CHAPTER-2

REVIEW OF LITERATURE

A literature review is an essential and important part of any research work as it offers a comprehensive overview and recapitulation on the given research from past to present, giving the researcher a sense of focus as to which direction your new research is headed. In the last two decades, various studies, articles and research papers have been made by officials and academicians, which have come out with voluminous literature in journals and magazines on the impacts of land acquisition. It is not possible to examine all these literature and present summary of the same in this chapter. So, here a review of the more important studies has been attempted in the chronological order.

Zaman (1990) described that cash compensation was least useful for resettlement in the long run instead of land-based resettlement; a land for land approach might be more beneficial. Compensation for land acquisition should not be limited to monetary payments to individuals; there should be appropriate compensation to the affected people to establish their new communities. This study revealed that cash compensation disproportionately benefitted some interest groups i.e. big land lords and not to poor and small scales farmers, the landless labourers and women. Sudden cash in their hands gave many false impressions of wealthiness. Landless labourers were the hardest hit group in the replacement process. In many cultures, women were also involved in land-based activities in herding animals; they were part of the productive workforce and contributed considerably to the family. Compensation money always went to men and created mistrust and division in families. This study also suggested that contribution of assistance by local community in the survey and planning process ensured better environment. Compensation should be in forms and new training programmes should be started for alternative employment.

Chaudhary (2000) discussed the experiences of displacement and resettlement of Maldharies of the Gir forest in Gujarat. It was clearly emerged from this study that the State Government policy and strategy had many shortcomings in case of displacement and resettlement. A negative approach was evident towards Maldharies, who had been
considered a threat to biodiversity and wild life. The expenditure involved in the resettlement scheme was found to be grossly undervalued. There was scarcity of required land as a result all the families could not be resettled; even the allotted land for resettlement was not fully distributed. Around 48 per cent families had left the new sites. Many families suffered seriously and became labourers; this resettlement affected them negatively. It was not easy for a community fully dependent on animal husbandry to switch over to agriculture quickly. This was the result of ecology centred view of development. Although the World Bank insisted on having a participatory approach to voluntary relocation under the recent eco-develop project operational in Gir. The focus was on maintaining if not improving the material and cultural life of the relocated families. The Government of India and the State Government of Gujarat accepted the conditions of World Bank only for experimental purpose.

Acharya (2002) conducted a study on Hazira which is situated on coastal belt of south Gujarat near Surat is one of the important industrial centres of India where the land acquisition took place. This study revealed that the main activities of villagers, agriculture and fishing, were adversely affected due to land acquisition; consequently many villagers lost their main source of income. The cash compensation was not sufficient for whole life. Mostly villagers spent this amount on conspicuous consumption, so this put their families in miserable conditions. Most of the land became uncultivable because of the salinity inmate to the coastal area and pollution by various industries. Average rainfall reduced sharply due to industrial pollution in this area. Water level had gone down because of heavy demand for water by industries. Education, health and drinking water facilities were not adequate. The iron smack, noise and irritating smell of gas were affecting the health of people adversely. There was growing unemployment among youth and the companies were giving preferences to the outsiders, these outsiders created many kinds of cultural and insecurity problems for villagers. Industrial townships had English medium schools but these only for the children of their employees, not for villagers. In this area, high proportion of women was participating in economic activities to supplement the meagre family income. It was clearly evident that the approach taken by the women, while coping with situation was much more positive than their male counterparts. Moreover industrial groups had started schools, provided drinking water
and health facilities but these were inadequate and were not substitute for employment. This study also noted that villagers would desire to have quality services near their villages but were reluctant to contribute towards developing facilities.

**Ding (2004)** examined the effects of land acquisition on China’s future. He explained several significant issues that emerged from this land acquisition process in China. First, it had become difficult for local Government to acquire land for true public works and transportation projects, since they did not offer peasants as much compensation as developers of more profitable commercial projects. Such inequality contributed to rise in tensions and distress between peasants and Government; this adversely affected the planning and implementation of land management policies. Second challenge was to fairly compensate peasants, when their farmland was acquired. As Government captured a greater proportion of the land, as a result land value increased. The low level of compensation to peasants imposed a serious long-term threat to sustainable development in China. The number of people increased who were living in poverty after land acquisition. In year 2002, more than 80 per cent of legal cases filed by peasants against Government in the Zhijiang province were related to land acquisition. It was estimated that, without fair compensation or other efforts to assure farmers social security, over the long term, these farmers would impose enormous socio-economic problems on China for years to come. To achieve a balance between farmland preservation and urban spatial expansion had become a major dilemma for China. This recommended an urgent need to establish legal channels for farmers to file appeals and protests against Government in compulsory land acquisition cases. The land acquisition authority necessitated that the quality of life of farmers should not be adversely affected by compulsory land acquisition.

**Desai et al. (2007)** conducted a study, based on primary survey, on the families displaced by Indira Sagar Pariyojna in Madhya Pardesh. The living standards of families deteriorated as income of most families had fallen by more than half as compared to the pre displacement years. The main cause of devastation was the poor design and implementation of the rehabilitation and resettlement Policy. Previously land owning farmers’ families (including both, medium and small farmers) now owned half of their previous farmland ownership. Many who were small and medium farmers earlier now
became partial labourers; some of them became rendered landless labourers. The income of most families reduced significantly, as almost all of them continued to be dependent exclusively on agriculture. It was evident that loss of agriculture land put an immediate adverse impact on employment opportunities that were directly dependent on farm related activities. General reduction in land holdings and economic status of farmers was leading to shortage of farm labour demand and tightening of labour wages consequently deepening the alienation between land owning farmers and landless labourers. Cash compensation of assets was in most cases estimated and distributed at the household level resulting in disagreement among various families and members (who jointly used assets) concerning the utilization of compensation and consequent divisions. The rate of compensation for irrigated land was almost half of the market rate. No family had been able to purchase the equal size of land after resettlement. Some children especially girls were withdrawn from schools. Health problems like physical illness and psychological depression increased. Most of the resettlement sites had lack of basic amenities like access to market, proper roads, clean water supply, drainage and schools for children, etc. To conclude the divergence of farmers from their land affected the life of farmers adversely.

Guha (2007) conducted a study on socio-economic impact of land acquisition on the households whose farmland had been acquired for the establishment of Tata Metaliks Limited (TML) unit in Paschim Medinipur district in West Bengal. The author covered 144 families out of total estimated 200 affected families by the survey. In this paper he described the consequences of land acquisition in which three risks had been observed viz. i) landlessness, (ii) deferential impact of land acquisition on peasantry, (iii) political disempowerment. The study revealed that the land acquisition reduced the status of brilliant farmers as temporary unskilled landless labourers. The project-affected families now were forced to support bigger families with a smaller amount of agriculture land. This reduced income and living standard of these effected families. This study clearly revealed that the main crisis encountered by the peasant families affected by land acquisition was food insecurity. The compensation amount was very low and could not solve problems. Even the administrative procedures for monetary compensation to the sharecroppers made them more vulnerable in terms of the amount as well as the delay
towards its payment. The maximum number of households spent major portion of compensation money on domestic consumption, marriages and for repairing their houses. The second largest number of households deposited a part of money in banks. Secondly, unless forced, these families wanted to continue their traditional economic pursuit that was agriculture.

**Sarkar (2007)** analysed the recent land acquisition and eviction experience of West Bengal to get a clutch on the general problem of development and displacement and to understand the importance of land as a factor constrained in development, on the other. There were two major problems of West Bengal agriculture, an extremely land man ratio and lack of market accessibility of the farmers, were leading to their unhealthy dependence on middlemen. And both these problems could be partly solved by industrialisation. This study described that long-term solution of West Bengal poverty and backwardness was industrialisation. This was not a threat to overall food security of the State. But the West Bengal Government had not made any provision for resettlement and rehabilitation of displaced people except compensation. The compensation package was highly inadequate. The current practice of fixing the market price of land by averaging over past prices was likely to be underestimated. The compensation was not based on current market value of similar land in similar use. Due to lack of education, training and finance, farmers were the least benefitted of industrialisation. No resettlement had so far been planned for the sharecroppers or the landless. In West Bengal, land was taken away from the farmers without much compensation and by force if necessary. According to this study there were two types of people that were to be compensated, the owner of the land and the labourers. Agriculture labourer often had a very specific kind of expertise that had no use in other sectors. So with the acquisition of land the value of this expertise was greatly reduced which was equivalent to a fall in the value of his human capital. For this he needed to be compensated. When a Government factory closes down the worker whose job is terminated is usually compensated through a retirement package. The Government should follow the same practice when it acquiring land and making people jobless. The research also explored that the Government of West Bengal was too concerned about the investors and too little about the displaced. The
Government spent so much money on wooing investors but not provided proper compensation to those who had been lost their land and livelihood.

Larbi (2008) explained the issues arise due to compulsory land acquisition and compensation and also explored alternate policy options for dealing with these issues so as to provide a sustainable framework for managing State lands efficiently, in Ghana, West Africa. The main issues in Ghana were the acquisition of land extreme in excess of actual requirements, encroachment on un acquired lands, unpaid compensation in respect of some of the acquisitions, lack of intergenerational equity in the utilisation of paid compensation, change of use of compulsorily acquired land as against the purpose of the acquisition, optimising the use and economic returns of State lands, private sector participation in the development of compulsorily acquired land, etc. The exercise of the power of compulsory acquisition had left several undesirable outcomes as to what uses land acquired by the State could be put. The next critical issue of compulsory acquisition was the number of sites occupied by State agencies without acquisition. Only 20.4 per cent sites had been acquired properly and 79.6 per cent of the sites were occupied by the State without any legal acquisition. The compensation was paid only for 3.8 per cent sites, which was inadequate and became a cause for community agitation against the State. Without any land or compensation, it had become difficult for the communities to sustain their standard of living. The study recommended to develop appropriate guidelines and standards for compulsory acquisition for various uses like education, health and agriculture, to complete all outstanding acquisitions, return land in excess of actual needs, provide alternatives to monetary compensation, payments should be done in annual instalments instead of lump sum, auction the undeveloped lands, regularise encroachments at penalty, etc.

Sharma (2008) described the impact of land acquisition by taking the example of a small village, Pelpa in Jhajjar district in Haryana bordering Delhi and Gurgaon. After the land acquisition, the socio-economic character of the village had undergone drastic change. Pelpa, hitherto, was a typical North Indian rural settlement with agriculture as main source of income to most of its inhabitants. The land acquisition divided society into ebullient new rich and jobless landless labourers. The property rich and cash poor became cash rich and property poor. Now they were living well-appointed life styles. On
the other hand, the life of weaker sections and landless people worked on these fields as daily wager became worse after the land acquisition. The farmland was not only the source of income and occupation for them but was also a source of fodder for their cattle as well. Gainful employment and procuring chara had become one of the major problems in daily routine as the SEZs land was out of bound for these people. Now with land everything, including the cultural customs, the mutual interdependence and the holism so usual of Indian social set-up, had gone. People were forced to abandon their too little belongings and to migrate to neighbouring towns. But with little or no education, expertise or attitude, life for them was not likely to easy in these cities. Finally, this study revealed the socio-economic problems created due to land acquisition.

CED (2009) conducted a study to examine the negative impacts of special economic zones on the small farmers who were displaced due to high tech spaces in Hyderabad and Secunderabad. Infosys campus and the Indian School of Business were enjoying very high level of amenities; on the other hand, basic amenities like water and education were not available for these seventeen villages, whose land was acquired for these companies. Another colony was shifted by infosys almost fifteen to eighteen kilometers away with completely no facilities; their entire livelihood had been ruined because they did not have any work there. Now they had to travel by using two or three modes of transportation back to these high tech areas to get some construction work or domestic labour. The compensation was very low below to ten lakh per acre, on the other; Government allotted land to a software company at the rate of forty lakh per acre. People leading to agitations, were harassed by filing false cases against them. This study clearly revealed that SEZs were creating inequalities and snatching the livelihoods and security from the landowners and other depending communities in villages.

Haralambous et al. (2009) studied the risk and opportunities for small landholder farmers with the growing demand of land for large-scale investment in land for agro-fuel production and outsourcing food production in developing countries. This growing demand for land in rural areas created problems like land scarcity and land degradation. Such land were used for grazing, live stocks, transit routes, collection of fuel wood, bio mass, wild fruits nuts, medicinal plants and access to water sources were contributed up to the quarter of the income of poor households. Such investments affected rural
communities, deprived them from their main assets, aggravated environmental problems through over exploitation of land and this created food insecurity also. Some benefits of such investments to the developing countries were boost in agriculture sector, promote its modernisation, the development of processing industries, livelihood diversification and employment generation, increased agricultural productivity through the new technologies, lowering of production cost and higher returns for farmers, infrastructure building such as roads, ports, schools, health centres, wells and water services. Investments actually not needed land in many cases but the agricultural products, thus land acquisition might not be necessary to secure the supply of these products. With appropriate public support and the right investment, small farmers themselves could supply them and get benefits in the process without compromising their food security and losing their land rights. This study recommended that enabling policy, legal environment and good land governance mechanisms could protect rural people and enhance their livelihood prospective.

Dash (2009) explained the impacts of the displacement and resettlement on the people due to two dams and a smelting plant in the provinces of Ubon Ratch Athani and Prchuap Khiri Khan of Thailand. This study revealed that the compensation for the land due to the Shirinthorn Dam was given only to those who had the land deeds and records. The displaced persons received only half of the compensation amount, that was in cash and the balance was yet to be paid. People utilized the compensation amount in business, gambling, drinking and bushed it without any productive returns. Thus displacement impoverished affected people. The use of corrupt practices in the sanction of the compensation amount was also observed. The officials of the local administrative departments were indifferent to the villagers and often indulged in corrupt practices to show undue favour to the project authorities. The powerful people had also created obstacles for electrification, road construction, drinking water supply and school facilities for locals. The colour of seawater had changed due to pollution and soil erosion caused by leakage of power plant. The locals were compelled to purchase bottled drinking water and those who could not afford it, suffered from various diseases. After resettlement, villagers had witnessed many social and cultural problems, as there was no Government policy to evaluate an environmental impact assessment in State development projects at
that time. So this plan contained no study on dam’s environmental impact on the river ecology nor did it mention the consequent damages and compensation on fisheries and fishing communities. Finally, this study concluded that compensation alone could not solve the bitter issue of displacement; it required the participation of affected people in the entire process of resettlement management.

**Lobo and Kumar (2009)** examined the rehabilitation process and impacts on families affected due to the land acquisition by projects like water, industrial, transports, etc. in Gujarat from year 1947 to 2004. Nearly 2.5 million persons, 5 per cent population of the State, had lost their land and fell in the category of displaced. 80 per cent of the displaced were powerless and belonged to the lower strata of society. The study rightly demonstrated with enough empirical evidences, that Gujarat model of development was the shadow of the model prevalent in India and relied heavily on the use of non-renewable energies; increased urbanisation at the cost of rural life and caused environmental damages and destruction.

The process of displacement was not brought transparency in the working of project authorities in land acquisition and compensation. The inadequacy of the compensation and wait for delayed amount was negatively affected the displaced. More than 60 per cent respondents were not satisfied with compensation and allocation of land to them. They complained that companies had cheated them by promising jobs and a rise in the village income but had not done enough for increasing employment in the region. The amount of compensation was generally too little and the respondents spent it during the initial years of displacement. The change in the basic amenities for education, health, drinking water, etc. was positive in almost all villages. A decline in employment opportunities and the quality of employment was reported. About 5.6 per cent reported getting employed by the projects on temporary basis. The insecurity and insensitivity on the part of the project promoters made the land losers worried for their future. Instances of infectious diseases had increased among all sections of the society. More than 10 per cent of the respondents felt that the present source of water was unsafe and more than 75 per cent of the households felt that environment was more polluted than before. Women were affected differently by project induced displacement and deprivation. Displacement was brought them into new surroundings where the situation was not conducive to move
out of the house. About 30 to 40 per cent of women had to face problems of drinking water, collection of firewood and lack of toilets at the resettlement sites. Cases of mistreatment of women also came to knowledge. About 15 per cent of the displaced reported malnutrition among children and especially the female child often were to drop out of school due to work at home. Landless and marginal farmers were severely impacted by displacement. Dalit and tribal was worst sufferer due to their lack of ownership on revenue and forestland.

Sharma and Singh (2009) described the issues from five decades of displacement in Singauli region on the border of Uttar Pradesh and Madhya Pradesh, due to construction of dams and power projects. These communities were again in the process of displacement by private players, setting up five super thermal power plants and three mining projects in the area. The earlier two phases of displacement told a story of misery and suffering including the destruction of sources of sustenance for a majority of affected people due to inadequate resettlement and rehabilitation programmes and conflicts between various projects and the people. Large number of affected people belonged to schedule tribes and marginalised groups, mainly due to the fact that several industries, mining projects were located in forest areas. Thus already marginalised became more vulnerable due to loss of resources of their livelihoods. A major agitation by these people took place in this region. This had brought individuals awareness against such projects. The recent displacement of some families came under a changing environment, now the affected people were empowered through fairly comprehensive resettlement and rehabilitation policies and the protests by civil society groups resulted in better bargaining for sources of livelihood. Industrial groups were offering favourable packages so that their projects did not fizzle out. Now new projects were competing to win the heart of project-affected people. One company, Mahan Super Thermal Power Project, being set up by ESSAR Global was offered current market rates and spacious plots for every adult in each affected family. More significantly, it was offered an employment allowance to all the displaced persons between 18 to 50 years of age who were not being given jobs in the project. This unemployment allowance of rupees four thousand will be paid till the project succeed in offering a regular job to the person or until attainment of the age of 58 years whichever is earlier.
Kusiluka et al. (2010) examined the negative impacts of land acquisition programmes on the environment and livelihood of local communities in Tanzania. A combination of Participatory Urban Appraisal (PUA) techniques and direct researchers’ observations were used to collect primary data. Land acquisition had resulted into more impoverishment of local people. In most cases compensation was inadequate and its payment was considerably delayed. The amount of compensation usually did not reflect the real value of landed property and other type of losses. Almost all the respondents had low education and were not aware about prevailing land related policies and laws and they were not consulted before the project was initiated. 724 residents of the area had filed cases at the high court contesting the handling of the land acquisition exercises and compensation issues. The main consequences of land acquisition noted were loss of land, loss of means of livelihood, disruption of economic activities, persistent land related conflicts, relocation to poorly developed areas, inadequate and late compensation and environmental degradation. Adequate consultation, payment of full, fair and timely compensation amount, promoting conservation agriculture, strengthening awareness programmes on the laws and policies were some recommendations, advanced by this study.

Miranda (2010) described the negative impact of special economic zones (SEZ) in Karnataka. The industrialization had reduced the status of farmers and they became landless labourers. According to him, access of land determines the economic as well as social position of rural households but SEZs had become the threat to livelihood of farmers, their economic and social status. These were creating environment degradation and also the threat to access to water. The use of agriculture land that too fertile acquired by the capitalist not only threatened the food security but snatched the livelihood from farmers. He called SEZs as Special Eviction Zones. He recommended that in economic terminology no project or model should be accepted whose social marginal cost was greater than social marginal benefit. SEZs in agricultural dominant States like Karnataka should be agri-based and agri-promoting.

Sardana (2010) explained the land acquisition issues in India. Land acquisition of fertile land resulted displacement of traditional rural agricultural families by affecting them socially and culturally, on the one hand, while the productivity in agriculture
suffered on the other. This resulted in loss of economic security, social status, empowerment, home and kinship. The study also revealed that in many cases the acquired lands were just fenced and no industry was coming up there and the peasants were denied benefits of the intended use of their land after acquisitions. There were also cases when the acquired lands were passed on to other parties at a premium and upcoming jobs were closed to these families on the grounds that they did not have required skills. On the other hand the compensation amount was meagre and irregular. Government influenced by the industry had been widening the concept of public purpose unevenly and enriching it at the cost of peasants. In fact, the long gap between promises and its fulfilment was the main reason of distress and disaffection among the peasantry against the land acquisition.

Fahimuddin (2011) conducted a study on the basis of primary data to analyse the quantum of land lost by the farmers and the amount of compensation paid to them in industrial and housing projects in Ghaziabad and Lucknow districts of Uttar Pradesh. The various problems encountered by the farmers in getting compensation and utilization of compensation money had also been studied. The findings of this study indicated that farmers were looser in the past from all angles, despite their protests and agitations; the State had shown a cold response to their genuine demands. More than 95 per cent of the sample households expressed that compensation was insufficient and did not replace their previous income. The compensation money was in cash and they were not satisfied with the mode of payment. They observed that the State had deprived them by making payment of compensation at lower rates than what should had been owing to high fertility of their land. The impact of land acquisition both in the case of industrial and housing projects indicated that many effected farmers, more than 40 per cent could not get full compensation after several years of their land acquisition due to one or other reasons. Only 48 per cent households spent this money on productive purposes like house building, business activities and livestock purchase and 52 per cent of the households used the compensation money for unproductive purposes like social functions and ornaments. The job had not been provided to the affected households. As a result, the source of their future livelihood became uncertain.
Gobena (2011) conducted an empirical study to identify the perceived effects of large-scale agricultural land acquisition on the livelihood of small-scale farmers in Boko Tibe Woreda, Western Ethiopia. To evaluate these effects, issues of livelihood, food security and sustainable natural resources management were used as guiding concepts. Both qualitative and quantitative methods were used to collect data. The data was collected through interviewing 145 households; focus group discussions and interviews with key informants were employed together deeper insights. Despite the availability of important policies, strategies and proclamations in Ethiopia, the land acquisition processes were conducted in non-participatory way. The mechanisation and flow of information was not clear, this diminished the trust between the farmers and Government officials. The effect of the large scale farming on the local food security was not visible, as the production was not available for local market. The job type was mainly as casual labourer form, temporary and seasonal in nature, as a contribution to improve livelihood was minimal. The study revealed that none of the farmers had received compensation in terms of money or exchange of land for the loss of their land. The loss of land did not cause displacement of farmers but had eroded their livelihood; farmers expressed their dissatisfaction about the responses from the concerned Government offices. Some farmers were spending considerable time and asset to follow up their court cases as with the result of land acquisition, which would have been used in other productive activities. This study concluded that participation of stakeholders was non-existent. Deforestation, soil erosion and decrease in honey production had become the major environmental concerns after land acquisition.

Jafri et al. (2011) conducted a study on the two villages, one slow and another fast urbanising, i.e. Dhawan and Shivpuri respectively, located adjacent to the Lucknow metropolis. He also studied about the received compensation value of land and its utilisation, changing occupation, income, overall socio-economic and living conditions of these villages after land acquisition. According to this study, the Government at very nominal compensation rates as compared to the market cost forcibly purchased most of the agricultural land of Dhawan village. In Shivpuri village, most of the agricultural land was purchased privately and money was paid to farmers according to the market rate. Government rate and market rate varied between ₹ 16000 to 36000 to ₹ 1 lakh to 16 lakh
respectively per bigha. Landowners, who got large amount from private buyers, were able to improve their income by investing in income generating activities; on the other hand, those who got compensation from Government became hand to mouth. The compensation money received by the landowners after selling their land to either Government or private was utilised in two main heads, for personal use or construction of their houses. Very few households had invested their money in livelihood enhancing activities. It was worrisome. Therefore, this study emphasized to chalk out a new compensation policy. This study also revealed that in both villages living conditions improved and the income of households had grown more than 10 per cent after acquiring land. Only one-fifth households reported that they had some technical skills, these skills helped them in earning livelihood from non-farm activities, as agricultural land was no more available in these villages. About help from Government, majority expected to get micro financing, one fifth expected agricultural land should be provided to them, only 7 per cent belonged to non-agricultural labour desired, training should be given from the Government. Both villages had impressive literacy rate of 80 per cent, however it was higher for males than females. Hygienic conditions were extremely poor in both the villages, during rainy season both villages suffered from the affects of bad drainage. Villagers suffered mainly by stomach diseases, fever, cough, blood pressure, small pox and sugar but none of these villages had proper health centres. Mostly households were going to quacks for general treatment; half of the childbirths in these villages were reported at home instead of going to hospitals. Most of the households depended upon private hand pumps for drinking water. The overall scenario showed that the condition of basic amenities was very poor. This study recommended that prime agricultural land should be protected and urban regional disparities should be minimised. Government should be paid a suitable compensation for valuable land so that the affected landowners comfortably settled down during at least four to five decades and gradually switchover to some other non-farm livelihoods. For compensation, Haryana model should be adopted.

Mahalingam and Vyas (2011) reviewed three issues; first he compared the land acquisition processes in various developed and developing countries, Secondly, presented experiences of five case studies of land acquisition for infrastructure projects in India. Finally the paper reviewed some innovative solutions that had been implemented in
India. For collecting information of these case studies, data was collected through primary, unstructured interviews with project officials, leaders, Government officials and affected stakeholders. According to this study, the main reason behind the resistance that India did not have a clearly articulated land acquisition principles. As these case studies indicated that the Indian Land Acquisition Act, local Acts and guidelines followed by MNC’s, all suffered from limitations in practical execution. Two key issues with land acquisition in India stood out across most of these cases first, very little attempt was made to involve stake holders in a consultative discussion to understand their concern and to decide upon an equitable and mutually acceptable compensation package, secondly, the methods by which compensation was fixed were biased and suboptimal. Some informants alleged that negotiations were likely to be time consuming. Professional facilitation was not available. Most officials, in charge of land acquisition, tried to avoid consultative discussions as much as possible. In several cases, guidelines of land values in Government registries were used but these registries were much lower than the actual market values. This study recommended that the land acquisition process could be innovative. Innovative solutions such as one job per family, highest compensation value achieved through the agricultural productivity rate and along with a consultative process of negotiations, compensation packages marginally in excess of that desired by landowners could be proved effective in reducing the challenges of development posed by land acquisition.

Prachvuthy (2011) assessed the impacts of economic land concessions on the livelihoods of local communities in the northeast of Cambodia. Indigenous people had more negative than positive perceptions about concessions, 92 per cent of respondents had the view that concessions had not brought any great economic benefit to their family members and community and that in fact, these concessions had harmed their traditional livelihood. Only twenty percent respondents said that they were consulted and more than half of respondents were not satisfied with compensation amount. Most respondents claimed they had lost land and forest for non-timber forest product to companies. Only one-third jobs of companies were given to indigenous people, the other two thirds to immigrant workers, who were challenging the indigenous way of life. Villagers employed on plantation were not happy with the wages or the working conditions of the concession
companies. Due to loss of forest, climate had changed and rainfall had become more irregular. These companies were also polluting water by using chemical pesticides. The economic benefits of concessions were in question because the companies were paying very low rental fee as compared to the local rental fee. But the Government officials identified positive economic impacts from concessions. Local people were unhappy with these concessions, as result their participation in development programming was decreased; now it had become difficult to sustain livelihood programming, with lack of natural resources and land.

Rawat et al. (2011) examined the process of land acquisition in Polepally, Andhra Pradesh including issues of consultation, consent, compensation and the impacts of the land acquisition on affected households. The procedure employed by the authorities was highly questionable in many regards. The people were not consulted on the decision to acquire their land, fifty five percent stated that they were not given any notice of eviction but had to leave immediately. The local revenue administration and political representatives were accused of using coercive tactics including consistent threats that compensation amount would be reduced. Use of police force, attempts to bribe and divide the community were also noticed by the respondents. Land losers received varying rates of compensation. Many of the affected people said that they never received the full amount of compensation because of wide spread corruption. The compensation received by the affected families was small and in instalments. Promised resettlement housing was, to date far from completion and of dubious value. A promised village development fund of 12.8 million rupees had not been forthcoming. The farming families that lost land also lost valuable assets such as wells, bore wells, cattle sheds and trees, were not accounted in the compensation. Keeping livestock had become impractical for many due to severe shortage for fodder and loss of grazing land. Polluted water and pressure for one or more family members to seek employment outside the village had also made it difficult to keep livestock. Long periods of unemployment led to severe poverty, high indebtedness and the sale of available assets. Management tended to discriminate those who were involved in protest and gave preferences to outside labour. The survey reported deterioration of food security indicators such as household’s food self-sufficiency, the occurrence of short-term food scarcities, the borrowing of grains
from neighbours. Compensation amount were so small as to make productive utilisation difficult, about 30 per cent respondents utilised compensation payments to clear loans, housing was another area of immediate need with 15 per cent respondents, 21 per cent went to cover various forms of consumptions such as daily needs, medical care and marriage costs, 34 per cent of the respondents expressed the concern that pressures on women to ensure food needs increased. Collective leadership collapsed in the affected villages. Drinking water through hand-pumps had become non-potable due to pollution. This study also found that the domestic problems also affected the children and they were dropped out from the schools.

_Asthana (2012)_ discussed the impacts of displacement and resettlement on the displaced women by the construction of Tehri dam in Uttrakhand. Purposive sampling method and narrative based approach was adopted. In this region, where women and children made up the majority of the displaced population, insensitivity to the needs of women had formed post rehabilitation plans in a way that women faced impoverishment, income decline and destitution. The eight interlinked potential risks inherent to displacement recognized in Cerena’s model noticeable in the daily life of these displaced women. They suffered from loss of land, joblessness and homelessness. Many of them lived in the sheds as they had lost their traditional houses and could not afford to build new ones. They also suffered the loss of access to the common, which created fodder, fuel wood shortage resulted decline in income and food diversity. The women faced further sufferings due the collapse of community-based structures and family kinship networks. In this patriarchal setup, the women had been denied compensation for land they were cultivating for years but did not have patta on their names. Cases of ineligibility had been identified in households headed by women and widows had been excluded from compensation. The resettlement process was burdened with impoverishment threat and reconstruction remained incomplete. Women were forced to adopt a culture, they had never known and limitations in their social space had prevented them from rebuilding their daily practices in new environment. Thus, the women marginalized at community level as well as the national level policy framework. This narratives based approach highlighted the concerns of women affected by displacement
processes for consideration by the policy makers whose decisions in the name of development and public purpose have far reaching implications for women.

**Dutt et al. (2012)** described the formal and informal tactics employed by the private coal companies to acquire land and the impacts on the village communities. This study was based on exploratory field survey in Gumla, Latehar and Hazirabagh districts of Jharkhand. The process of land acquisition for mining was neither being straightforward nor smooth. Land acquisition by private companies had also been characterized by the use of State force and covert coercion by both companies and State agencies. Notices of land acquisition were issued without field surveys, gram sabhas were poorly informed and middlemen who brokered the sale deals cheated villagers. Activists were slapped with court cases to discourage them from resistance. The prices paid for land varied widely, such random decisions divided the village communities. Compensation was inadequate and no compensation was paid for transportation, air, water and noise pollution. Water table declined due to the mining activities. Water pollution and air pollution affected villagers negatively. The poor were forced to give up their livelihood and became indebted bonded labourers. They became illegal miners and some moved to cities as baggers. This study suggested that a solution to the problem of land acquisition could not left to the market because at the micro level in rural India the land market operated informally.

**Salman and Asif (2012)** conducted a study of a sample village in Aligarh district of Uttar Pradesh to find out the problems and further prospects of Ganga Expressway Project for the people directly affected by the land acquisition. This research revealed that this project had become a boon for the local people as the emergence of new opportunities of employment, education and to avail health facilities due to increase in transport facilities. The construction of highway prevented the village from floods and the farmers had become able to grow multiple crops instead of single crop round the year. It created fast and quick access to the goods and services of the NCR and market that enhanced the profit of farmers’ especially small farmers who were producing small amount of marketable surplus. The project had led to hike up the land prices in a very short period of time. The land rates had changed significantly five to seven times high. The demarcation of the land to be acquired under the project motivated the land traders to
develop the adjoining areas. The development of tourism, industry, educational, medical facilities, new townships and other projects had let steep rise in land prices. In spite of these benefits, the local people were facing many problems. 100 per cent respondents had the view that they had given low compensation. 80 per cent respondents were unaware of the present status of the project, they were ignorant about the plans and procedures incorporated within the project and felt themselves alienated from the policy matters and implementation. They complained loss of livelihood from the deprivation of land. This study recommended that provision for employment should be ensured and the communication gap should be bridged between the officials and the landowners.

Singh (2012) discussed the Land Acquisition, Rehabilitation and Resettlement Bill, 2011 and offered some suggestions to reform the regulatory framework that governs agricultural land and its uses. He stated that the bill left open several backdoors for States to favour companies and failed to address the fundamental causes behind the disputes and litigation over compensation. The States had repeatedly exploited the Land Acquisition Act, 1894 to acquire land for companies and the powerful. The excessive litigation was due to the fact that land acquisition collectors and courts used different bases for determining compensation. Out of the 525 judgments by the courts in Delhi during three years, 2008, 2009 and 2010 in 86 per cent of cases court awarded strictly greater than that of land acquisition collectors. Similarly in the analysis of 305 judgments in year 2009 of the Punjab and Haryana High court; in 97 per cent of the cases, the court awarded strictly higher compensation and the average court awards were almost 200 per cent higher than that of land acquisition collectors. The study also revealed that litigation was socially regressive; it was much more profitable for the high value property owners, in terms of choice of the quality of lawyers, search for high value deeds and other evidences to produce in the court than the low value property owners. The problem lied in lack of information about owner’s valuation of the properties. For fairness and efficiency in determining the form and magnitude of compensation value, the States should be determined this on account of quality, location and difference in type of lands surrendered by the owners. He suggested that most of the disputes and litigation with compulsory acquisition could be solved if land transfers were voluntary that took place only if the buyer’s evaluation was either higher or equal to that of the owner’s evaluation.
The voluntary transactions have limitations related to neglecting third party effects, effects on non-owners, agriculture workers, artisans, etc. Things could be much better if the institutional and regulatory infirmities were set right. The final authority for matters like social impact assessment, rehabilitation and resettlement, reward and recognition, etc. should be an independent and representative body.

Dheressa (2013) analysed the socio-economic and environmental impacts of the large-scale land acquisitions on local livelihoods in Boko Tibe Woreda of Oromia region in Ethiopia. This analysis was done on the basis of the concept of the sustainable rural livelihood approach. In this study, most of the households were engaged in subsistence farming and mainly dependent on farming activities for their income. Due to the LSLAs, communities lost customarily held communal lands and this reduced land holdings amongst households in the district. Based on the analysis of social factors such as technology transfer, crop production, employment opportunity and infrastructural development, it was found that the investment projects did not brought considerable social benefits at local level. Meanwhile, the projects had negative social and economic impacts on local economy in terms of loss of grazing land, cropland, grassland, firewood, water resources and residence areas. In response to the loss of grazing lands, some farmers sold out their livestock while other lost them due to death arising from inadequate pastures, as a result, live stock productivity was declined. Due to loss in cropland some households were forced to buy crops from the market and this incurred them extra cost. Land rent and lease prices had also increased. This study also identified some negative environment impacts i.e. clearing of vegetation cover from the land, depletion of water resources and soil degradation. In order to prepare the land for large-scale agriculture, grasses and trees were cleared and burned down; this resulted in wide deforestation and removal of vegetation cover from the land, exposed the soil for erosion. This study also identified the different livelihood strategies pursued by local communities in order to cop the effect of LSLAs were changing land use, share cropping, tenant farming, changing occupation and migration. This study also advanced some recommendations for Government and investors also. The Government should be upheld the right of local communities to use communal lands by expanding legal protection. LSLAs should be permitted only after full compensation; the local communities must
know expected cost and benefits of the projects. Both the Government and investors should be accountable to the local communities and should involve them in all stages of land transfer process.

Ghatak et al. (2013) described the reasons behind the refusal of many landowners to accept the offered compensation, the impact of compensation and acquisition on income, consumption and assets on landowners, tenants and workers in Singur in West Bengal. The Government acquired 997 acres of prime agricultural land in year 2006 for Tata Nano car factory. The survey was conducted in year 2011 in twelve Singur villages, six in which land was acquired and six neighbouring villages whose land was not acquired. This study revealed that most of the land was acquired from marginal landowners and from those who were engaged in cultivation on the acquired land. The disputes rose over the classification of types of land (Sali and Sona) and the difference in compensation offered by Government to that of market value. Sali denoted single cropped low land that did not get assured irrigation and Sona was multi-cropped land on a higher level receiving certain irrigation. The landowners were under compensated owing to misclassification of the land types in official land records and other sources of plot heterogeneity. Those with under compensated types of land those whose livelihoods were dependent on cultivation and absentee landlords were more inclined to reject the compensation amount and land acquisition process. The land acquisition in Singur imposed economic hardship on affected owners, tenants and workers. Employment earnings of agricultural workers showed significant downfall to that of non-agricultural workers. Acquisition of land resulted in 40 per cent lesser income growth for landowners and half that for tenants. It was difficult to analyse that how much local reactions were politically motivated but the economic hardships provided a plausible explanation for some of the observed refusals and protests. It was concluded that future land policies would need to estimate compensation on better measures of land values. Displaced tenants and workers also need to be compensated to avoid undesirable adverse impacts on their livelihoods and to minimise any political fallout. More reliable ways of assessing the compensation values should be adopted such as auctions and panchayats should also be involved in this process.
**Naab et al. (2013)** described the impacts of urbanisation on agricultural land by taking empirical evidence of Tamale district, in Ghana. The main impact of urbanisation process was rapid transfer of large amount of prime agricultural land to urban land uses, mostly for residential constructions, this created the unavailability of prime agricultural land. The consequences were reduction in the quantity and quality of land, low agricultural productivity, worsening standard of living and food insecurity. The influx of migrants and increased family size reduced average farm size, ten acres to six acres, in ten years. 90.3 per cent respondents affected by the loss of farmland. This was ultimately led to land fragmentation, reduction in agricultural productivity and loss of income. A large number of youths were opting out of farming because of increasing insecurity in land ownership. The displacement of the local farmers without compensation or with meagre compensation had created unrest and misunderstanding between displaced families and new developers. They moved into trading, business, hair dressing or construction work, thus this decreased the agricultural labour also. The increasing demand for land increased the land values at a hyper rate. Access to electricity and social amenities, hospitals, markets, increased building operations and limited employment were some noticeable benefits, however, poverty, unemployment, high cost of living, loss of agricultural land, social vices and divorces emerged as the adverse effects of urbanisation. The management of land had become the key problem to individuals and institutions, as a result land de-gradation, desertification and fragmentation were taking place in Tamale changed the climate of the area.

**Richards (2013)** analysed the social and environmental impacts of eighteen case-studies of large-scale land acquisitions in Africa with a focus on West and Central Africa. Earlier, communities had customary rights in all the case studies but due to LSLAs customary tenure was transferred to State ownership. Thus, the main impact of these acquisitions was the loss of these rights and the loss of access to productive land. In most cases, communities were not properly consulted prior to approval of the LSLAs. This faulty process of consultation had marginalised traditional right holders in about half the cases there were violent protests or clashes, as well as a lack of information and transparency at all the stages. No compensation or rent was given in half the cases; another common problem was delays in receiving compensation. Negative effects on
women were noted because of their high dependence on the commons such as firewood, fodder, medicines and others, in several cases. Level and conditions of employment in the new agricultural enterprises were disappointing. Jobs, obtained by local people, were often short term or seasonal and were usually poorly paid. Delivery of promised social infrastructure and services by companies was weak. Increased competition for the remaining farm land and erosion of social capital created intra and inter community conflicts. Plantations, canals or fencing had hindered access to resources or services, split up communities and disturbed social networks. In other words, LSLAs devastated socio cultural environment. Health problems and migration also reported. The study also revealed the severe negative effects on livelihoods because of the almost unlimited water extraction by LSLAs. Deforestation, loss of bio diversity and soil erosion were the major environment effects. Environmental and social impact assessment was not provided to local stakeholders before the LSLAs were approved.

From the above description, it is clear that though there are a large number of studies available on the impacts of agricultural land acquisition, but studies related to Haryana are very few in number. So there is a wide scope for many more studies. The present study is an effort in this direction.