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Government Policies and Difficulties in Land Acquisition: A Questionnaire Survey

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Abstract:

Government policies and difficulties is the measure aspect in land acquisition process. The land acquisition process in infrastructure industry refers to land acquisition acts, government policies and provisions and difficulties in acquiring the land. The land acquisition have many application in infrastructure industry could be implemented both at state government level and at the central government level. The questionnaire survey has been carried out by author with government authorities and land owners. The aim of survey is to find barriers in execution of land acquiring process at infrastructure project. The land acquisition process in infrastructure projects means maintain the satisfaction level of land owners. That would bring long term development and peaceful land acquiring process. The importance of the interviews will help to justify the potential of integrating within the context of land acquisition process.

Keyword: Government Policies, Acquiring, infrastructure, provisions

1. Introduction

Land acquisition refers to the process where a government acquires land from land owners for any purpose. Generally the purpose is related to development projects conducted either by PSUs (Public Sector units) or the private sector

Land acquisition in India is governed by The Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013, which came into force from 1 January 2014.1 Till 2013, land acquisition in India was governed by Land Acquisition Act of 1894. On 31 December 2014, the new government in India passed an ordinance with an official mandate to "meet the twin objectives of farmer welfare; along with expeditiously meeting the strategic and developmental needs of the country". The government passed Land Acquisition Amendment2 Bill in Lok Sabha on 10 March 2015.

In India, after every five or ten years a new government came with its new policies and amendments in the land acquisition bills. But it becomes a very big problem and acceptable solution was not provided yet. The people got confused to decide which policy is better. This research helps to find a preferable government provisions and policies so that both government and public satisfied.

This research aims to find preferable government provisions and policies by using questionnaire survey. The best government policies which satisfied all the features economically and socially beneficial for the people impacted.

Land acquisition starts with the fulfilling needs of land owners and development needs. In the present study land owners and government authorities considered are the interweaving. It is necessary to fulfil their requirement in the land acquisition process. The present study has been carried out with the view of land owners and government by conducting questionnaires in the Delhi NCR, India.

In infrastructure industry, the land acquisition have to collect much external and internal information as information input for land acquisition process.

2. Research Methodology

The methodology for the work consist of three step model. The first step questionnaires have been prepared by author considering government provisions and policies of infrastructure project. The yes/no type questionnaire have been prepared by authors. The study describes the views of government authorities. In second step the interviews of land owners have been conducted by authors. In the third step we analyse the data in percentage form by using mean method. The interviews have been conducted based on above questionnaire with the government authorities and landowners. Here the respondents have to mark their response in terms of yes or no. In the analysis of data responses of all the questions have been studied and the findings have mentioned in the subsequently continued.

3. Data Collection and Analysis

The number of persons interviewed is 50. From 50 government authorities' employee and landowners only 35 responded for the interview. The table 1 shows the details of questions asked to respondents and percentage wise analysis of data collected during the interviews with both government authority's employee and land owners. The view of authors have been described in discussion section of paper.

Sr. No.	Description of Questions	% of 'Yes'	% of 'No'
1	Is there any provisions to handle the complaint of the affected people?	20%	80%
2	According to land use plan 2020, the ratio of built-up: non built-up is to maintain by 40:60. In your views, will it hamper this ratio as lots of agricultural land will be converted into other land uses?	71.43%	28.57%
3	Is there any provisions to show and make understand the plan to the local people who are mainly farmers?	28.72%	71.28%
4	Is there any clear booklet that introduces in helping people know about readjustment policies, reallocation procedure and compensation for land acquisition?	25.72%	74.28%
5	Is there any provision to explain relevant policies laws and rules to the affected people before implementation of the land acquisition?	28.57%	71.43%
6	Will the farmers be made understandable about the procedure of reallocation of the lands, compensation policies, payment schedules, land contribution, resettlement planning and possible relocation sites and time frame?	45.72%	54.28%
7	Do you have your own land?	85.71%	14.29%
8	Was the last 3 year land acquisition unsuccessful?	34.29%	65.71%
9	Do you think that effective land acquisition process lacks?	88.57%	11.43%
10	Do you expect improvement in acquisition process?	77.14%	22.86%
11	Was transaction fee high?	57.14%	42.86%
12	Do you faced any obstacles while land acquisition?	74.28%	25.72%
13	Is approval of the entire process being time taken?	91.42%	8.58%
14	Is land acquisition process being costly?	60%	40%
15	Is the process between allotment and acquisition being time taken?	68.57%	31.43%
16	Is there need to visit different departments?	54.28%	45.72%
17	Is no. of visit make to each department again and again?	62.85%	37.15%
18	Previously the land acquisition, there is provision of informing people about compensation scheme including compensation standards for both land acquisition house demolition?	51.42%	48.58%
19	Does your legislation have program in order to encourage public participation?	22.86%	77.14%
20	Is there any provision of public hearing/public meeting for the affected community so that they can have chance to put their views or problems?	14.29%	85.71%

Table 1

4. Discussion

The table 2 shows the views of author based on the analysis of data. It shows the barriers in land acquisition process. As per responses given by respondents, the measure data considered for the work is the questions whose percentage of no response is more than 51% because people satisfaction is important.

The question for which the percentage of no response is more than 51% as per views of respondents shows that the following are the factors required to give more attention to improve the government policies and remove the barriers regarding land acquisition process.

- There should be provisions to handle the complaint of the affected people.
- There should be provisions to show and make understand the plan to the local people who are mainly farmers.
- A book should be there that help people know about readjustment policies, reallocation procedure and compensation for land acquisition
- Explanation of relevant policies laws and rules should be mandatory to the affected people before implementation of the land acquisition.
- The farmers be made understandable about the procedure of reallocation of the lands, compensation policies, payment schedules, land contribution, resettlement planning and possible relocation sites and time frame
- Unsuccessful due to lots of conflicts and not clear government policies.
- Public participation is the key feature for successful land acquisition because satisfaction of peoples more important.
- There should be provision of public hearing/public meeting for the affected community so that they can have chance to put their views or problems.

Sr. No.	Description of questions	% of 'No'
1	Is there any provisions to handle the complaint of the affected people?	80
2	Is there any provisions to show and make understand the plan to the local people who are mainly farmers?	71.28
3	Is there any clear booklet that introduces in helping people know about readjustment policies, reallocation procedure and compensation for land acquisition?	74.28
4	Is there any provision to explain relevant policies laws and rules to the affected people before implementation of the land acquisition?	71.43
5	Will the farmers be made understandable about the procedure of reallocation of the lands, compensation policies, payment schedules, land contribution, resettlement planning and possible relocation sites and time frame?	54.28
6	Was the last 3 year land acquisition unsuccessful?	65.71
7	Does your legislation have program in order to encourage public participation?	77.14
8	Is there any provision of public hearing/public meeting for the affected community so that they can have chance to put their views or problems?	85.71

Table 2: Comments of authors

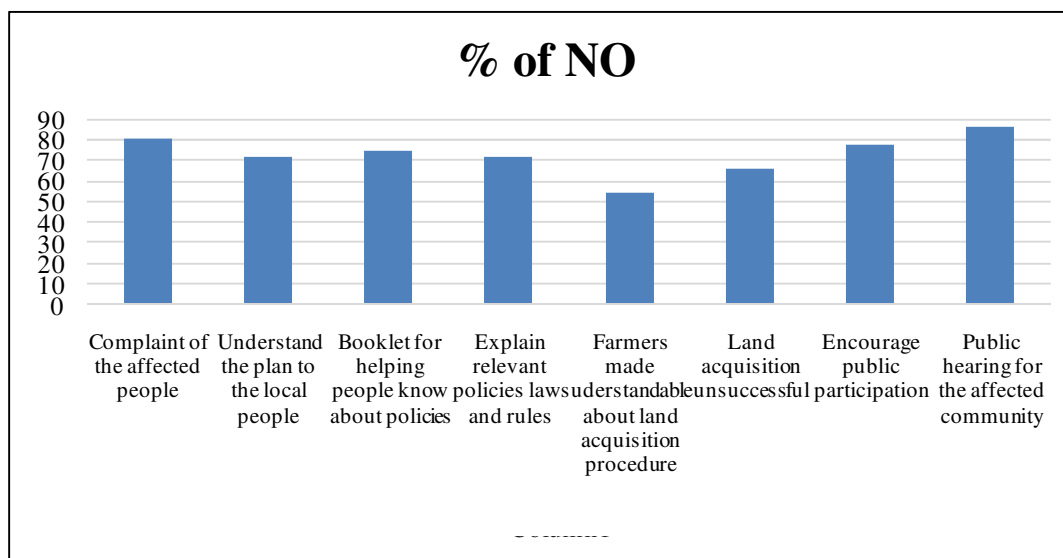


Figure 1: Factors influencing land acquisition process as per Authors Analysis

5. Conclusion

For successful implementation of land acquisition process we have to remove the barriers and improve government policies in considering the satisfaction of land owners. The study also proves that involvement of land owners and affected peoples plays an important role in land acquisition process.

This survey also suggest that as land acquisition process is very time consuming process so we have to remove the barriers considering the views of peoples. For future study following points may be considered.

- The same survey may be carried out for more numbers of peoples.
- The questionnaires may be collected from big construction industries.
- The questionnaires may be collected from land acquisition authorities.

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