

A STUDY ON LAND ACQUISITION POLICY IN HARYANA WITH A REFERENCE OF LAND ACQUISITION ACT 2015

Vikas

Research Scholar of OPJS University, Churu, Rajasthan

Dr. Kalu Ram

Associate Professor, OPJS University, Churu, Rajasthan

ABSTRACT

Haryana's economy is mainly agriculture based economy. But industrialization is growing at rapid rate at present. Many worlds known industries are situated in Haryana. The industrial area is developed in Haryana since two decades. The infrastructural facilities are increasing by the government continuously. Many government projects are situated in Haryana and many projects are in progress. The land is required for the industries and infrastructural facilities.

So the land acquisition is being place in Haryana since 2005. The land acquisition policy in Haryana is in practice since 2005 but it is announced in 2007. The government of Haryana acquires the land under land acquisition act. The land acquisition in Haryana was increased after since one decade. The current paper highlights the land acquisition policy in Haryana with a reference of land acquisition act 2015.

KEYWORDS:

Land, Acquisition, Policy

INTRODUCTION

The land was acquired in Haryana according to the land acquisition act 1894, before the implementation of the land acquisition policy. The compensation, rehabilitation and resettlement policies are different and the land owners are not so beneficial by these policies. They have got very low compensation from the government. But the government made many good provisions for the farmers.

Haryana is the only state where land acquisition is made for the better of the farmers. The government pays full attention to the farmers when the land is acquired. The provision of the land acquisition's compensation for the land owners or the farmers is according to the floor rate of the land. The floor rate must be given to the land owners. The floor rate of the land is decided according to the market value.

The floor rate is decided but the ceiling price of the land is not decided because it gives to according to the situation and for the welfare of the farmers. The reason of the not decided of the ceiling rate is that the government tries to give the maximum compensation to the farmers. The floor rate in Haryana is divided in three categories-

1. 20 Lakh per acre.
2. 16 Lakh per acre.
3. 8 Lakh per acre.

The compensation is given just after the land acquisition but in spite

of this compensation, the royalty is also decided for 33 years. The royalty of 15000 rupee per acre per annum decided at present and the annual hike of 500 rupee every year. The government revised the rate of the compensation and the annuity at present. The revised rates are discussed in the Bill 2015 [second amendments]. The policy of land acquisition in Haryana is completely in the favor of the farmers. The land is acquired with the negotiation of the both sides i.e. government authority and the farmers so the government pays attention to the welfare of the farmers and gives the appropriate compensation.

If the farmers are not ready to give their land on the compensation decided by the government then the government negotiates with the farmers and gives the suitable compensation of the land. The compensation, rehabilitation and resettlement are increases the welfare of the farmer. The government has made the provision of employment and houses for the displaced people whose land was acquired by the government because many people are displaced after the land acquisition. The government acquires their land and they have nothing to do so they have displaced from the acquired sites. The government must have made the accurate policy for these people.

The government should make the policy of rehabilitation and resettlement for the affected people. If the government will acquiring the land continuously and not do anything for the affected people then the welfare of the people decrease and the economic development is not possible without the economic welfare of the people.

The government acquired the land and gave the compensation to the farmers. The compensation money increase the standard of living in

short run but what will be the strategy for the livelihood in the long run for those farmers whose land was acquired by the government. We will discuss the impact on farmer's conditions but it is the present impact of land acquisition. The impact will change in long run when they have no land and have not money, then the problem of livelihood will arise.

When the research started, the survey of the affected area was done and found that all the people of the affected area were talking about the land acquisitions wheather it is good or bad while they sitting on 'chaupals'.

Many misunderstanding they have on their mind about the land acquisition and the projects of the government. Some farmers were used the compensation money very correctively because they have spend it on purchase new land but some farmers were very sad because they were small farmers and have the small area for the agriculture, the government acquired that land. So they have become landless and the compensation amount was not so enough they would purchase the land.

The farmers whose area of land was acquired, they were spending the amount to purchase new land and construction of the houses and purchase new vehicles. The big farmers were seems happy because they have land and money both, their some areas were acquire by the government and some areas not acquired, so they have got much compensation amount and have land also for agriculture.

LAND ACQUISITION ACT 2015

The land acquisition act 2015 came into practice with the right to fair

compensation and transparency in land acquisition, rehabilitation and resettlement. This act is the improvement in the all previous acts. The president of India promulgated an ordinance with an official mandate on 31 December 2014. It is come into force with two main objectives of farmer's welfare and the development of the country.

The purposes of the land acquisition act 2015 are not effect badly to the farmers of the country. The land acquisition is compulsory for nation's development so the land will be acquired but with the attention of the farmers welfare. This act is paid fully attention that the farmers are being happy and they get employment after the land acquisition. With these purposes the bill passed by the Lok Sabha but it is lying a long time in Rajhya Sabha.

The president of India promulgated the ordinance for third time in 2015. The main attention is given to the fair compensation and transparency in land acquisition, rehabilitation and resettlement. The land acquisition in Jammu and Kashmir is still the same as before this act. The land acquisition in Jammu and Kashmir is governed by Jammu and Kashmir according to the land acquisition act 1934. The land acquisition act 2015 will apply in whole country but not in Jammu and Kashmir.

The land acquisition act 2015 is according to the constitution of India and many new articles are made rules in the act. For example, the right to property under articles 19 and 31. Article 19 and 31 gives the right of the property to the farmers. According to these articles no person shall be deprived of his property and compensation will be pay to a person whose property has been taken by the purpose of public projects. The Forty-four amendment of 1978 deleted to the list of fundamental rights. All right are given according to the Indian

constitution. The right of the property is given according to the constitution of the India.

DATA ANALYSIS AND INTERPRETATION

The present research is based on the primary data. So the result of the research is based on the analysis of the data. This chapter is related to the analysis of the data.

Table-1 Increment in the income of the farmers after land acquisition

Districts	Yes	No	Total	Percentage of 'Yes'	Percentage of 'No'
Panipat	170	70	240	71	29
Hisar	41	219	260	16	84
Total	211	289	500	42	58

Source: Field Survey.

Table 1 shows the data about the change in income after the land acquisition. 170 respondents of district Panipat responded that their income is greater than before and 70 respondents responded that income is not increased. Here 41 respondents of district Hisar responded that their income increased and 219 responded that their income is not increased. Here 211 respondents out of 500 have responded that their income has changed positively where 289 respondents have responded that not any changes occurred in their income after the land acquisition. The income of some farmers is increased after the land acquisition. Their income increased due to the good use of compensation amount. Here the response of more than fifty percent respondents is negative, it means the land acquisition affected to them negatively and their income has not increased.

It concludes that there is no increment in the income of many respondents after the land acquisition. The income is not increase of most of the respondents so it can be say that the land acquisition has not affected so much to the income pattern of the farmers. The increase in income of the 211 respondents shows that the land acquisition has the positive effect on the standard of living of the farmers because the standard of living of a person depends on the income and the income increased of many farmers after the land acquisition. But the land acquisition has not affected to the income level of the 289 respondents and their standard of living is as usual as before the land acquisition. The income of many farmers has increased after the land acquisition.

Table-2 Government facilities provided after the land acquisition

Districts	Yes	No	Total	Percentage of Yes	Percentage of No
Panipat	35	205	240	15	85
Hisar	11	249	260	4	96
Total	46	454	500	9	91

Source: Field Survey.

Table 2 shows the data about the government facilities provided to the people after the land acquisition. Here 35 respondents of district Panipat are given the answer that the government has given the facilities but 205 answered that the government was not provide any facilities. Here 11 respondents of district Hisar responded that the government has given the facilities but 249 responded that the government has not given any facilities. Overall less number of

respondents (9%) said that the government was given the facilities but majority of respondents are respond that the government was not given any facility after the land acquisition.

Most of the respondents have responded that the government has not given any facilities after the land acquisition. The government has promises to the farmers for many facilities before the land acquisition but ignored to the all the farmers after taken their land. The government has not given any facility to the affected families or in the area where the land was acquired.

Here the facilities mean the facilities of employment, facilities of the basic infrastructure- health and education and other facilities in the affected area. The government has not given the facilities for the farmers that they can improve their life after the land acquisition. The government has only promised to the farmers before the land acquisition but has not given after the land acquisition.

Table-3 Satisfaction with way of life in present

Districts	Satisfied	Not Satisfied	Total	percentage of Yes	Percentage of No
Panipat	181	59	240	75	25
Hisar	23	237	260	9	91
Total	204	296	500	41	59

Source: Field Survey.

Table 3 shows the data about the satisfaction of present life style after the land acquisition. 181 respondents of district Panipat responded that they are satisfied from present life style and 59 respondents are responded that they are not satisfied. Here 23 respondents of district

Hisar responded that they are satisfied but 237 respondents that they are not satisfied. 204 respondents out of 500 responded that they are satisfied and 296 respondents responded that they are not satisfied. The number of respondents of district Hisar who are not satisfied is very small, it means only few farmers has benefited by the land acquisition.

Many farmers are satisfied after the land acquisition and other are not satisfied after land acquisition. Most of the respondents have responded that the government acquired the land forcibly, so they feel not good after the land acquisition. They are not satisfied with the government policy. The respondents have responded that the acquired land was very fertile and the government has taken the land. They have lost their livelihood then how can they satisfy with the government's land acquisition policy.

Some respondents are satisfied because they have got the heavy compensation and purchased the land with the compensation money. Many respondents have responded that they are satisfied but the number of the satisfied persons is decreased after the land acquisition. Approximately 75 percent respondents were satisfied after the land acquisition the number of the satisfied farmers is decreased.

Table-4 Change in standard of living after the land acquisition

Districts	Strongly Agree	Agree	Disagree	Total	Percentage of strongly agreed	Percentage of agreed	Percentage of Disagree
Panipat	12	70	158	240	5	29	66
Hisar	3	32	225	260	1	12	87

Total	15	102	283	500	3	20	77
-------	----	-----	-----	-----	---	----	----

Source: Field Survey.

Table 4 shows the data about the question of standard of living. When the question asked that the standard of living changed positively due to the land acquisition, There are the 12 respondents of Panipat strongly agree, 70 respondents agree and 158 respond disagree. Here 3 respondents of district Hisar respond strongly agree, 32 agree and 225 disagree. 15 respondents out of 500 strongly agree, 102 agree and 383 were disagreed about the positive change in standard of living.

The data shows that the farmers are not feel any good changes in their standard of life after the land acquisition. Most of the respondents have responded that their standard of living is not changed after the land acquisition and they have not felt any good changes in their way of life. The data shows that the land acquisition has not affected positively to the standard of living. Some respondents have responded that their standard of living affected positively. But majority of the respondents has not felt any positive change in their standard of living.

Here 117 respondents have strongly agreed and agreed that the standard of living has improved after the land acquisition. it means the land acquisition has affected positively to the standard of living of many farmers.

Table-5 The number of respondents whose occupation was agriculture before land acquisition

Districts	Agriculture	Not agriculture	Total	% of Agriculture	% of Not agriculture
-----------	-------------	-----------------	-------	------------------	----------------------

Panipat	230	10	240	96	4
Hisar	245	15	260	94	6
Total	475	25	500	95	5

Source: Field Survey.

Table 5 shows the data about the occupation that there occupation was agriculture or not before the land acquisition. Here 230 respondents' occupation was agriculture and 10 respondents' occupation was not agriculture of district Panipat's respondents. 245 respondents' occupation was agriculture and 15 respondents' occupation was not agriculture of district Panipat. 475 respondents respond that their occupation was agriculture and rest of 25 responds that their occupation was not agriculture. The factors behind the agriculture as a occupation are the lack of jobs and illiteracy.

Majority of respondents involved in agriculture before the land acquisition. Those people were selected for the research whose land was acquired by the government and all people who have land were engaged in agriculture. It was because to the lack of jobs in other sectors and lack of businesses.

The other reason that the farmers have their own land and all other members of the family involved in agriculture also. The whole family was working in the field and have got the enough income for fulfill their needs. so the farmers were engaged in the agriculture as a occupation. The respondents were told that they have the occupation of the agriculture so they are the owner of their business and earning well. The most of the respondents of the study area has belongs to the agriculture sector.

DISCUSSION

This research is a case study of two districts of Haryana, Panipat and Hisar. The respondents are selected from the villages of these two districts.

The main reason to select these districts of Haryana was that the land was acquired by the government for development projects. The development project is increasing in one district while the second is under construction in the second district. The development projects are too good for the economy of the state but the land acquisition was very painful for the farmers. They were seated on strikes but the government did not pay any attention.

Many of the farmers have lost all of their land and have become landless. The land acquisition policy had made impact on the welfare of the people and also the reason for the fluctuations in the economy. So these districts were selected for the research to know the impact of land acquisition. Most of the respondents were selected from the area where the land is acquired for the Power Plant.

The data was collected by the questionnaire but the observation method also applied. Schedule and interview method are also used according to requirement. The data is related to the five dimensions of the research. All respondents are farmers whose land was acquired and most of the farmers are illiterate or less-educated, so the questions were very simple and clear, no technical question is included in the questionnaire. The main purpose of this research was to find out the impact of land acquisition on ground level, so the questionnaire method and observation method both are used for

collecting the data.

The government policy of acquisition and compensation is different in different areas. One place the government gives more amount of compensation and gives less amount of compensation on other same type of land. So the land acquisition affects positively in one place and seems good for the farmers. The farmers have protests against the government where the compensation money was not fair. The same procedure of land acquisition had seen in this research.

The two main area 'Khedar' (Hisar) and Assan Khurd, Assan Kalan, Jatal, Sutana, Khukrana and Untla (Panipat) were selected for the research. The land of 'Kheder' was acquired before sixteen-seventeen years approximately. The compensation of land given by the government was 90000- 200000 per area. No doubt the value of rupee was high at that time, but this compensation amount is very less of the land.

The research concludes that the farmers are not happy with the land acquisition policy of the government. Every decision related to land acquisition is protested by the farmers in Haryana. The government takes the land from the farmers and used it in development projects.

No doubt the development of the Haryana is on the height, the infrastructure facilities are increasing continuously but the opportunity cost of this development is very high. The Haryana government has tried to give good compensation but it was not enough for the farmer's family.

The life time source of their livelihood is taken by the government and some amount of money is given by the government. The short run effects on their way of life seems good but it is a big question that

what will they do in future?

Every person whose land acquired is not happy with the land acquisition. The land acquisition policy affected the land owners and all those people who depended on that land which was acquired. It is seen that every part of the Haryana looked green due to crop before some years, but the smoke of the factories looks everywhere at present.

The use of land transferred from agriculture to industry is good for the growth of the state but not good for the conditions of the farmers. The growth of the state will obviously well by the industrialization and the development projects but the mind of the people have lost the satisfaction which they have when engaged in agriculture. The land acquisition affect negatively to the state of the mind of the people Haryana. They are not fights against the decision of the government because the government has all the powers to acquire the land for many purposes.

CONCLUSION

Every government acquires the land of the farmers and uses it for development projects. But the whole acquired land is not used for the public projects. The land is acquired by the government and later transferred it to the industrialists.

The politicians are makes some provision for their personal benefits. The farmers are seems helpless in front of the decision of the government. The farmers are protests against these decisions but they can protests only, not do anything to check the acquisition of the

land. The land acquisition process increased the unbalanced growth in the economy of Haryana.

The development will happen in one side but the welfare of the farmers will declined on the other side. The land acquisition has impacted negatively on the socio- economic condition of the farmers in Haryana. Most of The farmers were not felt any improvement in their socio- economic conditions after the land acquisition. The land acquisition affected negatively to the small farmers and the large farmers were benefited by the policy of land acquisition because they have purchased land and have the money to spend.

BIBLIOGRAPHY

1. Raman and Kumar [2012] “Regional disparities in agricultural development”. Journal of regional development and planning, volume-1 No. 2.
2. Research report [2012] on the impact arbitrary large scale land acquisition has on women’s right to land access, usage and control in Uganda. Action aid international Uganda.
3. Singh [2012] “Changing Land use pattern in India and its Impact on Supply of fresh Vegetables”. Journal of Agriculture Science and Technology.
4. Goswami [2012] “Land acquisition, Rehabilitation and Resettlement: law and politic” IIHS working paper.
5. John, Vel and Suraya [2012] “Trajectories of land acquisition and enclosure”. The journal of peasant study, volume 39.
6. A report [2012] “Forest and common land acquisition estimated

forest and lesson of case studies from 6 states”.

7. FIG working week [2012] “An assessment of land acquisition in Nigeria”.
8. Bhardwaj and Kumar [2012] “Urban expansion and land use change analysis of Karnal city in Haryana: A study on open satellite data”, International journal of emerging technology and advanced engineering. ISSN 2250-2459, volume 2, issue 12.
9. Syed [2013] “Development projects, land acquisition and resettlement in Bangladesh, A Quest for well formulated national Resettlement and rehabilitations”, International journal of Humanities and social science Volume 3.
10. Alfred and Jean [2013] “Land use consolidation in Rwanda: a case study of Nyanza District Southern Province”. International journal of sustainable land use and urban planning, ISSN 1927-8845, volume 1, page no. 64-75.
11. Chand and Sethi [2013] “Economic impact assessment of rehabilitation schemes of tsunami affected farmers of Bay Island in India”.
12. Laura and Esther [2013] “Contemporary processes of large scale land acquisition in Sub-Saharan Africa”. Center for International Forestry Research.