Review of the SIA and SIMP report for Land Acquisition for the Purpose of Construction / Extension & Development of Jethibai Bus Stand, Diu

May, 2018

Appraisal Report
By Expert Group
Contents

1. Introduction
2. Diu District and Town
3. Jethibai Bus Stand
4. Land Identified for Expansion of Jethibai Bus Stand
5. Review by Expert Group
6. Recommendations of Expert Group
List of Figures

Figure 1: Administrative Boundaries, Diu District
Figure 2: Diu Municipal Council
Figure 3: Location of Jethibai Bus Stand in Diu
Figure 4: Existing Condition of the Jethibai Bus Stand
Figure 5: Existing Condition of the Land Identified for Expansion of Jethibai Bus Stand
Figure 6: Site Visit and Discussion of the Expert Group
Figure 7: Multi-Model Transit Hub – Proposed New Bus Stand

List of Table

Table No.1: Details of Bus Stands in Diu Island
1. Introduction


The expert group consists of following officials / non officials.

1. Dr. Dipa L. Joshi Chairman (Non Official Social Scientist)
2. Dr. Nitiksha J. Gediya (Non Official Social Scientist)
4. Shri Shashikant M. Solanki (Elected Representative of Panchayat)
5. Ms. Nilima Negi (Rehabilitation Expert)
6. Ms. Bindu Nair (Rehabilitation Expert)
7. Er. Jigar Kumar G. Patel (Technical Expert)
2. Diu District and Town

Diu is a district in the Union Territory of Daman and Diu, India. Diu is a tiny island situated slightly off the coast of Saurashtra (Kathiawad) near the port of Veraval in Gujarat with a coastal distance of 21 kms. Diu is bounded by Junagadh and Amreli District of Gujarat in the North and by the Arabian Sea from three sides. It is connected by two bridges with the mainland. It's maximum width from the extreme North to South measures 4.6 kms. and length from East to West 13.8 kms. Diu district has one Municipal Council and 4 Village Panchayats of Buchawada, Vanakbara, Saudwai and Zolawadi.

*Figure 1: Administrative Boundaries, Diu District*

Diu district covers an area of about 39 Sq Km. It has a population of 52,074 of which male and female were 25,642 and 26,432 respectively.¹

¹ Census 2011
The Diu Municipal Council (DMC) is located at the east end of the Diu Island. DMC covers an area of about 17.71 sq km and has 13 municipal wards².

Figure 2: Diu Municipal Council

As per 2011 census, it has a population of about 23,991, which is about 46% of the total population of Diu district.

Diu is a popular tourist destination and attracts a substantial numbers of domestic and international tourists every year. According to the statistics provided in Social Impact Assessment Report (SIA) by the Tourism Department (Diu), in 2017, a total of 12,70,512 tourists visited Diu, out of which 4,25,721 were Indians, 2,195 were foreigners and 8,42,596 were non-registered day tourists.

It is also emphasized in the SIA report that about 99% visitors reach Diu by road. Diu has a good airport, however the flight frequencies are not sufficient to meet the demand of the domestic tourist and is perceived to be expensive. The nearest broad

² [http://www.diumunicipalcouncil.com/dmc.html](http://www.diumunicipalcouncil.com/dmc.html) and Presentation of Draft Smart City Proposal for Diu Municipal Council
gauge railway station Veraval is about 85 km from Diu. Hence reaching Diu by road through bus services (private / GSRTC) and private vehicles is considered most convenient by visitors.

3. Jethibai Bus Stand

The Jethibai Bus Stand is situated in the heart of the DMC. It is one of the most crucial bus stands in Diu Island and DMC. It handles all the Private and the GSRTC busses entering Diu.

*Figure 3: Location of Jethibai Bus Stand in Diu*
Over the years there has been an increase in the inflow of visitors. The pressure on the Bus Stand has also increased. The present situation, the Jethibai Bus Stand does not have much space to accommodate all the inflow of busses and the visitors. The photographs below indicate the present condition of the Bus Stand.

Figure 4: Existing Condition of the Jethibai Bus Stand

Source: Photos taken during site visits by the expert group
As per the SIA report a need for improving and expanding the Jethibai Bus Stand has been expressed time and again by local self-governance institutions as well as by the people of Diu.

Given the size of the Diu Island, the natural barriers of the sea and the creeks, draws a limit on physical expansion of any facility in the island. To add to it, the restriction of the Coastal Regulation Zone, the wetland guidelines, presence of historical and archaeological monuments make it more difficult to expend its new essential projects for public need. Jethibai Bus Stand is one of such places where public demanded its extension, beautification and restructuring with all modern basic amenities looking towards the anticipation of Diu as Smart City of India in coming years.
4. Land Identified for Expansion of Jethibai Bus Stand

To expand the Jethibai Bus Stand the vacant land, survey number PTS-82/4 adjoining the Bus Stand is identified. The photographs below indicate the present condition of the land identified for expansion of the Jethibai Bus Stand.

Figure 5: Existing Condition of the Land Identified for Expansion of Jethibai Bus Stand

Source: Photos taken during site visits by the expert group
5. Review by the Expert Group

The members of expert group visited the proposed site on 17th May, 2018 and on 25th May, 2018.

Figure 6: Site Visit and Discussion of the Expert Group

Source: Photos taken during site visits by the expert group

The expert group reviewed the Social Impact Assessment (SIA) report and the various smart city proposals for Diu and is submitting their appraisal report to the District Collector, Diu. Following are the comments/observations:

Diu is one of the cities among 100 selected to be funded under smart city mission. The smart city mission is expected to provide the citizens with physical and social infrastructure as per benchmark along with e services in order to improve citizen convince and better standard of living.

Under the Smart city, the vision statement of Diu is “To develop Diu as a zero carbon footprint city and to promote it as tourist destination, preserving its cultural and architectural heritage and to enhance the social economic condition of the inhabitants by guiding development in a sustainable manner while conserving eco fragile area and attracting investment”

To achieve the above vision many projects have been identified. The redesigning/reconstruction of the Jethibai Bus Stand is one such project contributing towards achieving the above mentioned vision.
Diu Island is connected to the main land by Ghoghala Bridge. The existing Jethibai Bus Stand is situated right after crossing the Ghoghala Bridge into Diu Island from the main land, is an ideal location for the bus stand for connectivity for its residents and the tourist alike.

It is mentioned in the SIA report that there are 3 more bus stands other than the Jethibai Bus Stand in Diu. These are:

Table No. 1: Details of Bus Stands in Diu Island

<table>
<thead>
<tr>
<th>No.</th>
<th>Bus Stand Name</th>
<th>Location</th>
<th>Aprox. Area* (Sq Mt)</th>
<th>Distance from Jethibai Bus Stand</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Ghoghala Bus Stand</td>
<td>South West of Ghoghala Primary School in DMC area</td>
<td>2000</td>
<td>About 2 Kms</td>
</tr>
<tr>
<td>2</td>
<td>Jethibai Bus Stand</td>
<td>Near Ghoghala bridge on the Dui Island in DMC area</td>
<td>2847</td>
<td>-</td>
</tr>
<tr>
<td>3</td>
<td>Bucharwada Bus Stand</td>
<td>Near Govt. Poultry Farm along the SH 232</td>
<td>4800</td>
<td>About 7 Kms</td>
</tr>
<tr>
<td>4</td>
<td>Vanakbara Bus Stand</td>
<td>Near Vanakbara Cricket Ground</td>
<td>2300</td>
<td>About 12 Kms</td>
</tr>
</tbody>
</table>

Source: SIA Report

The Ghoghala Bus Stand is located on the part of Diu which is on the main land. This bus stand is used by the locals. If it is to be developed for private and GSRTC Busses bringing in tourist, it would mean movement of tourist by walk or other means along with luggage to the island causing heavy movement of various modes on the bridge resulting congestion.

The Jethibai Bus Stand is located just at the entry on to the Dui Island. The surroundings have many hotels and other facilities making it very suitable for tourist visiting Diu. Currently this bus stand receives private tourist busses as well as government (GSRTC) busses.

The Bucharwada Bus Stand and the Vanakbara Bus Stands are located deep inside the Island and are used by local population.
Considering the location of all the Bus Stands, it emerges that Jethibai Bus Stand handles about 70 busses every with almost equal numbers of private and government busses bringing in passengers entering Diu for business and tourism from neighbouring states. The Bus stand is used from 4.00 am in the morning till 11.00 pm in the night.\(^3\)

Currently all these busses are managed at the entry on to the Diu Island. In case if this load is to be shifted to Buchiarwada Bus Stand or the Vanakbara Bus Stand, it will not only result in allowing the big busses into the island resulting in congestion and pollution but also increasing traffic management problem. The whole vision to develop Diu as a Zero Carbon Footprint city and to guide development in a sustainable manner is defeated.

Currently, smaller busses “Sarthis” is run through the town, which can maneuver through the smaller roads of Diu and the busy tourist sites. There are also proposals for converting these smaller busses to battery busses to achieve the above mentioned vision.

As mentioned in the SIA report, the majority of the tourists reach Diu by road. Upon analyzing the steady increase in the inflow of tourists (Annexure 13 of SIA Report), it becomes necessary that Jethibai Bus Stand be upgraded / re designed or re constructed to handle the increasing numbers of domestic and international tourists.

To develop an infrastructure which is catering to not only domestic but also international tourist, it is necessary that the bus stand be developed / redesigned with amenities of international standards.

Currently the bus stand covers an area of approximately 2874 sq m only. To develop it to international standards and to handle the increasing domestic and international tourist, it is necessary to design the entire bus stand with proper amenities to cater to

\(^3\) Booking Agents in Diu and GSRTC
the tourist and locals. Currently the amenities are in bad condition, discouraging tourist from using the various facilities.

Redeveloping the existing bus stand on the same land will not only serve the purpose as the bus stand currently is facing difficulties in parking and also internal movement of busses. This calls for an urgent need for expansion/reconstruction of the bus stand.

To expand the bus stand, additional land is required. The most suitable seems to the adjoining plots measuring approximately 2975 sq m. This will make available a total area of 5849 sq m to expand/redeveloped the bus stands with required amenities and facilities.

6. Recommendations of Expert Group

The expert group have discussed the SIA report in detail and also visited the existing bus stand and the proposed site for expansion of bus stand. Following are the observations and recommendations of the committee:

- Having gone through paragraph number 2.2 of the SIA report submitted by Social Impact Assessment team regarding the need of the project, the Expert Group is of the following opinion:-
  - It is the most important place for entire Diu District which is used for the transportation of passengers and tourist.
  - Being surrounded by the sea and connected by Ghoghala Bridge, the road transportation is safest, cheapest, easier, fastest way to reach Diu and connect Diu to the rest of India.
  - The present condition of the bus stand as observed by the Expert Group dated May 17, 2018 and May 25, 2018 found that the basic amenities such as seating arrangements for travelers, good quality health and hygienic food are not available for the passengers.
  - There are no retiring rooms available for drivers who travel overnight to reach Diu.
  - There is no cloak room available for passengers/visitors nor is clean toilet available for female passengers.
• It is observed in the SIA report that the SIA team has collected data and got required information from official records of Diu, stakeholders' consultation through Focus Group discussion (FGD), Ward Sabha of Ward Number 03, consultation of local groups i.e. Shopkeepers of bus stand, Auto Rickshaw Drivers, Trade Union and Chamber of Commerce Diu, Hotel Association Diu, Sunni Muslim Jamat, Diu and Diu Municipal Councilors, Diu, and interview of government officials, and sample survey conducted among the directly affected family (families who are likely to lose their land) and indirectly affected families (those doing business in existing bus stand). In addition, they also conducted site visit several times to assess the ground reality of the land acquisition. It proves that the SIA team got information and data from all stakeholders to prove the validity and robustness of the report.

• The Expert group noted that the SIA report has recorded that the said land does not belong to any SC or ST person. None of the families are Below Poverty Line or a Priority House Hold under the National Food Security Act.

• The owners of the land to be acquired are in no way affected adversely on any of the socio economic indicators as per the SIA. The said land has been vacant over a period of time and has not seen any developed or encroachments. No displacement or resettlement shall occur while acquiring the land for the bus stand by the U. T. Administration of Daman and Diu.

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

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

• Expert Group recommends that the U.T. administration pay fair compensation to the land owners as per the Act and orders of U.T. Administration of Daman and Diu.
In SIA report it has also been emphasized that there are not much concern on the issue of Health as the Model Bus Stand is cleaner and eco-friendly than the present bus stand. The projected bus stand lay out will resolve many issues related to public amenities and other related issue of tourist and passengers in the Smart City project. A tentative Model lay out of the future bus stand was also shared in the Expert Group meeting which has been reproduced as follows:

Figure 7: Multi-Model Transit Hub – Proposed New Bus Stand
• The Expert Group has observed that this project involves demolition of existing bus-stand and new construction of bus stand. It has been also noted by the Expert Group that the concern of shopkeepers of existing bus stand is also addressed by the SIA report in their Social Impact Mitigation Plan (SIMP). The leases of existing shopkeepers in the existing bus stand have expired and that the said shops are running on already existing government land. Therefore, these persons are not affected by the acquisition of the land that is the subject matter of this acquisition process. Furthermore, the said shopkeepers have approached Hon’ble Bombay High Court, therefore, in this regard; the Expert Group has no observations to offer as the direction of Hon’ble Bombay High Court in this case shall be binding on all.

• The Expert Group unanimously concur that the Bus Stand should be expanded / redeveloped on the adjoining plot identified by the U. T. Administration of Daman and Diu with required amenities for the comfort of the visitors. This will benefit entire Diu in terms of being better equipped to handle the tourist inflow and have positive social and economic impacts.
- As the bus stand is located at the entry to the Diu Island, the U. T. Administration of Daman and Diu should take care that the design of the new bus stand especially the entry and exit point of the bus stand should not hinder the normal traffic or create congestion.

- While undertaking the expansion/redevelopment, care to be taken by the U. T. Administration of Daman and Diu that the proposed activity is aligned with the land use zone as per the in force Development Plan of Diu.

(Names and signatures of various officials and experts)
Annexure -1

NOTIFICATION

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

<table>
<thead>
<tr>
<th>Sr. No.</th>
<th>As per the act Provision Expert Field</th>
<th>Name &amp; Designation</th>
<th>Contact Details (Ph No. &amp; Email)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Non Official Social Scientist</td>
<td>Dr. Dipa Lalitchandra Joshi</td>
<td>08849925267</td>
</tr>
<tr>
<td>2.</td>
<td>Non Official Social Scientist</td>
<td>Dr. Nitiksha Jayantilal Gediya</td>
<td>08460013774</td>
</tr>
<tr>
<td>3.</td>
<td>Elected Representative of Municipal Council</td>
<td>Smt Bhagyavanti Chunilal Solanki</td>
<td>DMC Elected representative, Diu</td>
</tr>
<tr>
<td>4.</td>
<td>Elected Representative of Panchayat</td>
<td>Shri Shashikant M Solanki Distric Panchayat Elected representative, Diu</td>
<td></td>
</tr>
<tr>
<td>5.</td>
<td>Rehabilitation Expert</td>
<td>Ms. Nilima Negi Mobile: 09998002309 Email: <a href="mailto:nilurawat@gmail.com">nilurawat@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>6.</td>
<td>Rehabilitation Expert</td>
<td>Ms. Bindu Nair Mobile: 09825075868 Email: <a href="mailto:bindu.na@gmail.com">bindu.na@gmail.com</a></td>
<td></td>
</tr>
<tr>
<td>7.</td>
<td>Technical Expert</td>
<td>Er. Jigarkumar G Patel Mobile: 09722338846 Email: <a href="mailto:jigarpatel.5454@gmail.com">jigarpatel.5454@gmail.com</a></td>
<td></td>
</tr>
</tbody>
</table>
It is also proposed to Nominate Dr. Dipa Lalitchandra Joshi as Chairperson of the Expert Group according to RFCTLARR Act 2013.

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

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

This is issued with the approval of Hon'ble Administrator Daman and Diu vide Diary No356945 Dated 09/05/2018

(Hemant Kumar)
Collector, Diu

To,

All members.

Copy to:-

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

सांख्य प्रदेश दमन एवं दीव प्रशासन/ U.T. ADMINISTRATION OF DAMAN & DIU,
आपदा प्रबंधन प्रक्रिया, दीव/ DISASTER MANAGEMENT CELL, DIU
समाहरण का कार्यालय, दीव/ OFFICE OF THE COLLECTOR, DIU.-362520

(COL/DISASTER/DIU/2018-19/375) Dated: 15/05/2018

To,

All Members

Multi-disciplinary Expert Group Committee Members

Sub: - A meeting of Multi-disciplinary Expert Group Committee members dated
17/05/2018 at Circuit House Ghoghala on 12.30pm

Madam / Sir,

I am directed to inform you on the subject cited above that a meeting of Multi-
disciplinary Expert Group Committee members will be held dated 17/05/2018 Circuit House
Ghoghala at 12.30pm on the issue of Social Impact Assessment Report of Jethibai Bus
Stand prepared by Social Impact Assessment team.

Therefore all members are requested to attend the meeting as per the schedule.

Yours Faithfully

(Rahul Maharishi)
Disaster Project Officer,
Diu

To,

1. Dr. Dipa Lalitchandra Joshi, Chairman, Multi-Disciplinary Expert Group Committee
2. Dr. Nitiksha Jayantilal Gediya, Asst. Prof. Diu, College, Non Official Social Scientist
4. Shri Shashikant M Solanki, President District Panchyat, Elected Representative, Diu
5. Ms. Nilima Negi, Rehabilitation Expert, Multi-Disciplinary Expert Group Committee
6. Ms. Bindu Nair, Rehabilitation Expert, Multi-Disciplinary Expert Group Committee
8. The Collector, Diu
<table>
<thead>
<tr>
<th>Sr. No</th>
<th>Name</th>
<th>Designation</th>
<th>Signature</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dr. Dipa Lalitchandra Joshi</td>
<td>Chairman, Expert Group</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Dr. Nitiksha Jayantila Gediya</td>
<td>Member, Expert Group</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Smt. Bhagyavanti Chunilal Solanki</td>
<td>Member, Expert Group</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>Shri Shashikant M. Solanki</td>
<td>Member, Expert Group</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Ms. Nilima Negi</td>
<td>Member, Expert Group</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Ms. Bindu Nair</td>
<td>Member, Expert Group</td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>Er. Jigarkumar G. Patel</td>
<td>Member, Expert Group</td>
<td></td>
</tr>
</tbody>
</table>