

# **INDUSTRIAL DEVELOPMENT INDUCED DISPLACEMENT AND RESETTLEMENT STRATEGIES A CASE STUDY OF IMT MANESAR, GURGAON**

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## **ABSTRACT**

Land is one of the prime resource for any kind of development over the globe. For the development to happen, various types of models are to be adopted to access land like, land sharing and adjustment, land pooling and assembly and land acquisition. Land acquisition in Haryana is undertaken by Government for the projects of public purpose. Haryana State Industrial and Infrastructure Development Corporation (HSIIDC) developing IMT (Industrial Model townships) at Manesar. Land has been acquired from ten villages. Displacement and resettlement due to land acquisition for development in which people physically displaced from their place of origin, lose their land or productive assets; loss of their housing; loss of employment of laborers, non-resident service provider, small shops and business; loss of other assets like access to area for fishing, grazing, fuel wood etc.

***Keywords: Displacement, Land Acquisition, Resettlement, Socio-Economic Impact.***

## **I INTRODUCTION**

Land remains one of the prime and basic resources for any kind of development to take place. For any development to happen, various types of models are to be considered adapted to access land such as land acquisition, land sharing and adjustment, land pooling and assembly. In Haryana, Government adopts land acquisition model for urban and other infrastructure projects whereas land sharing and negotiation is used to access land by the private sector. Though the Government hitherto, has been acquiring fertile agricultural land for different purposes, yet it did not consult people for awarding right and fair compensation to the land owners what to talk of their consent before acquisition. The government under principle of eminent domain forced people to divest from their land. Due to land acquisition for development purposes, displacement and resettlement happens in the form of physical dispossession from their place of origin. They lose their land and other productive assets such as traditional occupation, housing and others businesses. It also renders other village common land meant for grazing, cultural activities, fuel -wood

and water bodies used for fishing, encroached upon and converted for other purposes. Farmer's life in the villages without livestock is incomplete and in case of complete acquisition of farmers agricultural along with the village common land by Government, the farmers are left to fend for themselves.

In most of the cases, only money is paid to the landowner. However, there is no allocation of land for provision of housing and facilities for alternate income source. Landowners do not know how to invest the money received as compensation.

With the aim of analyses of development induced displacement and resettlement and formulation of resettlement and rehabilitation strategies, IMT Manesar has been chosen as study area which lie at a distant of 20 kms from Gurgaon.

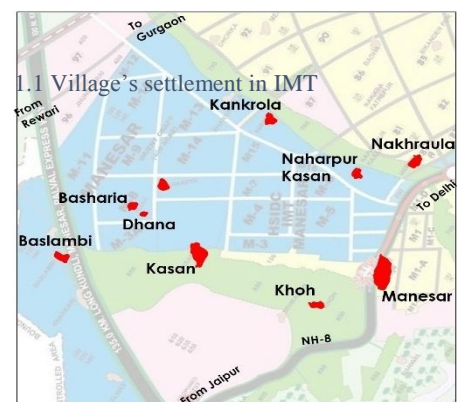
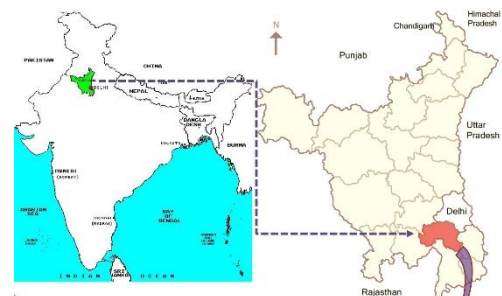
## II THE CASE STUDY

Haryana State Industrial and Infrastructure Development Corporation (HSIIDC) in Haryana is developing six Industrial Model townships (IMTs) namely Manesar, Bawal, Rohtak, Faridabad, Sohna and Kharkhoda. For the development of IMT, highest land i.e. 1653 hectare has been acquired in Manesar.

IMT Manesar is located on NH-8 (Delhi-Jaipur highway), at a distance of 23 kilometer (k.m) from Gurgaon and about 32 k.m. from Indira Gandhi International Airport. IMT Manesar has provided housing including the industrial housing, commercial and institutional sites and other necessary infrastructure such as parks, roads, electricity and Water supply and combined sewerage treatment plant etc.

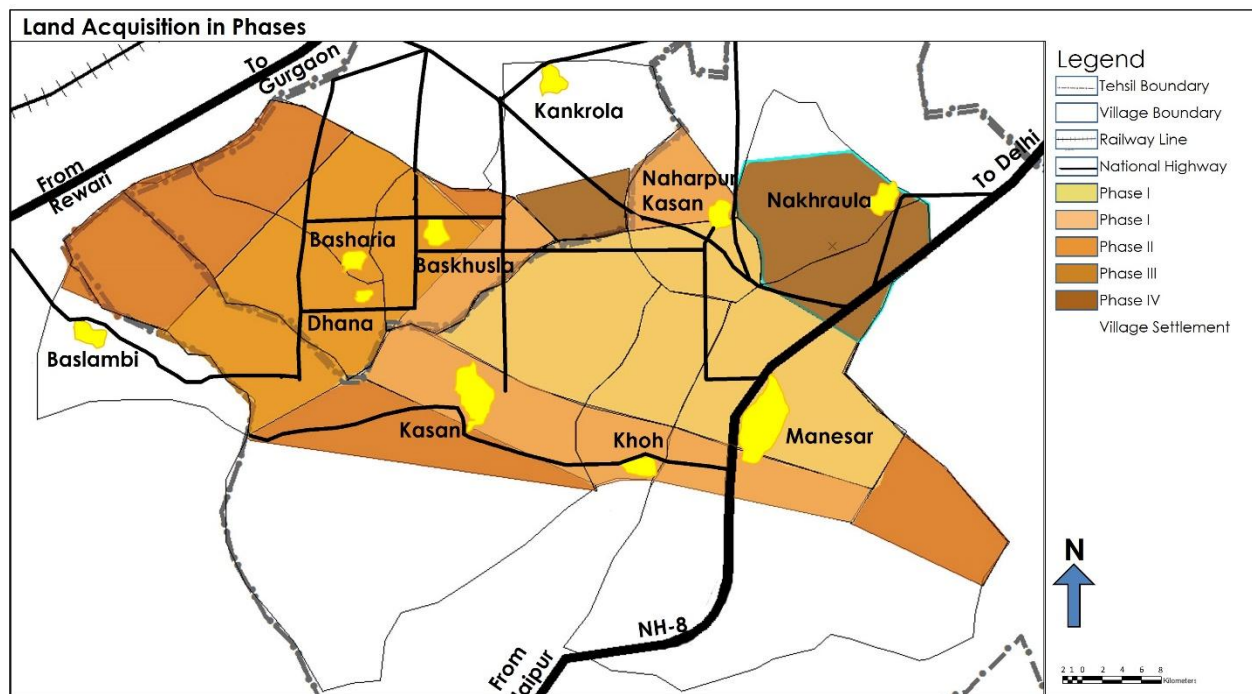
Land has been acquired from 10 villages namely Manesar, Kasan, Khoh, Bas-Khusla, Bas-Haria, Bas-Lambi, Dhana, Nakhraula, NaharpurKasan and Kankraula (refer 1.1) The IMT comprising of these ten villages is part of development plan Gurgaon-Manesar Urban Complex (GMUC)-2031.

IMT Manesar was developed in five phases. First phase of land acquisition was done in 1997 wherein 706.89 hectare of land was acquired from Manesar, Khoh, Kasan, NaharpurKasan village. Second phase of land acquisition was done in 2003 wherein 134.76 hectare of



land was acquired from Manesar, Khoh, Kasan, NaharpurKasan, Bas-Khusla village. Third phase of land acquisition was done in 2004 wherein 241.88 hectare of land wasacquired from Kasan, Bas-Khusla, Bas-Haria, Dhana village. Fourth phase of land acquisition was done in 2004 wherein 266.08 hectare of land was acquired from Kasan, Bas-Khusla, Bas-Haria, Dhana, Bas-Lambi, Manesar village. Fifth phase of land acquisition was done in 2008 wherein188.44 hectare of land was acquired from Kasan, Manesar, Nakhraula, Kankraula village. (refer 1.2)

## 1.2 Land Acquisition in Phases



Source: Data obtained from HSIIDC, Manesar

IMT comprises of these ten villages and has a population of 64,064 as per Census of India 2011. Out of total population, Manesar has a population of 23448, 9994 is in NaharpurKasan, 8628 in Kasan, 5041 in Khoh, 4074 in Kankraula, 4064 in Nakhraula, 3215 in Bas-Khusla, 2685 in Bas Lambi, 1555 in Bas-Haria and 1360 in Dhana.

Government acquired the land and no consultation of villagers was held. After land acquisition, only land left was the one used for abadi area and common land except in Khoh village. Five villages of Bas-Khusla, Bas-Haria, Dhana, NaharpurKasan and Khoh lost their entire land except settlement area. Only in three villages of Kankraula, Bas-Lambi, Nakhraula, agriculture is practiced.

## III SOCIO-ECONOMIC SCENARIO

Haryana State Industrial and Infrastructure Development Corporation (HSIIDC) and other builders acquired the land for the development of industrial and residential sectors for developing Industrial Model Township (IMT). For this entire agricultural land along with common land was acquired from Bas-Khusla and Bas-Haria villages. Four villages namely Bas-Khusla, Bas-Haria, Dhana, NaharpurKasan lost their entire land except settlement area. These settlements are sandwiched within the developed areas of IMT without any facilities and services.

Out of total agriculture land comprising of 2928 hectares before acquisition in the year 1990, HSIIDC and private developer acquired 2357 hectares in the IMT. It resulted into a loss of 80.4 percent of agriculture land. While analyzing this agriculture production loss with the example of wheat crop production - as wheat was the major crop of this area - it was found out that the loss was at the tune of 86% by the year 2015. Very surprisingly, the industrial production also could not be achieved production from the acquired land through all these years, as one survey conducted by Industrial Association of IMT brought out the fact that only 30% of industries in IMT were functional in the year 2014.

Out of total 15,009 families, Project Affected Families (PAFs) count was 9160 (refer 1.3). The impact on PAFs is analyzed in the area of agriculture and employment. 80.4 percent PAFs lost their agriculture and 57 percent got unemployment. However, this employment was not a part of the industries established in the IMT, but a part other activities and business generated after IMT development. 439 households lost both their houses and agriculture land, 3110 household lost their employment and 236 Families migrated from the villages.

### 1.3 Displacement of Local and outside Families from their Place of Origin

Village	Population - 2011	In-migration	Total Village land (in hectare)	Land Acquired by HSIIDC & Private (in hectare)	PAFs	Displaced Families
Manesar	23,448	1,00,000	1465.51	1184.11	3000	50
Kasan	8,628	25,000	1706.35	1092.65	970	10
Khoh	5,041	80,000	241.59	203.55	1200	15
Bas-Khusla	3,215	6,000	809.37	801.27	530	20
Bas-Haria	1,555	5,000	364.21	332.65	220	10
Dhana	1,360	30,000	323.75	320.91	180	60
Nakhraula	4,064	3,000	349.24	230.67	500	5
NaharpurKasan	9,994	1,00,000	250.80	214.48	2390	10
Bas-Lambi	2,685	200	290.56	42.08	130	50
Kankraula	4,074	50,000	89.08	27.51	40	6
Total					9160	236

Source: Census-2011 and primary survey by Author

Above table clearly shows the displacement of not only the local families but also of outside families as shown in the form of in-migration in the area. The compensation awarded by HSIIDC for land acquisition ranges from 6 lac to 3.125 crore per acre from the year 1997 to 2015 in ten villages (refer 1.4). Of these receivers, 19.4 percent have invested their compensation for income generation activities, 6.2 percent for purchasing the land in other areas and 74.4 percent spent the amount either in buying luxury items or house construction or loan payment.

**1.4 Compensation awarded (in rupees per hectare), 1997-2015**

Village Name	Compensation			
	Initial compensation		Additional compensation as per Supreme Court order	
	Year	Amount	Year	Amount
Manesar	1997	1611.25 lakh	-	-
Kasan	1997	13.75 lakh	2011	1.75 crore
Khoh	1997	16.25 lakh,	2010	55 lakh
Bas-Khusla	2005	8.125 lakh	2015	2 crore
Bas-Haria	2003	6 lakh	2012	67.5 lakh
	2006	45 lakh		
	2013	2.7 crore		
Dhana	2004	5.625 lakh,	2010	75 lakh
Nakhraula	2008	46.25 lakh	-	-
NaharpurKasan	1995	21.25 lakh	2013	3.125 crore
	2005	52.5 lakh		
Bas-Lambi	2007	46.25 lakh	2015	2 crore
Kankraula	2013	2.55 crore	-	-

Source: HSIIDC Manesar, 2016

As far as social impact in the villages is concerned, the major results are break up of social fabric, setback to traditional values and break-up of community roots.

With 2,357 hectare of agriculture land lost in these villages, 36,771 were unemployed. The unemployment has increased from 16,119 in 1991 to 36,771 in 2011 at the rate of 56 percent from 1991 to 2011 (Primary Census Abstract, Census of India, 1991, 2001, 2011). 3110 lost their employment due to land acquisition and local people are denied of any job in the industries. Majority of people were employed in agriculture activity and after land acquisition they do not have any other skill to get engaged in other sources of income generation activity. In frustration this lead to consumption of alcohol among 70 percent of youth.

## IV ENVIRONMENT

Sources of water supply in the villages are from tube well by Public Health and Engineering Department (PHED) and Panchayat. All households are connected with piped water supply. The information gathered shows that 20 percent is potable water, 25 percent is marginal and 55 percent is brackish. People are suffering from water borne diseases such as Cholera, dysentery, Hepatitis in NaharpurKasan, Khoh and Kasan villages.

Sewerage system is in worst condition in all the villages as no sewerage system has so far been laid by the Government. However, Manesar village Panchayat has laid down its own sewerage system long back and with the help of HSIIDC its blockage has been cleared. MarutiCompany under its Corporate Social Responsibility (CSR) program has started laying sewerage system in Kho village. A proper system has not yet been initiated to this end.

No drainage system has been laid in any of the villages except narrow channels for waste water. These channels most of the times are blocked. Worst conditions are experienced by Manesar, NaharpurKasan, and Khoh villages where waste water get drained in already acquired open area. Before land acquisition, waste water was getting drained in local water body (johad). The land acquisition has created a blockage in the natural slope between villages and water bodies (johads).

All the villages have no proper system of sanitation and dumping solid waste. Earlier, the villagers used to follow traditional practice to deal with solid waste. However, as there is no land left for carrying out such a practice, every village periphery is working as dumping site.

Due to industrial development, problem of air and water pollution in these villages and their surrounding areas is acute. Ground water level is decreasing, which ranges from 125 feet to 500 feet in the villages due to higher extraction of water for construction purpose and for supply to industries. Besides, there is lot of wastage of water in the villages due to lack of awareness.

## V ISSUES, STRATEGIES AND PROPOSALS

The villages are left with no land for natural expansion in NaharpurKasan, Nakhraula, Bas-Lambi, Kankraula. In the immediate surroundings of the villages, Government has not released anyland from acquisition for their natural expansion, common use, and infrastructure development. For ground water level recharge, check dam shall be

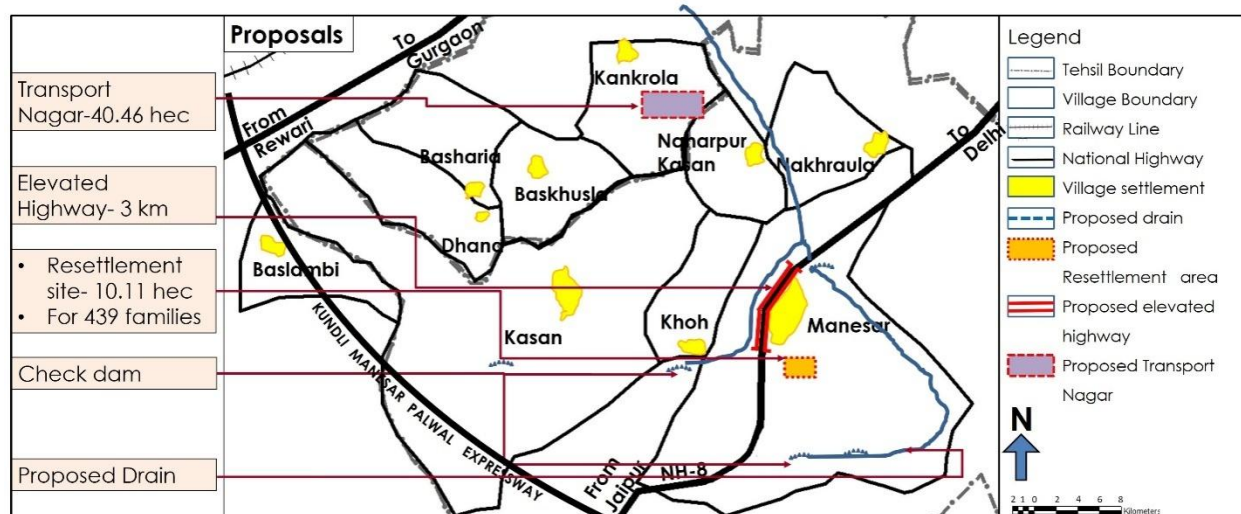
provided. To avoid water logging in areas in the rainy season, drains shall be channelised and connected to Najafgarh drain and Sultanpur Lake.

The resettlement area of 10.11 hectare is being proposed for 439 households in Manesar village. The check dams are proposed in Kasan, Khoh and Manesar village. The channelization of the drain from proposed check dams and connecting the drains to Najafgarh drain and Sultanpur Lake is proposed. Three kilometers elevated highway is being proposed on NH-8. The transport nagar of 40.46 hectare is being proposed in the IMT in its north. Transport nagar will have earmarked commercial spaces for dhabas, garages, spare parts and booking shops etc. For employment generation, the training for skill development is proposed in the already existing community college in village Manesar. The industrial training institutes and polytechnics shall be opened for local employment. For better utilization of compensation money, people should be made aware regarding the opportunities to invest the money for better livelihood options (refer 1.5).

## 1.5 Socio-economic and environmental strategies and proposal

Issues	Strategies and Proposal
439 families Loss their homes	<ul style="list-style-type: none"><li>• For resettlement of 439 families, plan resettlement housing in 10.11hec of land in Manesar.</li><li>• 30 building units, 12 buildings with commercial facilities on ground floor.</li><li>• G+3 floor building with four house cluster on each floor.</li></ul>
Loss of Livelihood	<ul style="list-style-type: none"><li>• Commercial spaces in resettlement area will provide them source of livelihood.</li><li>• In transport nagar provide commercial spaces for dhabas, garages, spareparts shops.</li></ul>
Loss of employment (3,110)	<ul style="list-style-type: none"><li>• Provision of Skill development, industrial Training institutes and Polytechnics</li><li>• Employment should be given to local people in industries</li><li>• Engage unemployed people in construction of elevated highway and drain construction project.</li><li>• In transport nagar provide employment like security guards, mechanics and service provider.</li></ul>
No proper utilization of compensation	<ul style="list-style-type: none"><li>• Provide Investment advisory services for where to invest money</li><li>• With compensation provide source of livelihood.</li></ul>

Villages do not have land for expansion	<ul style="list-style-type: none"> <li>In Naharpurkasan, Nakhraula, Baslambi, Kankraula immediate acquired land by Govt. be planned for common facilities and services.</li> <li>In the immediate surroundings of the village, release land for natural expansion, common use, infrastructure development</li> </ul>
Water logged areas Water depletion	<ul style="list-style-type: none"> <li>Channelize the drains and connect to Najafgarh drain and Sultanpur Lake.</li> <li>Check dam in Manesar, Khoh, Kasan</li> </ul>
Accident prone area	<ul style="list-style-type: none"> <li>Provision of 3 km. Elevated highway</li> </ul>
Trucks parked along roads	<ul style="list-style-type: none"> <li>Provision of Transport Nagar- 40.46 hectare</li> </ul>



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