Report of The Expert Group on The SIA and SIMP Report for Land Acquisition for the Purpose of Construction of New Govt. Guest House in place of existing Circuit house Annexe Building at Jalandhar Beach, Diu

APPRAISAL REPORT

By Expert Group
Introduction


The expert group consists of following officials/non officials.

1. Dr. Dipa L. Joshi Chairman (Rehabilitation Expert)
2. Dr. Nitiiksha J. Gediya(Rehabilitation Expert)
4. Shri Shashikant M. Solanki (Elected Representative of Diu District Panchayat)
5. Mr. Anjani Kumar Neeraj(Non Official Social Scientist)
6. Mr. Naresh P. Mahida(Non Official Social Scientist)
7. Er. Nitin N. Gajwani (Technical Expert)
Summary

Proposed land acquisition is for the property bearing Survey PTS No. 143/2-A total admeasuring 490.00 sq. mtrs situated at Jalandhar Beach, Diu for public purpose for Construction of New Govt. Guest House in place of existing Circuit House Annexe Building at Jalandhar Beach, Diu. As per the site plan report Sr. No. 14/2018 from office of the Enquiry office, City Survey, Diu showing the property bearing new city survey plot number PTS -143/2-A situated Jalandhar Beach, Diu district confirmed in the name of Smt. Tarvenibai Lavchand area 490.00 sq. mtrs. This land is near Jalandhar Beach and mid-way of the Govt. Guest House Alignment. The said property lies in the alignment of the Govt. Guest House. The Public Works Department Diu U.T Administration of Daman and Diu require land for the public purpose to construction of New Govt. Guest House in place of existing Circuit House Annexe Building.

The expert group meeting was held on the proposed site on 25th June, 2019 and it reviewed the SIA report and is submit to this appraisal report to the District Collector, Diu.

About Diu

Diu is a town in Diu District in the Union Territory of Daman and Diu, India. Diu district is the tenth least populated district of India. As per census of India 2011, Diu Municipal area had a population of 24196. The small size of Diu – 17.81 sq km for the municipal area and 40 sq km for the whole district besides the physical barriers of the sea and the creeks, draws a limit on its physical expansion.
The restrictions of Coastal Regulation Zone, the wetland guidelines, presence of historical and archaeological monuments make it more difficult to expend its new essential projects for public need. Jogging Track Ghoghla, Diu is one of such places where public demanded its beautification with all modern basic amenities looking towards the anticipation of Diu as Smart City of India in coming years.

**About Existing Circuit House Annexe**

The existing old structure of circuit house Annexe at Jalandhar, Diu was constructed in the year 1195-96, it consist ground floor only with slopping RCC roof. At present it is used for the accommodation of officers visiting Diu with limited accommodation. The present old structure is become weak due to effect of saline weather and up-keeper with frequent maintenance and necessitate re-construction. The Hon’ble Administrator, Daman & Diu and DNH emphasize to modify the existing structure as Govt. Guest house with more rooms for higher officers and tourist visiting, Diu with all modern planning and redesigning the structure.

**Recommendation and Observations of the Committee**

The committee members have discussed the SIA report in detail and also visited the proposed site for Construction of New Govt. Guest House in place of existing Circuit House Annexe Building at Jalandhar Beach, Diu. Following are the observations and recommendations of the committee:
• Report submitted by Social Impact Assessment team regarding the need of the project, the Expert Group is of the following opinion:-
  ➢ It is an important place for Diu District which is used for the accommodation of officers visiting Diu.
  ➢ The present condition of land as observed by the Expert Group Committee dated 04/07/2019 found land neither use for residence nor for business activity carried out.

• As seen in the SIA report that the SIA team collected data and got required information from official records of Diu, stakeholders’ consultation through Focus Group discussion (FGD), sample survey conducted among the directly affected family (families who are likely to lose their land) and indirectly affected families. In addition, they also conducted site visit several times to assess the ground reality of the land acquisition. It proves that the SIA team got information and data from all stakeholders to prove the validity and robustness of the report.

• The Expert group noted that the SIA report has recorded that the said land is not belonging to any SC or ST person. None of the families is Below Poverty Line or a Priority House Hold under the National Food Security Act. The condition of the affected family is not adverse along any of the socio economic indicators. It was also observed during the visit that the land is vacant, no residential and business activity is carried out hence no displacement shall occur during the land acquisition process by the U.T. Administration of Daman and Diu.

• Neither the present exercise of additional land acquisition is projected to cause excessive damage to the existing social assets and infrastructures, nor will it require resettlement of any household.

• The SIA report is quite comprehensive and includes the alternative analysis also. And the proposed land is the only feasible alternative.

• Expert Group has recommended that the UT administration pay fair compensation to the land owners as per the Act and orders of U.T. Administration of Daman and Diu.

• The Expert Group has unanimously observed that this project will have a positive social impact on the development of Diu as a smart city.
The Expert Group has no hesitation in recommending that proposed project besides fulfilling the public interest considerations its potential benefits will outweigh the social costs and adverse social impacts. Hence the Expert Group strongly recommends that the project should be taken up without further delay and process of land acquisition be initiated at the earliest.

(Dr. Dipa L. Joshi)
Rehabilitation Expert
Chairman
Multi-Disciplinary Expert Group

(Dr. Nitiksha J. Gediyya)
Rehabilitation Expert
Member
Multi-Disciplinary Expert Group

(Mrs. Bhagyavanti C. Solanki)
Elected Representative of DMC
Member
Multi-Disciplinary Expert Group

(Shri Shashikant M. Solanki)
Elected Representative of D.P
Member
Multi-Disciplinary Expert Group

(Mr. Anjani Kumar Neeraj)
Non Official Social Scientist
Member
Multi-Disciplinary Expert Group

(Er. Nitin N. Gajwani)
Technical Expert,
Member
Multi-Disciplinary Expert Group

(Mr. Naresh P. Mahida)
Non Official Social Scientist
Member
Multi-Disciplinary Expert Group
NOTIFICATION

The Hon'ble Administrator of U.T. Administration of Daman and Diu is pleased to constitute an independent multi-disciplinary Expert Group for appraisal of Social Impact Assessment Report prepared by SIA team under Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RFCTLARR) Act, 2013 under Section 7 (1) with following composition:

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<thead>
<tr>
<th>Sr. No.</th>
<th>As per the act Field</th>
<th>Provision</th>
<th>Expert Name &amp; Designation</th>
<th>Contact Details (Ph No. &amp; Email)</th>
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<tbody>
<tr>
<td>1.</td>
<td>Non Official Social Scientist</td>
<td>Mr. Anjani Kumar Nccraj</td>
<td>09717714909 <a href="mailto:akneeral739996@gmail.com">akneeral739996@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>2.</td>
<td>Non Official Social Scientist</td>
<td>Mr. Naresh P. Mahida</td>
<td>09737484534 <a href="mailto:mahida.nareh15@gmail.com">mahida.nareh15@gmail.com</a></td>
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<tr>
<td>3.</td>
<td>Elected Representative of Municipal Council</td>
<td>Smt Bhagyavanti Chunilal Solanki</td>
<td>DMC Elected representative, Diu</td>
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<td>4.</td>
<td>Elected Representative of Panchayat</td>
<td>Shri Shashikant M Solanki</td>
<td>District Panchayat Elected representative, Diu</td>
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<td>5.</td>
<td>Rehabilitation Expert</td>
<td>Dr. Dipa Lalitchandra Joshi</td>
<td>08849925267</td>
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<td>6.</td>
<td>Rehabilitation Expert</td>
<td>Dr. Nitiksha Jayantilal Gediya</td>
<td>08460013774 <a href="mailto:nitikshap@gmail.com">nitikshap@gmail.com</a></td>
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Dr. Dipa Lalitchandra Joshi is nominated as Chairperson of the Expert Group u/s 7(3) to RFCTLARR Act 2013.

Roles and Responsibilities of the U T level independent multi-disciplinary Expert Group:-

1. Review the Social Impact Assessment Team report and find out whether the land acquisition project serves any public purpose or not.
2. Find out whether the potential benefits outweigh the social costs and adverse social impacts of land acquisition.
3. Give recommendation within two months form the date of its constitution whether the extent of land proposed to be acquired is the absolute bare-minimum extent needed for the project and whether there are no other less displacing options available. It is also provided that the grounds for such recommendation shall be recorded in writing by the Expert Group giving the details and reasons for such decision.
4. As per the (RFCTLARR) Act, 2013 the recommendation shall be made available in the local language to the Panchayat or Municipal Council, and District Collector Office and shall be published on the website of the appropriate Govt.
5. No any consultancy fees will be paid to expert group member.

This is issued with the approval of Hon'ble Administrator Daman and Diu vide Diary No 512736 Dated 12/06/2019

(Hemant Kumar)
Collector, Diu

To,

All members.

Copy to:-

1. PA to Advisor to the Hon'ble Administrator for information please.
2. HO printing with request to publish the same in official Gazetted of UT of Daman & Diu.
3. DIO, NIC, Diu with a request to upload on the official website.
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