

DRAFT RESETTLEMENT AND REHABILITATION PLAN

The Rehabilitation & Resettlement Scheme for acquisition of land measuring **0.74 acres** of village **Raipur Kalan**, hadbast No. 371, Tehsil & District Chandigarh for construction of LHS/RUB 2x5.50mx3.50m (Shifted location) at KM 239/7-8 in lieu of level crossing No. 123 at KM 239/6-7 on UMB-CDG Railway line" is prepared based on provision of the **Section 16** of the Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitation & Resettlement Act 2013. As per provision of **Section 43**, the Administration shall prepare the Rehabilitation & Resettlement Scheme and monitor the work of Rehabilitation & Resettlement.

BACKGROUND

The Chandigarh Administration has developed world class city with modern infrastructure. The Chandigarh Administration was concerned about the existing infrastructural facilities in village Raipur kalan, as it had no LHS/RHS (Limited Height Subway/Restricted Height Subway) allowing road traffic to pass under the railway line to improve safety and reduce congestion for their residents. The villagers often used to wait for opening of railway crossing which leads to road traffic congestion and safety concerns of public. So, the Chandigarh Administration is going to acquire the land for construction of 0.74 acres at village Raipur Kalan U.T., Chandigarh so that residents of village Raipur Kalan and nearby residents will get relief from traffic congestion and Commutation will ease. Development is a prerequisite for the progress of my community. Every development project affects a vast land for setting up or for expansion of an existing infrastructure. It is expected that after the completion of the project residents of Raipur Kalan and nearby area will avail these facilities.

The Chandigarh Administration has been trying since long to acquire the land needed for the project through persuasion. But the land owners were resisting land acquisition for the want of a much higher compensation for their land. Number of meetings were conducted between land owners of village Raipur Kalan and government officials for Land Acquisition. Persistent efforts by the government officials ultimate succeeded in persuading land owners to allow government to acquire the required land for the project. The entire land 0.74 Acres notified for acquisition falls within the village Raipur Kalan hadbast No. 371, U.T., Chandigarh.

OBJECTIVES

The main objectives of the proposed Resettlement Action Plan are the following:

- Avoid, if not minimize involuntary resettlement, exploring all viable project alternatives.
- Where involuntary resettlement is unavoidable, assess the magnitude of adverse social impacts and propose mitigation measures:
- Hold consultations with the project stakeholders and assimilate the outcome of these consultations in Resettlement Action Plan.
- Develop institutional mechanism for planning, implementing and monitoring the process and the Rehabilitation & Resettlement Activities.
- Address other social issues (resulting from the proposed project interventions) related to vulnerable groups
- Prepare a plan (Resettlement Action Plan) to address all social issues associated with the project.

Social Impact Assessment (SIA) Process

The social assessment of the project has been carried out as per **Section 4** of Right to Fair Compensation & Transparency in Land Acquisition, Rehabilitations & Resettlement Act, 2013. The details of methodologies are includes.

The study assesses socio-economic, political and environment and health aspects in the project affected area. The objectives of this social impact assessment study are as fellows.

- a) Assess whether the proposed acquisition serves a public purpose.
- b) Estimate number of affected families and the number of families among them that are likely to be displaced.
- c) Understand the extend of lands, public and private, houses, settlements and other common properties likely to be affected by the proposed acquisition.
- d) Understand the extend of land acquired is bare Minimum needed for the project:
- e) Study of the Social impacts, nature and cost of addressing them and the impact of this cost on the overall costs of the project vis-a-vis the benefits of the project.

METHODOLOGY

The preparation of Resettlement Action Plan has focused on detailed consultations and participation of project affected person (PAPs) and other project stakeholders. It involved extensive field (census and socioeconomic) survey using structured questionnaire and guidelines for undertaking Focus Group discussions (FGD) and other stakeholders consultation. The desk review, structured questionnaires, open ended formats, FGD guidelines etc. were the specific tools used to collect the required information. The data/information thus collected helped in understanding the social and economic features of the affected communities and in appreciating their issues and concerns. Identification of land to be acquired and inventory of structures coming within the corridor of impact were the main components of the census survey carried out among the identified potential project affected families (PAF)

PROJECT AREA

The present study aims to assess the social impact of land acquisition relating to construction of LHS/RUB 2x5.50mx3.50m (Shifted location) at KM 239/7-8 in lieu of level crossing No. 123 at KM 239/6-7 on UMB-CDG Railway line will be developed after acquiring land of Raipur Kalan village. Village Raipur Kalan is geographically located South-East towards ~ 9 KM from district headquarters Chandigarh, 4 KM ~ from Chandigarh with Panchkula, SAS Nagar, Zirakpur as the nearby cities, Raipur Kalan village was earlier governed by an elected Councilor and is now merged with the Municipal Corporation, Chandigarh, Raipur Kalan village is non-sectoral villages in South-Eastern Edge of the UT of Chandigarh.

The proposed acquisition for the mentioned project would entail about 0.74 acres of land. This acquisition falls in the following revenue village Raipur Kalan, U.T., Chandigarh. The general land use pattern is agricultural land use. There are two harvest seasons.

As per Census 2011, Total population of the Raipur Kalan & Makhan Majra village (considered as one village in 2011 Census) is calculated and census town located in Chandigarh tehsil table shows

Table 1 Demographic data of village

S. No	Demographic Variables	Raipur Kalan & Makhan Majra Population
1	Number of Households	1213
2	Total Population	4887
3	Male Population	3081
4	Female Population	1806
5	Child (0-6) Population	744
6	Sex Ration	586
7	Literacy (Total Population)	2762
8	Literacy (Male Population)	1978
9	Literacy (Female Population)	784
10	Scheduled Tribes (ST) %	0
11	Scheduled Caste (SC) %	17.88 %
12	Workers	2471
13	Non workers	2416
14	Cultivators	98

BASIC AMENITIES

During the preliminary fieldwork, it was found that there heavy traffic flow across the said crossing which leads to traffic congestion and delays, which intern worsen with high traffic volumes, increased train frequency. These factors lead to longer travel times in the village and nearby areas. There was no LHS/RUB 2x5.50mx3.50m (Shifted location) at KM 239/7-8 in lieu of level crossing No. 123 at KM 239/6-7on UMB-CDG Railway line in the village.

STAKEHOLDERS CONSULTATION

To ensure continued people participation, a consultation mechanism was evolved which would continue during the project implementation. Local people were informed about the project and its activities and they were consulted in the project related decisions. This helped in understanding not only their preferences/options and their input in the project designs. These consultations were two-way communications where relevant information was shared with the project stakeholders including affected communities and number of structures affected, physical displacement and relocation, economic rehabilitation, institutional mechanism for planning and implementation of the project etc. The stakeholder's consultation was held at village level.

The consultation has emphasized on involving primary stakeholders (Project affected families) directly related to planning and implementing RAP and the project activities. During social assessment and RAP preparation, specific consult with vulnerable PAFs, This included sharing information on the specific measures to support the vulnerable PAFs in their R&R process. The R&R includes a consultation framework to be adopted during its implementation.

MEETING AND MAJOR ISSUES RAISED BY VILLAGERS

Location	Major Issues/Concern
E-sampark Centre , Raipur kalan (18/09/2025)	The collector rate of agricultural land in Chandigarh is low as compared to residential property. The demand of the farmers as they must be compensated in the tune of amounting Rs. 10 Cr/acre which is according to them is the prevalent market rate.

IMPACTS OF PROJECT

This project has been proposed in the larger public interest. The land notified for the acquisition is bare minimum necessity for the commissioning of the proposed project. Moreover it is most cost effective.

Land acquisition is not going to hit the land owners hard because in most cases the size of notified land is not very large. Moreover as in most cases, this land is currently fallow.

Effort is on to minimize the impact of land acquisition on these individuals.

CONSULTATION AND PUBLIC HEARING

CONSULTATION

- Focused on the proposed project characteristics, land required for the construction of LHS/RUB 2x5.50mx3.50m (Shifted location) at KM 239/7-8 in lieu of level crossing No. 123 at KM 239/6-7 on UMB-CDG Railway line
- Resultant impacts and possible socio-cultural conflict.
- During these consultations, Google maps, Master plan maps were used to explain about the location of proposed project with respect to distance of their properties with which proposed project.
- Pamphlets/Parcha on the project was prepared and shared with the villagers explaining proposed project and social impact assessment studies.

PUBLIC HEARING

- In accordance with **Section 5** of Land Acquisition, Rehabilitation and Resettlement
- Held on 18th Sept. 2025 in Village Raipur Kalan
- Consultations with specific objectives were conducted in this public hearing
- Date and venue of consultation were fixed in advance and in coordination with the representatives at village level and officials from Revenue and other line department at Tehsil level.
- The Date of public hearing was widely published through Newspaper.

SUB DIVISIONAL MAGISTRATE (CENTRAL) CHANDIGARH (UT)



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Scheme

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About the Office

For administrative convenience, Chandigarh is divided into three Sub Divisions i.e. East, South and Central. The office of Sub Divisional Magistrate (Central) is located in the Estate Office Building, First Floor, Sector-17, Chandigarh.

[View Map](#)

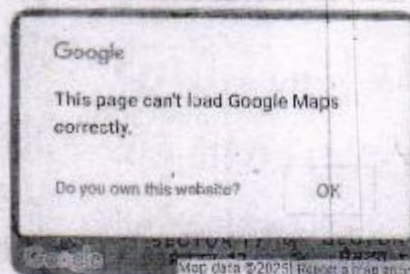
About Chandigarh

Chandigarh, the dream city of India's first Prime Minister, Sri. Jawahar Lal Nehru, was planned by the famous French architect Le Corbusier. Picturesquely located at the foothills of Shivaliks, it is known as one of the best experiments in urban planning and modern architecture in the twentieth century in India.

Calendar



Map of Chandigarh



Related Websites

[Chandigarh Administration](#)
[National Portal of India](#)
[District Courts](#)
[Information Technology](#)
[SDM South Chandigarh](#)
[SDM East Chandigarh](#)
[E-District Chandigarh](#)

The Tribune

17th Sept, 2025

OFFICE OF THE SUB-DIVISIONAL

MAGISTRATE, (CENTRAL)

U.T., CHANDIGARH

**Draft Rehabilitation and
Resettlement Scheme**

The draft Rehabilitation and Resettlement scheme has been prepared as per section 16. "The Right to Fair Compensation and Transparency in Land Acquisition Rehabilitation and Resettlement Act, 2013". This scheme is being forwarded to make it public on the website chdsdmcentral.gov.in of SDM (Central). A public hearing shall be conducted on **18/09/2025 at 11:30 A.M** in E-Sampark Centre at village **Raipur Kalan** to hear objections on draft Rehabilitation and Resettlement Scheme. This draft scheme and related suggestions will be discussed in the presence of the Municipal councillor as well as general public.

Sd/- S.D.M (Central)-cum-
Administrator,
Rehabilitation & Resettlement
U.T., Chandigarh.

**उप-मंडल मजिस्ट्रेट
कार्यालय, (केंद्रीय) यू.टी., चंडीगढ़
पुनर्वास एवं पुनर्स्थापन योजना का प्रारूप**

पुनर्वास एवं पुनर्स्थापन योजना का प्रारूप "भूमि अधिग्रहण पुनर्वास एवं पुनर्स्थापन में उचित प्रतिकर एवं पारदर्शिता का अधिकार अधिनियम, 2013" की धारा 16 के अनुसार तैयार किया गया है। इस योजना को उप-मंडल मजिस्ट्रेट (केंद्रीय) की वेबसाइट chdsdmcentral.gov.in पर सार्वजनिक करने हेतु अग्रणीत किया जा रहा है। पुनर्वास एवं पुनर्स्थापन योजना के प्रारूप पर आपत्तियों की सुनवाई हेतु 18/09/2025 को प्रातः 11:30 बजे ग्राम रायपुर कलां स्थित ई-संपर्क केंद्र में जनसुनवाई आयोजित की जाएगी। इस प्रारूप योजना और संबंधित सुझावों पर नगर पार्षद एवं आम जनता की उपस्थिति में चर्चा की जाएगी।

एस.डी.एम (केंद्रीय)-सह-प्रशासक,
पुनर्वास एवं पुनर्स्थापन यू.टी., चंडीगढ़

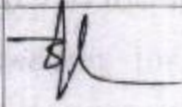
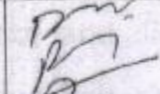
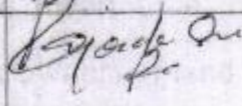
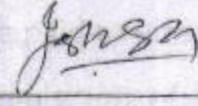
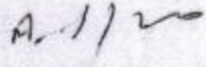
दैनिक भास्कर

17/09/2025

Public Hearing held on dated - 18/9/2025



Public hearing regarding The Rehabilitation & Resettlement Scheme
 conducted on 18/09/2025 in E-Sampark Centre at village Raipur Kalan.

Sr.No	Name	Ph.no	Signature
1.	Makhan Pgm N.T. (L.A.)	7888470616	
2.	Aman SDE (B&R) M.C.	9416318304	
3.	Devender (Patwar)	9416605566	
4.	Rajender (Patwar) L.A.	97286-89999	
5.	Margret on Councilor M.C. Chd.	998053004	
6.	Jasvir Singh	6284104838	
7.	Anil Dubey on Behalf of Bimla Dubey Councilor M.C. Chd.		
8.			
9.			
10.			
11.			
12.			

LAND ACQUISITION, RESETTLEMENT & REHABILITATION ASSISTANCE

The project requires about 0.74 acres land bearing Khasra No. 14//21/2, 18//1/2, 2/1/1, 9/2/1, 143/1 total 5 kanal , 19 Marla of village Raipur Kalan Hadbast no. 371, U.T., Chandigarh. Public land will be transferred to the project in accordance with the government guidelines and procedures for land alienation. Land Acquisition and resettlement works will be completed before handing over site to construction contractor. Displacement of family is not found in this acquisition and due to non availability of land, the issue of land allotment is lieu of land under acquisition cannot be granted. In the mean time, no employment is provided to the family members of displaced or owners of land is being acquired. Possession of land by the project will be taken over only after disbursement of compensation and R&R assistance. Onetime payment of Rs. 5 Lakhs for Rehabilitation & (Rs. 50,000/-) for Resettlement will be paid to effected families. Only two families are found affected during this acquisition of land measuring 0.74 acres of village Raipur Kalan U.T., Chandigarh.

It is worth noting that in this instance, the landowners expressed much willingness for acquisition of land & further offered other land parcels under their ownership, subject to a fair compensation.


Administrator,
Rehabilitation & Resettlement,
U.T., Chandigarh 

REHABILITATION & RESETTLEMENT PLAN OF RAIPUR KALAN

SR.NO	Shareholder's name	Provision of Housing units in case of displacement	Land for Land	Offer for developed Land	Choice of annuity or employment	Subsistence grant for displaced families for a period of one year	Transportation cost for displaced families	Cattle shed/petty shops cost	One time grant to artisan, small traders and certain others	Fishing rights	One time resettlement allowance	Stamp duty and registration fee	total
1	2	3	4	5	6	7	8	9	10	11	12	13	14
1	Sh. Anil S/o Sh Iqbal chand	NA	NA	NA	500000	NA	NA	NA	NA	NA	50000	As applicable	5,50,000
2	Sh. Rajiv S/o Sh Iqbal chand	NA	NA	NA	500000	NA	NA	NA	NA	NA	50000	As applicable	5,50,000

Administrator,
 Rehabilitation & Resettlement
 U.T., Chandigarh.