

**DRAFT SOCIAL IMPACT ASSESSMENT REPORT ON
“DEVELOPMENT OF PENSÃO BEIRA MAR INTO A
HERTAIGE HOTEL”**



**Submitted to:
The Collector, Diu**

**Submitted by:
Social Impact Assessment Team, Diu**

Declaration


This SIA and SIMP report is purely based on the information given by stakeholders, inhabitants of Diu. Maps and other relevant details were provided by Chief Executive Officer, Smart City, Diu and Enquiry Officer, City Survey, Diu.

ACKNOWLEDGEMENT

This Social Impact Assessment (SIA) Report is a result of the work executed by SIA Team, Diu in Diu District as per Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act 2013. The SIA team had extensive consultation with the officials of Public Works Department, Diu and Project Affected Families (PAFs) for collecting valuable inputs, data on local ecology, culture and socio-economic profiles.

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**(C.D.Vaja)
Chairperson,
S.I.A Team,
S.I.A Unit, Diu**

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LIST OF ABBREVIATION

CPR Common Property Resources

DPR Detailed Project Report

FGD Focused Group Discussion

LA Land Acquisition

LAP Land Acquisition Plan

NA Not Applicable

OAP Old Age Pension

PAFs Project Affected Families

PAP Project Affected People

RAP Resettlement Action Plan

RFCTLARR 2013 Right to Fair Compensation and Transparency in Land Acquisition Resettlement and Rehabilitation Act, 2013

R &R Rehabilitation and Resettlement

SIA Social Impact Assessment

SIMP Social Impact Management Plan

PWD Public Works Department

EXECUTIVE SUMMARY

Project and Public Purpose

Cultural Heritage is an expression of the ways of living developed by a community and passed on from generation to generation, including customs, practices, places, object, artistic expressions and values. Cultural Heritage is often expressed as either Tangible or Intangible Cultural Heritage. The current land acquisition is a part of Tangible Cultural Heritage of this project. U.T Administration of Dadra & Nagar Haveli and Daman & Diu notified land acquisition for development of Pensao Beira Mar into a Heritage Hotel for use of general public purpose to gain bloom in Tourism industry. The proposed project could lead to sustain and preserve heritage and culture to the state of posterity. Therefore, the Smart City, Diu needs to acquire 139 sq.mtr land on the proposed site to develop heritage hotel. In compliance with section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Resettlement and Rehabilitation Act (RFCTLARR) 2013, the present Social Impact Assessment (SIA) of the project was undertaken. The office of the Collector, Diu, U.T. Administration of Dadra & Nagar Haveli and Daman & Diu in its Notification No. 65-05-LAQ-2020-21/216 dated 30-04-2021 notified that the SIA study land acquisition for Development of Pensao Beira Mar into Heritage Hotel in Diu. The SIA was carried out with the objectives of identifying the potential socio-economic positive and negative impacts of land acquisition and developing attainable mitigation measures to enhance positive impacts and reduce or avoid negative impact, thereby ensuring a participative, informed and transparent process for development of Heritage Hotel in Diu District. Acquisition of land for public purposes as defined by the Act **RFCTLARR Act, 2013** is undertaken by invoking the provisions of the act with an objective to ensure a participative, informed and transparent process of speedy land acquisition of the land for the public purpose. Accordingly, the provisions of the Act authorizes the government to invoke the provisions of this Act for the acquisition of any land for the concerned purpose by adhering to due compensation, rehabilitation and resettlement measures as provided in the Act of 2013. This social impact assessment is in accordance with the Act provision to assess the social impact prior to the acquisition.

Project Location and Alternatives Considered

The U.T. Administration of Dadra & Nagar Haveli and Daman & Diu after reviewing land ahead of the District 139 sq.mtr private land is to be acquired for Land Acquisition for development of Pensao Beira Mar into Heritage Hotel at Diu District. The identified land will be acquired for preserving the cultural values as well as making the said site as tourist attracting spot as the structure is lying in defunct state.

Although there are loss of some portion of land only, the lesser social and environmental impact of the project on the present site saving the project from rehabilitation measures, makes this option the most suitable place for development of Pensao Beira Mar into Heritage Hotel in Diu District. These are:

- On the very first instance PAF's are willing to give their lands for the proposed development as they are not dependent directly for their livelihood on the said site.
- The compensation amount should be providing the current market rate, as per the provisions of RFCTLARR 2013.

Size and Attributes of Land Acquisition

District: Diu

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| <i>Ward number of the Municipal Council</i> | 5 |
| <i>Number of PAFs</i> | 2 |
| <i>Size of the land to be acquired</i> | 139 Sq. mtr |
| <i>Ownership of land</i> | Private |

Table 1 Size and attribute of land

The total private land of 139 Sq.mtr is to be acquired for development of Pensao Beira Mar into a Heritage Hotel. The present SIA study was done at the project site which is owned by private interested parties spread over two private property survey numbers. The land to be acquired has hotel structure (kitchen and washing area) and open land at the project site.

Social Impact

Potential impacts and benefits as a result of the implementation of the project have been considered in four dimensions as social, environmental, cultural and economic. Development of Pensao Beira Mar into Heritage Hotel in Diu District under the project will lead to enhanced land value as the project will lead to development of tourist influx.

This project has main three goals:

1. Promotion and diversification of tourism industry
2. Creation of vibrant economy
3. Conserving and enhancing the environment.

The development of Pensao Beira Mar into Heritage Hotel can be a part of leading Diu into major Tourist Destination leveraging its cultural heritage and coastal identity. Besides having potential positive impacts the project has bit of negative impact. The most significant negative impacts of the project are the loss of land for the households and their dependents. Acquisition of this land is to affect two families who will lose part of their lands. The lands notified for development of Pensao Beira Mar into Heritage Hotel at Diu District including the area under SIA study is sea facing land and is principally used for commercial purpose. Considering the commercial establishment at the project site, it is assumed that acquisition is likely to deprive them from bit portion of land.

Social Impact Mitigation Plan (SIMP)

The development of Pensao Beira Mar into Heritage Hotel at Diu District for which the land has to be acquired has positive impact. Based on the desk review, field investigations and consultations undertaken during the Social Impact Assessment of land acquisition for the same, Social Impact Mitigation Plan (SIMP) has been developed. The major mitigation measures drawn are:

i. Economic Measure

Loss of property and assets due to acquisition of land for the development of Pensao Beira Mar into Heritage Hotel at Diu District should be compensated as mandated by the Act under sections 26-31 and which are listed in the First Schedule of the Act for the PAP's spread over two private property

