bossino International Private Ltd.	116/10	Impacted land belongs to Bossino International Pvt. Ltd. The land has water well. Demanded fastest takeover of land and payment of fair compensation

4.3 LAND REQUIRED FOR THE PROJECT

The total land area required to be acquired for the project is 0.2104 Hectare belonging to Guruvayoor village, Chavakkad Taluk, and Thrissur district. The project impacted area is owned by Bossino International Pvt. Ltd. The impacted land has a water well.

4.4 ACQUISITION OF AFFECTED LAND

The total land area required to be acquired for the project is 0.2104 Hectare belonging to Guruvayoor village, Chavakkad Taluk, and Thrissur district. The project impacted area is owned by Bossino International Pvt. Ltd. The impacted land has a water well.

4.5 REQUIREMENT OF PUBLIC LAND

No public land is required for the construction of Holiday Home Project for Central Government Employees.

4.6 LAND PURCHASED FOR THE PROJECT

No land is purchased for the project yet. Formalities for purchasing land will begin only after social impact assessment study.

4.7 GEOGRAPHY, CURRENT PURPOSE, AND LANDFORMS

Holiday Home project for Central Government Employees impacted area is owned by Bossino International Pvt. Ltd. The impacted land has a water well.

4.8 NATURE OF OWNERSHIP

Type	No.	Percentage
Inherited	0	0
Purchased	1	100
No reply	0	0
Total	1	100

4.9 DURATION OF OWNERSHIP OF LAND

Year	No.	Percentage
2014	1	100
Total	1	100

4.10 EARLIER BUSINESSES IN THE AFFECTED AREA

Informants told that there were no land transactions in previous 3 years.

(The above information was provided by informants during data collection. Documents related need to checked and verified.)

CHAPTER 5

NO. OF FAMILIES AFFECTED AND DETAILS OF LOSS OF LAND

5.1 INTRODUCTION

The depth of impact on people and their properties affected directly and indirectly is depicted in this chapter.

5.2 PEOPLE AFFECTED DIRECTLY BY THE PROJECT

The total land area required to be acquired for the project is 0.2104 Hectare. The project impacted area is owned by Bossino International Pvt. Ltd. The impacted land has a water well.

5.3 PEOPLE AFFECTED INDIRECTLY BY THE PROJECT

Those who have been living or working in the impacted area, but are not directly impacted by the project, are considered indirectly affected persons. The project impacts no such category of people.

5.4 FAMILIES OF SCHEDULED TRIBE AND FOREST DWELLERS WHO LOSE RIGHT ON FOREST

The acquisition of land for mentioned project does not affect any families of scheduled tribe and forest dwellers that lose right on forest, as it is owned by Bossino International Private Ltd Company.

5.5 DID THE FAMILIES DEPEND ON THIS LAND FOR LIVELIHOOD IN PAST 3 YEARS?

The land is owned not by individuals but by Bossino International Private Ltd Company. So, no families depend on this land for livelihood.

5.6 WERE THE AFFECTED FAMILIES, INHABITANTS OF CITY FOR 3 YEARS OR MORE?

The land is owned not by individuals but by Bossino International Private Ltd Company. So, no families inhabiting city are involved.

5.7 ARE THE AFFECTED FAMILIES DEPENDING ON PUBLIC LAND AFTER ACQUIREMENT?

The land is owned not by individuals but by Bossino International Private Ltd Company. The affected does not have any families depending on public land after acquirement.

5.8 DETAILS OF FRUITFUL PROPERTIES

The proposed project area has no any yielding land.

CHAPTER 6

SOCIO ECONOMIC BLUEPRINT

The total land area required to be acquired for the project is 0.2104 Hectare belonging to Guruvayoor village, Chavakkad taluk, Thrissur district. The project impacted area is owned by Bossino International Pvt. Ltd.

As the land to be undertaken for the Holiday Home Project is a private property, but that owned by a private limited Company, details regarding population, livelihood of families etc do not come in the scope of this project report.

CHAPTER 7

REDUCTION OF SOCIAL IMPACT

7.1 APPROACH TO REDUCE IMPACT

The affected individuals are demanding compensation amount and job for family members in order to reduce the impact of land acquisition. Hence, in order to reduce the impact, compensation of land acquisition needs to be decided through discussions with the affected families and distribute them before land acquisition.

Giving proper awareness to the affected regarding benefits of the project will help to reduce impact.

7.2 MEASURES TO ERADICATE IMPACT OR LOSS

The compensation should be decided and distributed as per 'The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement act, 2013 (RFCTLARR Act 2013) in a timely manner.

7.3 MEASURES TO FULFILL THE PROJECT SUGGESTIONS

A special budget needs to be identified for distribution of compensation.

7.4 MEASURES TO REDUCE IMPACT

Sl. No.	Expected loss	Approach	Possible reduction measures
1.	Sound, atmosphere pollution, dust etc	Control	Include in the blueprint of impact reduction measures
2.	Delay in land acquisition and compensation distribution	Effective monitoring and control	Distribution of compensation before land acquisition
3.	Loss of Water sources	Control	Implementation Agency to ensure underground water source with the help of local self-govt. establishment

4.	Include the affected through land acquisition measures	Control	Ensure participation of the affected in proceedings
5.	Grievance redressal	Control	Functioning of efficient grievance redressal committees at district and panchayat level

CHAPTER 8

SOCIAL IMPACT MANAGEMENT

8.1 INSTITUTIONAL SYSTEMS AND RESPONSIBLE PERSONS

Administrator appointed by government as per RFCTLARR Act 2013 will be responsible for developing Re-settlement scheme for affected families. Under the supervision and guidance of government and Commissioner of Rehabilitation and Re-settlement, Administrator of Rehabilitation and Re-settlement will be responsible for the formulation, implementation and monitoring of scheme for Rehabilitation and Re-settlement.

Provision of adequate compensation to the affected, as per RFCTLARR Act 2013, will not reduce impact.

As per the laws of state government, the district level committee on adequate compensation, Rehabilitation and Re-settlement should include following persons.

- District Collector
- Administrator of Rehabilitation and Re-settlement
- Land acquisition officer
- Finance officials
- Representatives of Arthana officials for taking financial decisions
- Representatives of Local Self Government

CHAPTER 9

SOCIAL IMPACT ERADICATION BUDGET

9.1 EXPENDITURE FOR REHABILITATION AND RE-SETTLEMENT

The expenditure for Rehabilitation and Re-settlement is not calculated.

9.2 ANNUAL BUDGET AND PLANNING

Not applicable

9.3 CATEGORIZATION OF FINANCIAL SOURCE

Financial source of the affected area is not categorized.

CHAPTER 10

SOCIAL IMPACT ERADICATION PROGRAM-MONITORING & EVALUATION

10.1 MONITORING & EVALUATION – IMPORTANT INDICATORS

- Participation of land owners in District Level Purchasing Committee
- Land was purchased directly from how many land owners
- Indicators used to calculate compensation
- Re-settlement of blocked entrances
- Formation of grievance redressal committee
- Time required for Rehabilitation and Re-settlement

10.2 METHOD OF REPORTING, MONITORING AND RESPONSIBILITIES

Not applicable

10.3 INDEPENDENT EVALUATION- MODEL

Not applicable

CHAPTER 11

ANALYSIS OF ADVANTAGES AND DISADVANTAGES: SUGGESTIONS ON LAND ACQUISITION

11.1 FINAL CONCLUSION: ANALYSIS OF POPULAR OBJECTIVES

0.2104 Hectare land of Guruvayur village of Chavakkad Taluk in Thrissur District is required for project of Holiday Home for Central Government Employees. This land is owned by Bossino International Private Ltd Company.

The land to be acquired is in private ownership and can be acquired by providing compensation as per 2013 act. The affected are ready to provide land for the project.

11.2 NATURE & EXTREME OF IMPACTS

Holiday Home Project for Central Government Employees requires land is under ownership of Bossino International Private Ltd Company.

But as it is a public development program, individuals need to provide their private land. Many people get affected adversely when land is acquired for public purposes. For protecting such person's rights, the right to fair compensation and transparency in land acquisition, Rehabilitation and Resettlement act, 2013 was enacted. 4th section of this act rules that if land is acquired for the nation's development, public interest and social impact needs to be assessed.

SUMMARY

Holiday Home Project for Central Government Employees is a milestone in Thrissur city's developmental race. This requires 0.2104 Hectare of land. This study will help to provide adequate compensation for the affected as per RFCTLARR Act, 2013.

For the realization of a public project, private properties need to be surrendered. Land with water well in it belonging to Bossino International Pvt Ltd is to be acquired. As per the Rights Act, 2013, the local owners are entitled to receive fair compensation.

While analyzing the beneficial side of the project, land acquirement for the project is highly essential. RFCTLARR Act 2013, has enough provisions to acquire land and provide compensations.

