Chapter Four

IMPACT OF SEZ DEVELOPMENT ON VILLAGERS’ SOCIO-ECONOMIC SETUP: A MICRO-LEVEL STUDY

4.1 Introduction

4.1.1 The chapters so far have dealt in the overall scenario of SEZ (socio-economic pattern, concerns, issues, debates and challenges) from its proposal stage to implementation/development to its functioning in India. Also an attempt had been made to understand the type of land mostly acquired in setting up of SEZ through land capability mapping. But many a times in these generalisations small yet significant points are missed.

4.1.2 Present chapter moves further and focuses on the ground realities of compensation concerns through primary surveys as not much information is available in this regard. This will provide an insight into the changes if any, which have been witnessed by the villagers in their livelihood and standard of living. It will help us to analyse the problems associated with compensation received from acquisition of land or by its selling to a private developer, thereby providing a greater understanding of the larger intertwining problem. These compensation concerns have become so strong an issue that many a demonstrations and clashes between villagers and authorities have already been generated. This has also given rise to public empathy shift, from development of an area to social welfare concerns. This is giving fuel to local political drama which is enough to ignite the future struggle in other areas where SEZs establishments are proposed.

4.2 Sector-Wise Distribution of SEZ - Gurgaon and NOIDA

4.2.1 It would be apt first to comprehend the size of land dedicated to each sector in districts of NOIDA and Gurgaon. This will provide a notion of the different types of SEZ and the land requirement with each type, also a preferential location (districts) for them. Broadly, Gurgaon district of Haryana has various types of SEZ ranging from Multi-service, IT/ITeS,
Biotechnology, Textile, Electronic Hardware and Software including IT, Gems and Jewellery as well as Engineering (Fig 4.1)

**Fig. 4.1 Sector-wise distribution of SEZ in Gurgaon**

Source: Based on data from www.sezindia.in (see also appendix i)

4.2.2 In NOIDA SEZ (Fig.4.2) is of IT only whereas in Gurgaon apart from other sectors, majority i.e. 60 per cent is dedicated to ITeS followed by electronic hardware and software including IT.

**Fig. 4.2 Sector-wise Distribution of SEZ in NOIDA**

Source: Based on data from www.sezindia.in (see also appendix i and iii)
4.3 District-wise Distribution of SEZ According to Land Area:

4.3.1 Multi-SEZ in Gurgaon is 8 per cent while that of Biotechnology is 5 per cent. Engineering as well as Gems and Jewellery are only 3 per cent each.

4.3.2 The reason for such variation with each SEZ type may be the amount of land available for establishment of SEZ. In Gurgaon usually large tracts of land are available even more than 100 hectares for setting up of SEZ but in NOIDA small size of large number of land have been acquired. These small sizes of land are suitable for ITeS, as these require small land holding. The extent of land area mainly dedicated to ITeS in NOIDA (Fig 4.3) ranges from 1-10 ha to 25ha at the most depending upon the size of operation.

4.3.3 But in Haryana, Engineering (102 ha), Biotechnology (42 ha), Multiservice (440 ha, 68 ha) etc SEZs have large tract of land under them. Also, ITeS have land area ranging from 15-30 ha.
Fig. 4.3 District-wise distribution of SEZ according to land area in hectare

District-wise Distribution of SEZ according to Land Area in Hectare

<table>
<thead>
<tr>
<th>Land Area in Hectare</th>
<th>NoIDA</th>
<th>Gurgaon</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-10 ha</td>
<td>8</td>
<td></td>
</tr>
<tr>
<td>11-20 ha</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td>20-30 ha</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>30-40 ha</td>
<td>0</td>
<td>2</td>
</tr>
<tr>
<td>40-50 ha</td>
<td>0</td>
<td>3</td>
</tr>
<tr>
<td>50 &amp; above ha</td>
<td>0</td>
<td>6</td>
</tr>
</tbody>
</table>

Source: Computed from data given in www.sezindia.in (also see appendix i, ii and iii)
4.4 Study Plan

4.4.1 To understand the local compensation issues the study moves down to village level where each person has been affected whether an owner of land, without land, worker/ labourer on land, those whose land has been acquired by the government, people who have sold their land to private developers, people who have not sold their land or has not yet been acquired.

4.4.2 A purposive sampling method has been used in the selection of villages wherein, desired number of sampling units is selected deliberately/purposefully depending upon the object of the enquiry so that only important items representing true characteristics of the population are included in the sample. The selections of the districts under study have been done in such a way as to incorporate as much variant as possible.

4.4.3 In the state of U.P. villages namely Nalgadha and Dallupura in Gautam Budh Nagar; NOIDA, have been selected as the area already had an experience with EPZ (Photo 4.1) and then its further conversion into SEZ. Map 4.1 shows the area that has been demarcated for establishment of SEZ in NOIDA as per its Master Plan 2031. NOIDA falls entirely within the district of Gautam Budh Nagar. It covers 81 revenue villages and a total area of 20,316 hectare approx. It is located in the close proximity to the metropolitan city of Delhi and lies along the eastern and south-eastern boundaries of NCT of Delhi. The area forms a part of U.P. sub-region of NCR. It is bounded by the river Yamuna and the city of Delhi in the west and South West, National Highway 24 and the city of Ghaziabad in the North, river Hindon and Greater NOIDA area in the East, and the confluence of the rivers Yamuna and Hindon in the south. NOIDA falls under the catchment area of river Yamuna and is the old river bed of the same.
Map 4.1: Location of Nalgadha and Dallupura villages in NOIDA.
4.4.4 Whereas, in the state of Haryana, villages selected include Khandsa and Mohammadpur Jharsa village of Gurgaon district (Map 4.2). Gurgaon is the sixth largest city of India and is bounded by the district of Rohtak and Union Territory of Delhi on the north. Faridabad lies to its east and on its south it shares boundary with U.P. It is the industrial and financial centre of the state of Haryana. It is also one of Delhi’s four major satellite cities and is the part of National Capital Region of India. Gurgaon is regarded as one of the best city in India to work and best city in India to live (Business Today, 2009). Gurgaon is the only Indian city to have successfully distributed electric connections to all household. The experience with SEZ is new and emerging in a big way in Haryana which has transformed the entire area at a fast pace.
4.4.5 The villages so selected for the study are although united under a similar question of compensation concern that would provide for their future livelihood security, it will also provide a meaningful comparison on their perception of emerging land issues.

Map 4.2 Location of Khandsa and Mohammadpur Jharsa villages in Gurgaon.
4.5 Physiography of the Study Area

4.5.1 Climate

a) Khandsa and Mohammadpur Jharsa village; represents extreme arid to semi-arid climate, characterised by hot-dry and windy summers, cold winters and humid-warm monsoon months. They receive an annual average rainfall of 550 mm. About 77 percent of the annual rainfall is received from south-west monsoon.

b) Nalgadha and Dallupura village; experiences two extreme types of climate. The summer season stretches from March to June with the maximum temperature shooting up to 45 degrees Celsius. During the winter period, which extends from October to February, the minimum temperature falls to about 4 degree Celsius.

4.5.2 Soil

a) Khandsa and Mohammadpur Jharsa village: The soil in the villages is structure-less, are prone to wind caving and crust formation and thus, germination of small seeded crops is adversely affected. Even if there is a little rain sowing of seed is done. The soil texture varies from sandy to loamy sand. Loamy sand texture dominates the village land. Being coarse textured, the soil are poor in water as well as nutrient retention. They are low in organic carbon and phosphorous.

b) Nalgadha and Dallupura village have silty soil with varying percentages of clay and sand. They have contiguous agricultural fields interspersed with the open scrub and sparsely dotted trees which characterises the rural settlement in the area. The soil of the villages is moderately fertile while the water is hard due to presence of calcium and magnesium in excess amount.

4.6 Socio-Economic Profile of the Study Area

4.6.1 Caste Group of Study Area

a) Khandsa and Mohammadpur Jharsa: There are many caste groups in the villages but even those that prevail show a high degree of polarisation.
Rajputs, Jats, Brahmin and Scheduled Castes are the main occupants of the Khandsa (Fig 4.1) village while Gujjars have a very high percentage in Mohammadpur Jharsa village (Fig 4.2). Also Harijans represent a smaller percentage. For most of the castes have better location of residence, closeness to road but scheduled caste houses are highly congested and do not have even access to main road. Their market is also within area. Social mixing is conspicuously absent.

b) Nalgadha and Dallupura: In Nalgadha village Sikh community are in higher percentage (Fig 4.3). They are well off socio-economically than the rest of the villagers. Other caste groups include Gujjars and Harijans common in both Nalgadha and Dallupura (Fig 4.4). There a few households occupied by jats, though very small in number but play an important role in agriculture.
Fig. 4.5

Caste Profile of Mohammadpur Jharsa

- Gujjar: 89%
- Scheduled Caste: 11%

Fig. 4.6

Caste Profile of Nalgadha Village

- Sikhs: 66%
- Scheduled Caste: 21%
- Gujjars: 5%
- Jats: 8%
4.7 Educational Status

a) Overall the villagers are not much literate with majority of them having done only basic schooling. Of the total population, literate population in respective villages are 87, 84,111 and 123 in Dallupura, Nalgadha, Mohammadpur Jharsa and Khandsa which is not even 50 per cent. This generalisation is true for the 100 respondents interviewed. Table 4.1 reveals that most of them have passed only 10th standard or have completed basic schooling by attending junior standard only. Number of illiterates is less in Dallupura in comparison to other villages. There were a few respondents who have studied upto Bachelors also. They belong to higher socio-economic strata of the society. They have a better exposure of the world around them. For some who have completed their masters, they have educated parents who are in service; this has put in family pressure for higher or professional education. For others who are economically well-off seeking education allows them to be socially acceptable in higher strata of society.
Table 4.1: Literacy level of the Respondents

<table>
<thead>
<tr>
<th>District</th>
<th>Villages</th>
<th>Illiterate</th>
<th>Basic Schooling</th>
<th>10th Pass</th>
<th>12th pass</th>
<th>Bachelors</th>
<th>Masters</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gurgaon</td>
<td>Khandsa village</td>
<td>2</td>
<td>8</td>
<td>10</td>
<td>3</td>
<td>1</td>
<td>1</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Mohammadpur Jharsa village</td>
<td>3</td>
<td>7</td>
<td>12</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td>NOIDA</td>
<td>Nalgadha village</td>
<td>2</td>
<td>1</td>
<td>21</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td></td>
<td>Dallupura village</td>
<td>1</td>
<td>1</td>
<td>20</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>25</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>8</td>
<td>17</td>
<td>63</td>
<td>5</td>
<td>6</td>
<td>1</td>
<td>100</td>
</tr>
</tbody>
</table>
b) On an average, all the villages of the study area have 55 per cent of male as literate and 42 per cent of female literate population.

c) The females are either working as nurse or a school teacher in a nearby centre, a remarkable change in attitude.

**Fig. 4.8 Comparison of Literacy Level of the Study Area.**

Source: Based on data from questionnaire
4.8 **Family Size and Income:**

4.8.1 The total number of households in Dallupura, Nalgadha (Photo 4.2), Mohammadpur Jharsa and Khandsa are 32, 32, 627 and 1443 respectively. The total population is 185, 171, 3576 and 8660 persons in respective villages. The number of female population is less than that of male population in each village. Sex Ratio is 896 per 1000 female for Mohammadpur Jharsa village and 747 per thousand female for Khandsa village respectively.

![Photo 4.2: Nalgadha village has a Small Number of Households but Large Agrarian Land](image)

4.8.2 The main source of income for most of the villagers is from agriculture. Apart from this a very few have buffalo, cows, goat and sheep. Goats and sheep are in Nalgadha and Dallupura village. The milk is usually for the family consumption but an extra litre is sold in the market. Income from dairy is not regular and not enough to meet the daily household expenditure. In Khandsa and Mohammadpur Jharsa mostly buffaloes are reared.
4.8.3 Rich farmers have shops as an additional source of income that provides them higher revenue, while marginalised farmers have only an agriculture land to rely on. The average earning from the cultivable land is rupees 10,000 to 30,000 in a month. This is after the spending on sowing, harvesting and threshing activity. The fact that the agriculture is dependent on so many variables also makes it unpredictable. Landless workers are completely dependent on land-owners for their livelihood. They have managed to enroll their children in school for a better future. Also their children who have attained education are in service in the nearby offices or shops and would prefer it over farming as it guarantees them security.

4.8.4 Scheduled Castes though are not very well off economically is either working as labourers in sowing, harvesting and threshing farm exercise or are domestic help. But those who have decent land holding have benefitted from the government schemes for Economically Weaker Section to lead a better standard of life.

4.9 Size of Land Holding of the Respondents

4.9.1 Percentage of the land owned is almost twice than that on-lease. Farmers usually have their relatives who own the land in the village but are staying in either in some other districts or state. So their near relatives are taking care of the land for them and are on-lease for landless labourers who till it for others. Of the respondents interviewed in Khandsa and Mohammadpur Jharsa village more than 85 per cent have land ranging between 0-10 hectare, while in Dallupura 75 per cent of the respondents have land ranging between 0-10 hectare and rest 25 per cent in 10-50 hectare. The size of the land holding is very different in Nalgadha village where 68 per cent of the respondents have land holding in 10-50 hectare and only 25 per cent in 0-10 hectare. The size of the holding is highest in Nalgadha village followed by Dallupura village.
Table 4.2 Size of Land Holding of the Study Area

<table>
<thead>
<tr>
<th>District</th>
<th>Villages</th>
<th>Land (in%)</th>
<th>Size of land Holding</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Owned</td>
<td>On-Lease</td>
</tr>
<tr>
<td>Gurgaon</td>
<td>Khandsa village</td>
<td>67</td>
<td>33</td>
</tr>
<tr>
<td></td>
<td>Mohammadpur Jharsa village</td>
<td>72</td>
<td>28</td>
</tr>
<tr>
<td>NOIDA</td>
<td>Nalgadha village</td>
<td>84</td>
<td>16</td>
</tr>
<tr>
<td></td>
<td>Dallupura village</td>
<td>59</td>
<td>41</td>
</tr>
</tbody>
</table>

4.10 Cultivation of Crops and 4.11 Cropping Pattern

4.10.1 All the villages surveyed have double cropping pattern both Karif and Rabi crops have are cultivated. During the kharif season, bajra dominates the production and yield in Khandsa and Mohammadpur Jharsa village. In an acre of land 20 quintals of bajra and jowar are produced respectively.

Table 4.3 shows Kharif and Rabi crops of the study area

<table>
<thead>
<tr>
<th>District</th>
<th>Villages</th>
<th>Crops cultivated</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>Kharif</td>
</tr>
<tr>
<td>Gurgaon</td>
<td>Khandsa village</td>
<td>Bajra, Jowar, Maize, Pulses (Arhar), Sugarcane</td>
</tr>
<tr>
<td></td>
<td>Mohammadpur Jharsa village</td>
<td>Bajra,Jowar, Maize, Pulses (Arhar), Sugarcane</td>
</tr>
<tr>
<td>NOIDA</td>
<td>Nalgadha village</td>
<td>Rice, Bajra, Jowar</td>
</tr>
<tr>
<td></td>
<td>Dallupura village</td>
<td>Rice, Bajra, Jowar</td>
</tr>
</tbody>
</table>
4.10.2 In Nalgadha and Dallupura village, rice is also grown along with bajra and jowar in Kharif season. The type of rice cultivated is called Muji in the local language. The produce is sold in the market.

4.11.1 During the rabi season in the entire study area wheat-gram and mustard is cultivated. Wheat and mustard are the main crops.

4.11.2 Apart from this villagers also grow vegetables. The major cropping systems under existing farming system are bajra-wheat, bajra-musturd, jowar-wheat and jowar-musturd.

4.12 Animal Resources

4.12.1 Buffalo (Photo 4.3) is the main component under animal husbandry in Khandsa and Mohammadpur Jharsa villages, while goat and sheep (Photo 4.4) are also found in Nalgadha and Dallupura villages. The milk of the buffalo is sold in the market but the quantity is not much to sustain a livelihood. This is for the family consumption mostly.

4.12.2 Gujjar community of Nalgadha and Dallupura village have goats and sheep. Their produce is sold in the local market, not every farmer can afford to have a buffalo, goat and sheep. Apart from the milk; butter, cheese, paneer lassi, ghee, chach are also made and sold in the nearby shops.
Photo 4.3 Buffalo constitutes main animal resource of Khandsa and Mohammadpur Jharsa village

Photo 4.4: Shepherd with sheep in Nalgadha village
4.13 Land Details (Acquired/Sold) of Khandsa Village

4.13.1 Major land acquisition took place in 1991-92 by the Haryana government (HUDA) at a rate of rupees 2.48 lac per acre. Again in 2006-07 land was acquired for the purpose of establishing SEZ in the region. Land was acquired in a very big way.

4.13.2 Khandsa village has a population of several communities like Rajputs, Jats, Brahmins, Baniyas and Harijans. These are segregated in the village land with each community occupying a particular area.

4.13.3 Rajputs, Brahmins and Jats who owned land have sold them to the Haryana Government initially in the year 1991-92.

4.13.4 During the acquisition in the year 2006 for SEZ, Jat community was mostly affected as most of the land acquired was for the purpose of SEZ belonged to the Jats. The government acquired the land at an average price of rupees 15 lac per acre.

4.13.5 People were not willing to sell their land as most of the land was agriculturally fertile and was regularly under cultivation in both kharif and rabi season. Agriculture has been the main economic activity of the villagers and they raised crops like wheat, maize, jower, arhar as well as some vegetables.

4.13.6 Due to the acquisition of the land, farmers have lost their sole economic support. Majority of them are not well literate leaving them adversely affected.

4.13.7 Further, the economic condition of landless labourer who did not own the land rather worked on others land and shared the produce on the basis of batai has severely worsened. Now they do not have and assured food grain availability. They have lost their jobs and are looking for work as guards or peons or other menial jobs like domestic help etc.

4.13.8 Therefore, both the owners and workers are affected by the acquisition.

4.14 Land Detail of Mohammadpur Jharsa Village

4.14.1 It is a village which has lost a sizeable portion of land to the SEZ project. It is
predominantly Gujjar majority village where the community accounts for over 80 per cent of the population. Harijans account for about 14 per cent and lohars constitute near about 45 per cent.

4.14.2 Gujjar community practiced agriculture on their land and grew crops like wheat, maize, gram, jowar and mustard. Several households had kept some cattle and were in the business of milk supply.

4.14.3 Land was acquired in the year 2006 and farmers were given a compensation of 12.5 lac per acre. Few landowners got a price of 15 lac per acre.

4.14.4 Land acquisition took away the primary source of employment and livelihood from the owners. To ensure their livelihood farmers have constructed building with several rooms and given them on rent thereby ensuring a regular income. Over 50 per cent have ensured their livelihood in similar way.

4.14.5 Few of the household have started working as helpers and guards in nearby offices of private companies. Other few households are running their auto-rickshaws and deriving their livelihood.

4.14.6 The acquisition of land has all of a sudden altered the historically evolved socio-economic structure of the village. They have moved to new means of livelihood thus abandoning their conventional work.

4.14.7 It has caused discomfort to them in adjusting to the new type of work. Landless workers who worked on the field have borne a lot of hardship in getting employment. Acquisition has taken away their old assured means of livelihood from them.

4.15 Land Detail of Nalgadha Village

4.15.1 The land of Nalgadha village is fertile in comparison to the villages of Mohammadpur Jharsa and Khandsa. Though the occupants (Photo 4.5) of this village are a few in numbers, 171, many of them find ties in Punjab. It is usually the family with many relatives near and far in relation that have occupied a large percentage of land. Most of the relatives who have sold the land or whose land has been acquired have left for Punjab.
4.15.2 The notification by the government has been met with resistance and the matter is pending in the court. So for those farmers whose cases are sub-judice the land cannot be put to any activity or use.

4.15.3 Interestingly, there has also been a considerable political interest in the land of this village. Leaders of various political parties have ties with different private developer group. Amar Singh government had promised land to Reliance when they were in power but with the change in leadership Mayawati with closeness to JP Morgan have chosen them to be the bidder of the land. And now with 2012 election, Akhilesh Yadav destiny of the land awaits to be written.

4.15.4 These political parties have also gone to the court and the matter is lying pending. Master Plan of NOIDA 2031 shows the village land of sector 145 and 144 of NOIDA in the proximity of Greater NOIDA expressway as land dedicated to the development of SEZs.
Impact of SEZ Development on Villagers’ Socio-Economic Setup: A Micro-Level Study

Photo 4.6 and 4.7: Agrarian land of Dallupura and Nalgadha village.
Photo 4.8 and 4.9: Landscape change; Agricultural land of Nalgadha village being transformed gradually for SEZ establishment.
4.16 Land Detail of Dallupura Village

4.16.1 Dallupura lies at the border of sector 166 and 165 of the NOIDA sector. The village is a part of Nalgadha village, an extension of Nalgadha village that lies 5-7 km away from it. For most of the Dallupura villagers agricultural land is contiguous to Nalgadha village agricultural land.

4.16.2 Some of the respondents (Photo 4.10) have willingly sold their land to private developers like JP Morgan at the market rate while for others either the matter is sub-judice or have received the notification from the government. The government notification was received 7-8 years ago (1993-94) and land was acquired at a rate of rupees 329700/bigha. But for the villagers who have sold their land recently the amount of compensation has increased to 8 lac/ bigha.

Photo 4.10: Some of the respondents of Dallupura village.
4.16.3 Overall in all the village of the study area notification by the government has resulted in land acquisition at the then market rate but with private developers directly dealing in purchasing of the land price has increased manifold times. Also, government purchasing land at a nominal market rate and further selling it to the private developers at a very high rate had created dissent amongst villagers. They are losing their land as well as fair share of compensation. Also, different political parties have their preference and are allies with different private developers for SEZ establishment.

4.16.4 Many farmers whose land have neither been acquired nor sold are either waiting for the matter to settle or searching for the highest bidder for their land. Meanwhile, they have also received notification from the government as their land is contiguous to the land for which planned development of SEZ is already formalized. These respondents suffer a loss as they were waiting for the highest price of their land with time but with the government’s latest notification all those farmers whose land has neither been sold nor acquired have to give it to the government as per order.
Unrest amongst farmers, Matter is Sub-judice, Purchased land

Alliance of political party in power with Pvt group

Private developers giving higher compensation than received through Govt acquisition

Interest credited on pending amount not at par with current market price

1993-94 – Land Acquired @ Rs 12 lac/acre

Received part of Compensation, other part awaited

Land price increased drastically @ Rs 75 lac/acre

Impact of SEZ Development on Villagers' Socio-Economic Setup: A Micro-Level Study

Fig. 4.9 Land Detail & Compensation Concern of Nalgadha and Dallupura villages
Fig 4.10 Land Detail & Compensation Concern of Mohammadpur Jharsa and Khandsa villages
4.17 Compensation Concern of Study Area

4.17.1 The compensation received in all the villages so surveyed is almost the same. In Nalgadha acquisition by the government took place 9-10 years ago (1999-2001). Part of the land was acquired earlier also for Greater NOIDA expressway development. The rate at which the farmers were compensated was 8 lac for 1kila of agrarian land.

a) Farmers have received a part of the compensation and the rest is awaited. Only a part of the compensation has been received, meanwhile the land prices have increased drastically from rupees 8lac/kila to 75 lac per kila of land in 2011-2012. This delay as well as interest credited on the pending money does not come at par with the current market rate of the land. Also the private developers are compensating with a larger amount without much delay, which is manifold times than that given by government on acquisition thus creating unrest amongst the farmers.

b) The problem at present is that villagers are waiting for the court order to clarify the position of the stakeholders of the land as it also hangs between the interests of several political parties. The acquisition of the land is for sure, but the amount guaranteed for compensation is very low in today’s time. So there is another battle which the farmers have to struggle with.

4.17.2 Dallupura village land (Photo 4.11) also lies at the proximity to Nalgadha (Photo 4.12) and shares a similar story. The land that has been acquired is under Greater NOIDA expressway. The construction is almost near completion. This part of the land has already been compensated with and does not have any discrepancy. The area where there is dispute or is under sub-judice farmers are continuing agriculture and selling their produce in the market. With the completion of election 2012 in U.P. the fate of the land and its owner will be clear.
Impact of SEZ Development on Villagers’ Socio-Economic Setup: A Micro-Level Study

Photo 4.11: Agrarian land of Dallupura

Photo 4.12: Agrarian land of Nalgadha village
In Khandsa village, government has failed to deliver on promises it made at the time of acquisition.

a) There were assurances given to the farmer on;
   i) Improvement of infrastructure facilities like construction of roads etc.
   ii) Improved health care facilities.
   ii) Assured job opportunities in the SEZs

b) While the government has partially fulfilled the promise of providing jobs in the SEZ by offering jobs like guard, peon, it has failed on other counts.

c) Land owners whose land has been acquired by the government are also getting an annual payment of rupees 30,000 to 33,000 per annum by the government. This would continue for the next 33 years.

d) In the absence of land and lack of employment opportunities the landowners have used the compensation money to construct small building (Photo 4.13 and Photo 4.14) and rent them to the labourers like tailors, washmen, industrial workers, salesmen etc. More than 50 per cent of the farmers have taken this course to ensure their livelihood. Other 20-30 per cent have brought land elsewhere, in other districts and often give them on batai. But they are not happy as the new land purchased in other districts is not as fertile or of good quality as they owned. Also working on new land would account for their displacement as it is quite away from their residence.

Mohammadpur Jharsa

a) The government has fixed a compensation of Rupees 12.5 lac per acre of the land in the year 2006. Most of the farmers have already received the compensation and used it mostly to construct buildings to let them on rent and also purchased land in other far away districts.

b) Most of the respondents have purchased land in Alwar, Rewari, Jhajjar etc. Though they cannot manage land in other far away districts they give it to the share croppers in the agricultural season and receive their
share of crops. About 20-25 per cent of the land owners have invested their compensation in land at the distant places.

c) A few of the villagers have got low package unskilled jobs like that of security guard or construction workers in the newly acquired land of SEZ.

d) The government has also stipulated an annual sum of rupees 30,000 to be given to the landholders whose land has been acquired.

e) The villagers are unsatisfied that there has been no infrastructural development as was promised by the government nor the government has given any regard to rehabilitate those who have been displaced on account of SEZ. They are quite skeptical about their future as their age old means of livelihood has been completely restructured.

4.18 Land Willing Sold By Farmers

4.18.1 In all the acquisition land has been forcibly acquired after notification. But now-a day’s some farmers are willingly selling their land to private developers as the amount of compensation is very high compared to that of acquisition by the government.

4.18.2 The compensation as given by the government to all villagers Nalgadha, Mohammadpur Jharsa, Khandsa and Dallupura were at a market rate respectively. Farmers have received part of their compensation as and when cleared but other part of the subsequent compensation needs clearance from the court. Also the discord has been over the rate at which government had sold the acquired land from the farmers to the private developers. Now under the state order the villagers sell their land directly to the developers at the rate higher than the market. Other reason being that the land area contiguous to their field has been acquired which in future will create problem in cultivation. Division of land amongst the family members of which some are not interested (specially the younger earning members) in continuing agrarian activity and prefer to start their own business from the amount received. Because of this many villagers whose land area was not under the acquisition notice have too sold a part of their agrarian land to these private developers at a much higher than market rate.
4.18.3 On the whole it is seen that the affected land owners are not much happy with the amount of compensation they have received and the promise made to them by the government in the past. A sense of alienation prevails as they have been disposed of their land. Villagers are also unsatisfied at the rate on which they have received compensation.

Photo 4.13: Compensation spend on constructing accommodation for rent; Khandsa

Photo 4.14: Compensation used by respondents for the construction of their houses; Mohammadpur Jharsa.
4.19 Training as a Part of Compensation

4.19.1 The village people are mostly unskilled workers with no formal training to perform specific jobs other than farming. Agriculture is the only talent acquired from their forefathers or whatever is learnt is by self.

4.19.2 They have been given no formal trainings by any agency, Government or NGO’s so as to absorb them in the new social set-up or to compensate for their livelihood because of the loss of their main source of earning; agrarian land.

4.19.3 In Khandsa a member of the family have been given a job of either a guard or peon (Class III job). They have an earning of rupees 6000 per month. They do not have the guarantee of duration of job because of hire and fire policy of most private firms.

4.19.4 The case is worsening for the labourers who are working as agriculture labourers in these lands. With no money and now no land their condition has worsened.

4.20 Satisfaction with Compensation Amount

4.20.1 The people in the four villages, around 100 respondents have a different level of satisfaction. Score/ Weightage Scale Method have been used to analyse it objectively and reduce subjectivity in the result.

4.20.2 Five-Point scale has been used with alternatives like Completely satisfied, Satisfied, Marginally satisfied, Unsatisfied and Completely Unsatisfied. Ten questions were prepared for the sub-heading satisfaction with compensation amount under the main questionnaire and alternatives marked in descending order from best to worst for the four village study area and then their score was calculated to bring out a comparative assessment of all bases. The result is different for each village.

4.20.3 For the Nalgadha village the score weightage method calculates to satisfied (40-50), but for Dallupura village the score is marginally satisfied (30-40) and that for Khandsa and Mohammadpur village is least satisfied or unsatisfied (20-30). The reason given by the respondents vary from village to village.
a) Nalgadha Village

i) Nalgadha village has a large size of land holding. Most of the farmers having land size ranging between 10-50 acre and 80 per cent owning the land. The population of the village is also small (171 total people in 32 household) in comparison to other villages of the study area. There are two classes of respondents; a few rich with large land size holding, and the rest of the villagers with a very small percentage of the size of holding. Rich farmers are usually satisfied as they were aware of the notification and only a marginal portion of their agriculture land is being acquired. Also they have other alternate occupation to rely upon. The compensation money will be channelized to business which is running parallel to cultivation.

ii) The partial amount which is received is in accordance with the market rate of the land but the change in political power has put their case on hold. The matter is sub-judice. As majority of the community is sikh, they trace themselves in Punjab where they have purchased land and have either settled or planning a shift. They have purchased agriculture land and plots in other areas like Meerut, Greater NOIDA too. They are also hopeful that if a private developers purchase their land the rate of this will run in several million, many times more than what has been given. There have been struggle for holding land in their vicinity area, though not marked for SEZ but this struggle has given them an insight of what exactly is for bargain.

iii) For the farmers who have a marginal piece of land i.e. less than 10 acre have a mixed view. Some are willing to sell their priced possession to start anew as they presume nothing much is left in agriculture and they too need to change their occupation or the fragmentation of land further in the family would not make the produce profitable or because of lack of interest among the younger generation to pursue agriculture, while for others it is their only source of livelihood. The land is fertile and
agriculture is only what they are comfortable doing with.

iv) The villagers of Nalgadha are satisfied as only a small part of their land has been acquired and for the other small part the case in court. There will be increasing interest along with the escalating price of land over a period of time.

b) Dallupura Village

i) Dallupura village respondents are marginally satisfied (30-40) with the amount of compensation given by the government. The land size holding in Dallupura village is small in comparison to other villages thus making people more apprehensive about any dealing with their only source of earning.

ii) There is alliance of each political party with different private companies, so the party that rules grants access to its allies for setting up SEZ in the village. For which the land has been acquired from the farmers at a very low rate and the compensation has also been nominal.

iii) Some of the respondents are themselves willing to sell the land to any private dealer as they have constructed shops in Greater NOIDA and expecting a good return. Family dispute for the land is another reason for willful selling of land. The money received is distributed amongst the children who have utilized it in alternative occupation. The compensation amount received and also pending would not give them enough to start anew or buy a land of similar quality at a nearby area.

c) Khandsa Village:

i) Khandsa village was amongst the earliest village to have lost land. The weightage score worked out for the village is unsatisfied (20-30). The reason being that the government has sold the acquired land at a very high rate than the amount at which farmers have been compensated. The selling of nearby land at a very higher price after the state order whereby
government does not play any role in land issues and the private developers purchase land directly from the farmers have resulted in a feeling of loss in their dealing. Some of the respondents have put the case in court for justice. The increasing land rate and court orders have increased their expectations and they have turned into small businessmen’s who have an urge to get the maximum compensation for their lands/shops.

d) Mohammadpur Jharsa Village:

i) Mohammadpur Jharsa village also shares the same score class as that of Khandsa. The transformation of the village land is quite conspicuous with development and construction work all over. Farmers have also purchased same amount of land that was acquired in the nearby Rewari, Jhajjar, Sohna and Dhowera area. Though the quality of land is not even close the one they had in Mohammadpur Jharsa but the hope of selling this land with everyday increasing land rate would grant them good assured return. The villagers are unsatisfied as there has been no infrastructure development, no facility made available to them. The villagers understand that this was their only source of earning and now that they have been alienated they have nothing to bank upon. To be a service class or to indulge in business requires quite an entrepreneurship. Also because they are not skilled in any activity they don’t have much of the option. Villagers are quite uncertain about their future.

4.21 Investment of Compensation Amount

4.21.1 The compensation has been seen differently by different villagers according to their standard of living, need and future security.

4.21.2 Surprisingly none of the respondent in the study area has invested in any saving schemes. No money has been kept in the bank saving/current account, any fixed deposit/recurrent deposits/ term deposit, PPF, or even in any shares or mutual funds. They have not even been contacted by any
financial investment manager from the government, no workshop or classes conducted so as to start any small enterprise. The role of the purchaser whether a government acquired or private developer has been only to buy the land without any social obligation towards the people.

4.21.3 Dallupura village has used more for the self consumption than the average of other villages of the study area. The reason being they have small size of land holding and the compensation money have given them a fair chance to settle their dues, work on pending construction of their houses, make arrangement for the marriages in the family etc. Also some of them have sold off the land to invest in other occupation of theirs. The money has also been distributed amongst the children to finalise the legacy. As the village itself owns a small size holding therefore they are not left with much option to invest a larger amount.

4.21.4 The percentage of consumption is nearly same for the Mohammadpur Jharsa and Dallupura village. People have consumed the available compensation amount mostly to reconstruct their home, extend rooms in their house, for marriage arrangements in the family, repayment of debts and also for purchasing household items and luxury items like cars.

4.21.5 The respondents of Nalgadha have either a large size holding or a very small one. Those who have a larger size holding have got notification only for a part of their agriculture land. The rest of the land lies with the farmer. Those of Nalgadha village and also of other villages under study area have used their compensation amount to purchase land in the nearby district or state. Nalgadha is dominated by sikh population who trace themselves from Punjab. So most of the respondents from Nalgadha have purchased land in Punjab which was of lesser value and of more land size holding than what they had in NOIDA. Some of them have even purchased plots in Dankura area of Greater NOIDA. Some respondents in Nalgadha villages have purchased a bike (Rupees 30,000 plus) or a car (Rupees 4 lac to 10 lac) or both.
Fig 4.11: Categories under which Compensation have been Invested in respective Study Area
4.21.6 They have other luxury items like air conditioners, LCD/LED TV, fully furnished house etc. Some of the rich farmers of Nalgadha also have expensive breed of dogs, ducks, white pigeons, rabbits etc.

4.21.7 In Khandsa 30 per cent of the people have used the compensation money to purchase land, shops, and plots in other nearby area. The same is true even for Mohammadpur Jharsa village too. They have mostly purchased land in Sohna, Rewari, Alwar and Jhajjar. The market rate of the land in Sohna, Rewari and Jhajjar are much lower than that at which they have been compensated.

4.21.8 The respondents of the Gurgaon villages (Mohammadpur Jharsa and Khandsa) are more entrepreneur than those of NOIDA (Nalgadha and Dallupura). There are very small sizes and few in number corner shops inside the village. These are mainly catering to the local day-to-day requirements. The newer one that have been constructed are taking care of the changing needs of the villagers like stationary, mobile recharge, clothing etc. While in Mohammadpur Jharsa and Khandsa the residential area of the respondents close to the main road has helped them in establishing better than that in NOIDA. In NOIDA though the Dadri-Greater NOIDA expressway is close to the residential area of the respondents but the land under dispute have withhold any type of construction. This is not the case with either Mohammadpur Jharsa or Khandsa village. Khandsa has developed their own local crowded market with all the local requirements. Tailor, barber, drycleaner, utensil, grocery, stationary, wheat flour mill and many more types of shops are found. In Mohammadpur Jharsa, though they do not have local shops but mainly the one’s catering to their day-to-day requirements. The shops are mostly to take care of the need of people travelling through the highway. The village people have shops like eatable shops, fast food shops, shop space given for ATM machine with a monthly rental, mobile recharge shop etcetera.
Impact of SEZ Development on Villagers' Socio-Economic Setup: A Micro-Level Study

Photo 4.15 and 4.16: Part of Compensation spend on constructing shops
Photo 4.17: Part of compensation invested in alternative occupation

4.18 Entrepreneur villagers of Khandsa
4.22 Socio-Economic Development in the Study Area

4.22.1 The viewpoint of those who are septuagenarian on socio-economic development and those who are in their thirties and forties varies considerably. The aged population relates development to their times while the young population compares it with development in other areas which are also undergoing similar transformation. As all the villages of the study area are still in the process of transformation therefore there are numerous expectations.

4.22.2 Overall there has been development in all the villages of the study area i.e. Nalgadha, Dallupura, Mohammadpur Jharsa and Khandsa.

4.22.3 Mean Composite Index when calculated for the infrastructure development and standard of living of the respondents of the study area of the villages respectively, Khandsa has a highest standard of living and development in the area followed by Mohammadpur Jharsa, Nalgadha and Dallupura village respectively.

4.22.4 In the Mohammadpur Jharsa village and Khandsa village the residential area of the respondents close to the main road or highway has helped them in establishing better than that in NOIDA. In NOIDA though the Dadri- Greater NOIDA expressway is close to the residential area of the respondents but the land under dispute have withheld any type of construction. This is not the case with either Mohammadpur Jharsa or Khandsa village. Also the Nalgadha and Dallupura land has not been completely acquired or sold. The transformation of land for the establishment of SEZ (as per NOIDA Master Plan 2031) is in nascent stage.

4.22.5 Khandsa has developed their own local crowded market with all the local requirements. Tailor, barber, drycleaner, utensil, grocery, stationary, wheat flour mill and many more types of shops are found. In Mohammadpur Jharsa, though they do not have local shops but mainly the ones catering to their day-to-day requirements. The shops are mostly to take care of the need of people travelling through the highway. The village people have shops like eatable shops, fast food shops, shop space given for ATM machine with a monthly rental, mobile recharge shop etcetera.
4.22.6 People have consumed the available compensation amount mostly to reconstruct their home, extend rooms in their house, for marriage arrangements in the family, repayment of debts and also for purchasing household items and luxury items like cars. Respondents in these villages have at least a bike (Rupees 30,000 plus) or a car (Rupees 4 lac to 10 lac) or both. They have other luxury items like Air conditioners, LCD/LED TV, fully furnished house etc.

4.22.7 In Mohammadpur Jharsa village schools have opened up in last three years. A small clinic has been located recently. Khandsa village has most of the modern facility because of its nearness to other urban area.

4.23 Farmers Whose Land Has Neither Been Sold Nor Acquired

4.23.1 Farmers whose land have neither been sold nor acquired are in a very small percentage in the respective villages of Mohammadpur Jharsa, Khandsa, Nalgadha and Dallupura. In Khandsa village those whose land was not put under notification have themselves sold the land later to the private developer.

4.23.2 In Mohammadpur Jharsa village as well as in Khandsa village a very small percentage of the respondents have a small portion of the land which has neither been sold nor acquired. These also include the land given to Brahmins (pundits) in charity so under the religious property the land could not be claimed.

4.23.3 Also the land that is under family dispute was not acquired.

4.23.4 In Nalgadha, Dallupura, Mohammadpur Jharsa and Khandsa some of the respondents have themselves willingly sold their land either to the government or to the private developers. There were still those who were waiting for higher land price in Mohammadpur Jharsa village but these respondents have also received government notification last year in 2011. The expectations of larger return with increasing land price have made them wait but now with the notification they are at loss. Respondents feel it was better to sell the land to the private developer rather than to wait for higher price rise of the land, because
the land requirement is for the contiguous area. They feel those who have sold land willingly to the private developer have taken a better decision than them.

4.23.5 Harijan community that is engaged in cleaning and washing in the household and also as labourers had received a small portion of the land under government schemes for the economically weaker section have also sold their land and bought small shops in the same place.

4.24 Reason for Respondents’ NOT Selling Their Land

4.24.1 Apart from many villagers selling their land willingly there were still a few that have not sold their land. Most of the respondents (67 per cent) are waiting for the land price to escalate further so as to get the maximum price of land (Fig. 4.12). Now that the private developers can purchase land directly from the villagers, this has given a way to a more fair deal. Villagers get more than the market price for their land and the developer gets the land which over a period of time would give larger return manifold times than at which it was purchased.

4.24.2 Farmers who own a large portion of land have sold a small percentage and kept the rest with them as the return from agriculture is good for them. These 15 per cent of the respondents are very few in number with large tract of land and machinery.

4.24.3 Other 13 per cent respondents are of the view that compensation given is unjust looking at their only source of livelihood is on bargain. They understand that it would be difficult to transit into other occupation and would have to live without an identity that a land owner earns because of their land. Also insecurity in adopting other occupation (3 per cent) has discouraged farmers from selling their land.

4.24.4 A land that has been given in charity, land occupied on religious ground, land given to economically weaker section by the government and land that has been under family dispute or ownership dispute are the only section of land (2 per cent) that have not been sold.
Fig. 4.12 : Reason for respondents’ NOT selling land

Reason for respondents for NOT selling land

- Waiting for the land price to escalate: 67%
- Compensation given to others not satisfactory: 13%
- Insecure about adopting other occupation: 3%
- Income through cultivation is good: 15%
- Any other reason (Dispute): 2%

Source: Computed from the data given in the questionnaire
4.25 Landless Labourers

4.25.1 Landless labourers include those who have migrated from different states due to the poor economic condition there and lack of any specific talent other than agriculture cultivation (Fig. 4.13).

4.25.2 In all the villages of the study area; Nalgadha, Dallupra, Mohammadpur Jharsa and Khandsa these landless labourers were from the states of Uttar Pradesh and Bihar. Most of the labourers were from Gorakhpur and Ghazipur. The lack of opportunity and very poor standard of living has forced these labourers to migrate to the study area. Apart from them harijans are also working as labourers in the field.

4.25.3 Some of them work on-lease in Dallupura village and Khandsa village. They are socio-economically weak and their condition has been worsened with the land acquisition and purchase. They are either illiterate or have some basic education, but lack any formal training or education.

4.25.4 They are shifting to malls and super store in the nearby area for work. They are working as cleaners, guards, trolley pickers, washers’ construction workers and domestic help etcetera. They are completely alienated from land and have to adopt and adjust to newer source of income for livelihood.

4.25.5 But even after this the respondents are not willing to go back to their state as there is no scope of livelihood in their own area. The job prospect is still high in the nearby area from which they have been alienated and are willing to learn to earn their living from the newer source.

But the expenses have increased and have made a strong case of urban poverty.
Fig. 4.13: Landless Labourer of the Study Area

- Very Poor Economic Condition

- Migrants from Ghazipur, Gorakhpur (mostly parts of UP & Bihar)
  - Field work on *batai*

- With land acquisition they have NO work
  - No other skill
  - Not Literate
  - Working in Malls as cleaners, guards, trolley pickers, washers, domestic help

- Not familiar with new service
  - No enough earning
  - High cost of living
  - No chance of saving
4.26 Conclusion

4.26.1 Summed together there are many issues apart from those broadly thought as economic, social, environmental, rehabilitation, and resettlement, compensation in many research papers and journals. This study not only attempted an appraisal of the compensation issues but also highlights intertwined concerns associated with it.

4.26.2 Also the chapter focuses on different categories of respondents (Farmers whose land has been acquired, Farmers who have sold land again to private developers or government willingly, Farmers who have not sold land and landless labourers) and their implicit concerns.

4.26.3 It (study) also brings in comparison of two very different districts with different level of development and how they have and are being transformed after the alienation of villagers from their only source of livelihood; agriculture.