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#### PRELIMINARY NOTIFICATION FOR LAND ACQUISITION IN AIZAWL DISTRICT FOR EWS HOUSING PROJECT, HAWNGTIAL RAM.

**No.K.12011/14/2010-REV, the 12<sup>th</sup>September, 2017.** Whereas it appears to the Government of Mizoram that a total 1617.75 sq.m of land is required in Hawngtial Ram (near Edenthlar locality), under the administrative jurisdiction of Chaltlang Local Council in the District of Aizawl for public purpose, viz, construction of EWS Housing Project.

Social Impact Assessment Study was carried out by State Institute of Rural Development & Panchayati Raj (SIRD & PR) and a report submitted as per Section 4 of the Mizoram (Land Acquisition, Rehabilitation & Resettlement) Act, 2016 (copy of SIA Report appended at Annexure – II).

1 (one) family is likely to be affected due to the land acquisition. The reason necessitating such affect is given below :-

#### **“Construction of EWS Housing Project”.**

The Additional Deputy Commissioner (E), Aizawl District is appointed as Administrator for the purpose of rehabilitation and resettlement of the affected families, if any.

Therefore, it is notified that for the above said project in the District of Aizawl, land measuring 1617.75 sq.m is under acquisition.

This notification is made under the provisions of Section 11 (1) of the Mizoram (Land Acquisition, Rehabilitation & Resettlement) Act, 2016, to all whom it may concern.

A plan of the land may be inspected in the office of the District Collector and Settlement Officer of concerned District on any working day during working hours.

Objections, if any, to the acquisition regarding :-

- i) The area and suitability of land proposed to be acquired.
- ii) Justification offered for public purpose.
- iii) The findings of the Social Impact Assessment Report.

Ex-505/2017

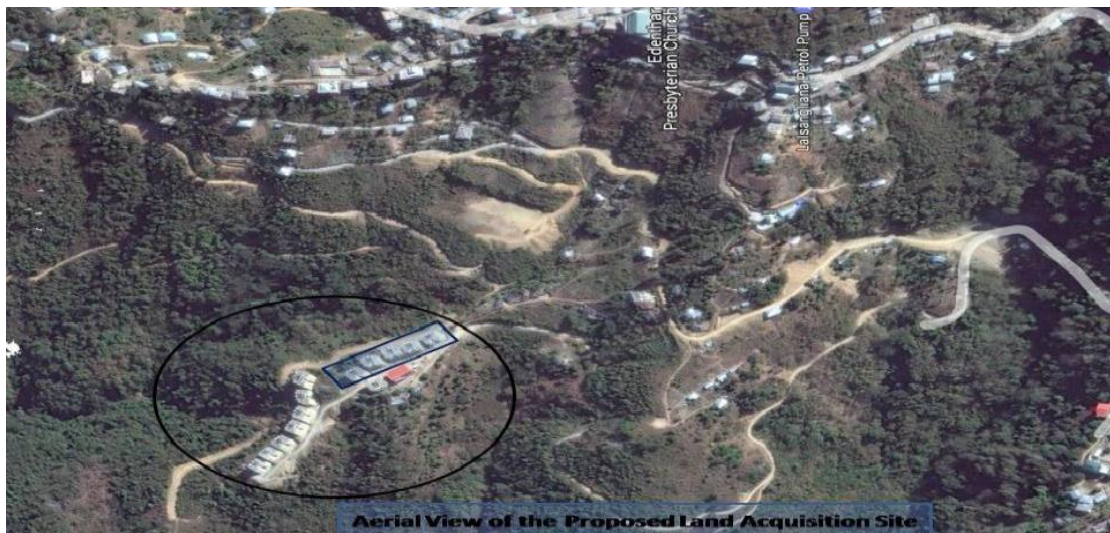
- 2 -

may be filled by the person interested within 60 (sixty) days from the date of publication of this notification as provided under Section 15 of the Act before the District Collector, Aizawl District.

**R. Lalramnghaka,**  
Secretary to the Government of Mizoram,  
Land Revenue & Settlement Deptt.

## 1. Background

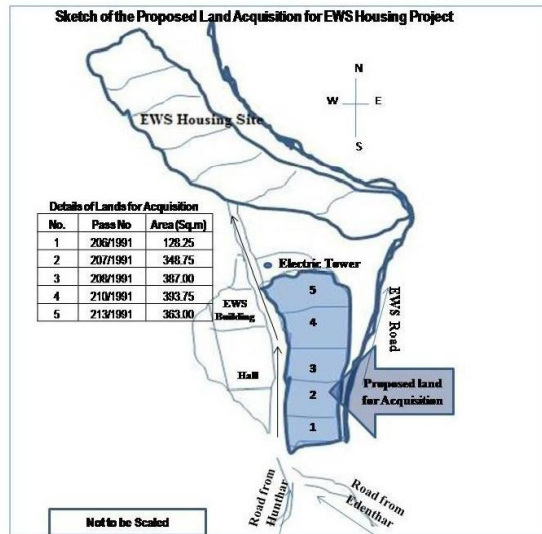
- 1.1. The process of land acquisition for Economically Weaker Section (EWS) Housing Project implemented by Urban Development & Poverty Alleviation (UD&PA) Department at Hawngtial Ram, near Edenthar was initiated in the beginning of 2014. Spot verification was conducted jointly by Land Revenue & Settlement (LR&S) Department, UD&PA Department, and the owner of the land on 20th January 2014. Public Notifications were also issued subsequently in March and September 2014 (vide No.K.12011/14/2010-REV dated 3rd March & 25th September 2014). However, before the completion of the process of land acquisition for this project, the Government of Mizoram repealed Land Acquisition Act, 1894 and introduced the new Mizoram (Land Acquisition, Rehabilitation and Resettlement) Act, 2016, hereinafter called MLARR Act. Consequently, the process of land acquisition has to be undertaken as per MLARR Act, 2016.
- 1.2. Even though the exercise of land acquisition was not completed, construction of 13 four-storey residential buildings and community hall was initiated, and all are nearing their completion today. While there is no question on the need for land acquisition in case of 8 residential buildings and community hall as it was already done according to Land Acquisition Act 1894, fresh land acquisition exercise is required for the remaining 5 residential buildings (presented below) due to the change in the Law before completion of the entire process.



- 1.3. Section 4 of the MLARR Act, 2016 requires the conduct of Social Impact Assessment (SIA) to assess whether the proposed acquisition serves public purpose, the extent of families affected, extent of damages likely to be caused by the project on public properties, whether the proposed land is absolute bare minimum extent needed, and whether there is alternative better than the existing land acquisition. The SIA has to be conducted transparently with active participations and consultation of various local stakeholders and affected families. The State Institute of Rural Development and Panchayati Raj (SIRD & PR), being the notified SIA unit under Government of Mizoram, conducted the exercise of assessment during April-May 2017 through consultation of local authorities, spot visit, and interview of various stakeholders.

## 2. Brief Description of the Area

- 2.1. The required land is divided into 5 plots with a total area of 1617.75 sq. m (presented in the map below), and all plots are held in House Pass allotted in 1991. Plot No. 1, 2 & 3, with a total area of 864 sq. m, are owned by Lalthanmawia s/o Thanga (L), Bawngkawn, Aizawl; while Plot No.4 & 5, with an area of 756.75 sq. m, are held in the name of Sangkhumi w/o Lalthanmawia, Bawngkawn, Aizawl.



- 2.2. The land required for acquisition is near Edenthar locality, and it is under the administrative jurisdiction of Chaltlang Local Council. It is connected by motorable road from the South – approach road from Hunthar (South West) and approach road from Edenthar (South East). It is bounded by EWS Housing approach road in the East and West, and other land already acquired for the same EWS project in the North. The study does not find any land boundary dispute and problem on any side of this proposed land. Further, no extra area was proposed to be acquired other than that required for construction of EWS Housing construction.

## 3. Socio-economic Condition Profile of the Affected Families

The 5 plots of lands required for acquisition are owned by two persons from the same family with 7 members, and Lalthanmawia h/o Sangkhumi is the head of the family. The family head is 75 years of age, and he is a retired government servant. The average monthly income of the family is approximately Rs.20000, and the family depends only on two income sources - pension (70%) and wage labour by family members (30%). As the area is located well outside the existing human settlements, there is no requirement for resettlement of any household. Consequently, no significant negative socio-economic impact is anticipated in connection with this land acquisition.

## 4. Uses of Land

This land was purchased by the current owner in 1985. Prior to the commencement of the construction work of the EWS housing project, it was used by the owner for rearing of milk cow by engaging labourers. The family also cultivated plantation crops like teak and mango. This household used to earn substantial income from the farming activities in this land prior to commencement of the EWS housing project. Further, the family was planning to start other business activities on this land prior to acquisition. It is thus clear that acquisition of this land caused them substantial income loss and their capacity to undertake business venture on this land, while the wage labourers they engaged for rearing

of milk cow also lost their job. However, this study expected that such income and livelihood loss could be mitigated with appropriate determination of compensation package. At the same time, the benefit that the project would accrue to the poor households in the form of housing is tremendous and beyond quantifiable in monetary term.

## 5. Impacts on Public Properties

- 5.1. The project is not likely to damage existing public properties and infrastructures primarily because of its isolated location. However, this study wanted to raise certain issues. First, inadequate facility for solid waste management and disposal facility is likely to create serious issues and implications on the health of the people living in the surrounding areas.



- 5.2. Second, electric tower (KV Line) is located in the Northern corner of the land. Fencing of this tower is necessary to prevent children from entering into it so as to avoid accident in the future. Third, no proper drainage system has been found in the eastern side of the housing complex. Water and waste are simply discharged towards the newly constructed EWS road. Though proper retaining wall is constructed to ensure the safety of the land from landslide, domestic waste water discharge in the open space is likely to create problems to this road and those who commute on it. Fourth, the existing approach roads to this EWS Housing Project are very poor, and the people residing in this complex are likely to face transportation problem in the future. Fifth, lack of proper mechanism, inbuilt in the Detailed Project Report (DPR), to ensure day to day operation and maintenances of these residential buildings is another area of concern.

## 6. Perceptions of the People in the Surrounding Areas

To study the sentiments of the people who are in the surrounding areas and who are indirectly affected by the project, the Local Councils (LCs) of Edenthar and Chaltlang were consulted on 21st April 2017 and 16th May 2017 respectively. The participants of the meetings were informed clearly about the purpose to which land acquisition was required and the benefit of the project for the poor people in the long run. The SIA Team could successfully come up with clear public consensus in support of the proposed land acquisition in all the affected localities. Further, the owner of the required land, Lalthanmawia s/o Thanga (L), Bawngkawn, was also consulted on 11th May 2017. He showed his consent for acquisition of his land subject to efficient determination of compensation amount.

## 7. Overall Observation

The proposed acquisition of land for EWS Housing Project will benefit the poor households, while no significant negative impact is anticipated on public properties and the socio-economic conditions of the people in the affected areas.

## Annexure-I

## Checklist of Social Impact Assessment

1.	Project Name & Location	EWS Housing Project, Hawngtial Ram, Edenthlar, Aizawl.
2.	Reference	No.K.12011/14/2010-REV. Dated 26th July 2016
3.	SIA Agency/Unit	State Institute of Rural Development & Panchayati Raj (SIRD & PR)
4.	Requiring Department	Urban Development & Poverty Alleviation (UD&PA), Govt. of Mizoram
5.	No. of Plots & Area	5 plots with a total area of 1617.75 Sq. M. The proposed area is exactly the same as required and is at bare minimum extent needed for the project.
6.	Purpose of Land Acquisition	Construction of Houses for Economically Weaker Section (EWS), Urban Poor, under PMAY scheme.
7.	Stakeholders Consulted	Local Councils of Chaltlang and Edenthlar, Revenue Department, UD&PA Department, and Lalthanmawia (landowner)
8.	No. of Families likely to be displaced	Nil
9.	Affected household and purpose to which the land was put prior to acquisition	Rearing of animal and plantation of teak and fruits by one household. As claimed by the household, they used to earned Rs.5 lakh from this land per year.
10.	Damage directly cause on the existing public assets	Nil
11.	Selection of location	Construction of house was already started and is at its final stage. So, it is not feasible to seek other place, and besides this, the proposed area is in the vicinity of other EWS housing complex. Thus, there is no other place more appropriate than the proposed land.
12.	Social Consent	Various stakeholders in the affected areas (LCs, land owner, Govt. Departments., etc) were consulted in the process of SIA Study. No individual or group raised voice of opposition to the proposal. Thus, there is public consensus in support of the proposal.
13.	Key Risks	(i) inadequate infrastructure for waste disposal, (ii) poor condition of approach road, and (iii) absence of proper framework for operation & maintenance of these residential buildings.
14.	Social Benefit – Cost	While the anticipated benefit that will be accrued to the poor people in the future is enormous, the loss of land by the owner may be compensated appropriately by the Government.

**Annexure - II**

**NO OBJECTION CERTIFICATE**

Urban Development & Poverty Alleviation Department, Government of Mizoram chuan E.W.S hnuaiiah Hawngtial Ram, Chaltlang, Aizawl-ah Housing Project siam a duh a, a ram lak tur zau zawng hi 1,620.75 Sq.M vel bawr ni tura chhutlawk a ni.

The Mizoram (Land Acquisition, Rehabilitation and Resettlement) Act, 2016 in a phut angin helai ram neitu leh a vel a cheng te khawsak dinhmun leh a nghawng dan (Social Impact Assessment) zirchian atangin thutlukna siam tur a ni a.

He zirchianna hi kan Local Council huamchungah State Institute of Rural Development & Pachayati Raj (SIRD & RR) chuan Social Impact Assessment Unit an nih angin, Social Impact Assessment Team rawn intirin uluk takin an hna an rawn thawk a, hrihfhiah ngai te min hrihfhiah hnuah, he ram lak tur hi rem kan ti e.

**Chairman**  
Local Council

**Secretary**  
Local Council

**C. Blakveli**  
Chairman  
Chaltlang Local Council  
Aizawl : Mizoram