

# IMPACT OF LAND ACQUISITION IN DEVELOPMENT PROCESS: A SOCIOLOGICAL STUDY

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## ABSTRACT

The present study “Impact of Land Acquisition in Development Process” make an attempt to analyse the various changes that taken place due to various development process. This paper has been written on the basis of quantitative and qualitative data collected from a needful household survey carried out in village Bohar District Rohtak in the state of Haryana because the major part of the land of this village has been acquired during the last 10 years by the Government of Haryana under Land Acquisition Act, 1894 and other Private Companies with the aim of dwelling units in the name of public purposes. The data was collected with the help of interview schedule, case study method and informal discussion with the important personalities of the village. The study, however, finds that acquisition of agricultural land has not only bowdlerised the agriculture based economic activities by dispossessing farmers from their land but also forced them to diversify their livelihood activities. Analysis revealed that the Farmers offered their land voluntary as well as forceful acquisition of land by state or other agencies but there was no coercion. Comparatively well-off households with their well tie-up with the local authority and political leaders have achieved greater extent in gaining these opportunities. There has been a substantial change of lifestyle of these native people in rapidly transforming social milieu. From the present study we also find out that in real setting two main causes of land offering high indebtedness and irrigation problem.

**Keywords:** *Land Acquisition, Development, Public Purpose, Companies, Compensation, Impact.*

## I.INTRODUCTION

Indian economy has traditionally been an underdeveloped economy where 70 percent of the population is dependent on agriculture. Agriculture is a primary activity, which produces most of the food that we consume. Besides food grains, it also produces raw material for various industries. So land is a precious natural resource and is main source of livelihood of the millions in the country. 58 percent of the labours in the country are still engaged in agriculture and allied occupation.

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In the attempt for industrialization, large factories, industrial parks of various kinds, large electricity generation projects and large Mines etc., have been assigned very substantial space in our country also to modernize the agriculture sector, the major portion of government investment in agriculture has gone into developing large dams. This kind of growth framework has created the need for acquisition of large pieces of agriculture and forest land through this framework of development is unchanged, the agency which will bring these changes has changed. The private corporate sector has become an important factor in the economic process and government role has changed to become larger as a facilitator of this private corporate led economic development process. This change in the role of the government has created a situation where in all state government is competing with each other to attract private capital into these states. The states are doing it for three reasons – first- to compete with each other to attract private capital, second- to prevent the emergence of land mafias, and third- a nexus between the state and the industrialists.

A speculative demand for land from industrialists is also being observed. They are trying to acquire more land, may be for real estate business interest, than their need for setting up industries. The market price of land is generally low before any new industrial or urban development projects come up in a rural area but there after once the project come up, the land price shoots up. So, to take the speculative advantages of this land price hike, industrialists are trying to acquire more land than there need to set up factories. And often states are helping them primarily in the case of special economic zones (SEZ) to acquire land by invoking land acquisition act in the name of public interest for industrialization of the state. But this land speculation has resulted in the lower acceptability by the people for land acquisition by the state.

Central government and state governments acquire land across the country for setting up infrastructure and development projects like dams, roads, industry and urban development. Government has to acquire land under the land acquisition Act, 1894. The land Acquisition Act of 1894 is a legal Act in India which allows the government of India to acquire any land in the country. Land Acquisition literally means acquiring of land some public purpose by the Government agency as authorized by the law from the individual landowners after paying some compensation in lieu of losses occurred to landowner due to surrendering of their land to the concerned Government. Acquisition of land by the government for public purpose or for the companies is governed by the Land Acquisition Act, 1984; Appropriate Government would mean the central Government if the purpose for acquisition is Union and for other purpose it is the State Government. It is not necessary that all the acquisition has to be initiated by the government alone. Local authorities, societies registered under the Societies Registration Act, 1860 and Co-Operative Societies establish under the Co-operative Societies Act can also acquire the land for developmental activities through the government.

## II. REVIEW OF LITERATURE

**Lorenzo Cotula (2007)** the effects of large scale land acquisition and wider commercial pressures on land can be conceptualized in several dimensions. They may be felt at a local level, at a national level, or at a global level

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through world markets and global eco system. They can direct include direct out comes such as new employment or loss of access to a resource , or more indirect impact such as changed food security local or else where people may be affected in different ways Income, levels head security and economic development are important aspects, food production availability an security are others. But issues of dignity, self-determination and right of people to decide their own path of development.

**Sulle and Nelson (2009)** indicate that the opportunity cost to villagers of the land granted to Sun Bio Fuels is higher than the total amount of compensation paid to all 11 villagers from which land was transferred. Field investigation also revealed that 'bare' land was not compensated. What's more, some places had not been subjected to valuation; even though villagers were provided with forms to specify thus claims. Compensation procedures were found to differ substantially from one company to another. More ever advance notice of valuation procedure was inadequate as short as two weeks.

**De Schutter (2011)** Large scale Land Acquisition can thus have several impacts on local food security and food production system; such impacts may also be more wide spread, affecting the food security of the host country, as well as of other countries. Here consideration of National Agriculture Strategy (for example, whether crops are produced for local markets or for export) and trade (for example, whether export restrictions may be applied) are important.

**G. Maitreesh and M. Dilip (2013)** analysis of compensation arrangements for incentives of concerned parties to invest in productivity-enhancing investments or actions, raise the question how farmers displaced by acquisition of agricultural land for the purpose of industrialization ought to be compensated. Prior to acquisition, the farmers were leasing in land from a landlord, either a private owner or a local government. There were three sets of relevant incentive effects in the model: the decision of the landlord to sell the land ex post to an industrial developer, and extant incentives of tenants and landlord to make specific investments in agricultural quality of the land. Their main result is that under a broad class of circumstances, efficiency considerations requires farmers be over-compensated for their loss of agricultural income in the event of conversion.

### III.OBJECTIVES OF THE STUDY

The present study is an attempt to investigate the Impact of large scale acquisition of land for establishment of the industry. We seek to understand how different section of society experienced the process of social transformation.

- i. To know the socio-economic background of the respondents.
- ii. To see the overall impact on the respondents before and after the acquisition of land.

## IV.METHODOLOGY

The present study was carried out in village Bohar district Rohtak. We have formulated an Interview Schedule for the collection of primary data from our respondents and secondary data was collected from documentary sources like books, internet, newspapers, and magazines etc. The unit of the investigation was head of the household. Information was then categorized, tabulated and inferences were drawn. Simple random sampling is used in the present study.

Total respondent of our study is 70. With the help of various government sources and through personal contacts we found that about 120 respondents whose land was acquired by government of Haryana under HSIDC for setting IMT and Maruti Udyog Ltd. also purchased land for setting their Testing Plant in the village. But as our study was on micro level we were able to trace only 70 respondents and these respondents ultimately been persuaded and these became our sample of study.

## V.MAJOR FINDINGS

Table – 1

Age Wise Distribution of the Respondents

Sr. No.	Age Group	No. of Respondents	Percentage
1	21-40	23	32.86
2	41- 60	38	54.29
3	Above 60	09	12.85
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table No. 1 shows that majority of respondents 54.29 percent were in the age group of 41-60 years. About 32.86 percent respondents were in the age group of 21-40 years, remaining 12.86 percent respondents were in the age group of above 60 years respectively. In this table mostly respondent were in age group of 41-60 years.

Table – 2

Distribution of the Respondents according to their Education Level

Sr. No.	Education	No. of Respondents	Percentage
1	Illiterate	15	21.43

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2	Primary	21	30.00
3	Middle	13	18.57
4	Secondary	07	10.00
5	Senior Secondary	09	12.86
6	UG/PG	05	07.14
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table No. 2 indicates that majority of respondents 30 percentage attained education up to primary level. 21.43 percent respondents were illiterate 18.57 percent respondent attained education up to middle level respectively, 12.86 percent of the sample attained education up to senior secondary level, 10.00 percent of the total level attained education up to secondary level and rest of them 7.14 percent respondents educated up to UG/PG level education.

**Table – 3**

### **Distribution of the Respondents according to their Occupation**

<b>Sr. No.</b>	<b>Occupations</b>	<b>No. of Respondents</b>	<b>Percentage</b>
1	Agriculture and allied occupation	27	38.57
2	Govt. Service	15	21.43
3.	Private Job.	18	25.71
4.	Jobless	03	04.29
5.	Other	07	10.00
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table No. 3 reveals that the majority of the respondents 38.57 percent engaged in agriculture and allied occupation, 25.71 percent engaged in private jobs, 21.43 percent of the sample were engaged in Govt. service and 10 percent respondents were engaging other occupations like shop keeper, property dealer etc. Remaining 4.29 percent respondents were jobless.

**Table – 4**

**Distribution of the Respondents according to their Monthly Income**

Sr. No.	Monthly Income	No. of Respondents	Percentage
1	Below Rs.10000	23	32.86
2	Rs.11000-20000	13	18.57
3	Rs.21000-30000	09	12.86
4	Rs.31000-40000	08	11.43
5	Above Rs. 40000	17	24.28
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table No. 4 indicates that the major parts of the respondents i.e. 32.86 percent were having monthly income below Rs. 10000/- per month. While 24.28 percent respondents were having monthly income above Rs. 40000/- per month respectively 18.57 percent of the total sample were having monthly incomes between Rs. 11000-20000/- per month. 12.86 percent respondents having income between Rs. 21000-30000/- per month and remaining respondents of the sample i.e. 11.43 percent were having income between Rs. 31000-40000/- per month.

**Table – 5**

**Land Holding Pattern of the respondents**

Sr. No.	Size of land holding in Acre	No. of Respondents	Percentage
1	Less than 2 acre	29	41.42
2	2 – 4 acre	15	21.43
3	5 – 6 acre	18	25.71
4	7 – 8 acre	05	07.14
5	Above 8 acre	03	04.30
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table 5 shows the size of land holding pattern in Bohar village. Among the total 70 respondents i.e. 41.42 percent respondents had less than 2 acre of land. The second majority of respondents, i.e. 25.71 percent had 5 –

6 acre of land. 21.43 respondents had 2 – 4 acre of land, 7.14 percent respondent had 7 – 8 acre of land. Remaining 4.30 percent respondents had above 8 acre of land.

**Table – 6**  
**Type of Land that Acquired**

Sr. No.	Types of Land	No. of respondents	Percentage
1	Fertile	37	52.86
2	Less fertile	18	25.71
3	Waste land	15	21.43
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table No. 6 indicates that the majority of the respondents i.e. 52.86 percent had fertile land, while 25.71 percent had less fertile land and 21.43 percent had waste land respectively. So it was found that majority of respondent having fertile land.

**Table – 7**  
**Land Acquired in Acre**

Sr. No.	Size of land Holding in Acre	No. of Respondents	Percentage
1	Less than 1 acre	18	25.71
2	2 – 3 acre	31	44.29
3	4 – 5 acre	13	18.57
4	Above 5 acre	08	11.43
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table 7 shows the size of land acquired by different agencies in Bohar village. Among the total 70 respondents i.e. 44.29 percent respondents belong to the 2 - 3 acre of land. The second majority of respondents, i.e. 25.71 percent respondents have less than one acre of land. Among the remaining categories 4 - 5 and above 5 acre have 18.57 and 11.43 respondents from each category.

**Table – 8**  
**Agencies who Acquired Land**

Sr. No.	Agencies	No. of Respondents	Percentage
1	Private	23	32.86
2	Government	47	67.14
	<b>Total</b>	<b>70</b>	<b>100.00</b>

Table No. 8 indicates that about 67.14 percent of our lands were acquired by government agencies and 32.86 percent of lands were acquired by private agencies. So the most of our land were acquired by the government agency.

**Table- 9**  
**Willingness of Selling Land**

Land in acre	High Indebtedness	High Payment	Irrigation Problem	Low Productivity	Any Other	Total
Less than 1 acre	7	2	6	1	2	18(25.71)
2 – 3 acre	9	8	7	2	5	31(44.29)
4 – 5 acre	3	4	2	2	2	13(18.57)
Above 5 acre	-	-	2	3	3	08(11.43)
<b>Total</b>	<b>19</b> <b>(27.14)</b>	<b>14</b> <b>(20.00)</b>	<b>17</b> <b>(24.29)</b>	<b>8</b> <b>(11.43)</b>	<b>12</b> <b>(17.14)</b>	<b>70</b> <b>(100.00)</b>

Note: The figures given in Parenthesis are percentages.

Table 9 shows the reasons behind land selling for various purposes. Among the total 70 respondents, majority of respondents 27.14 percent had high indebtedness. These respondents had different acre of land, maximum number of respondents had 2 - 3 acre of land, some of the respondent belong to less than one acre and remaining are in 4 - 5 acre of land. 24.29 percent respondents had irrigation problem, among these maximum number of respondents belong to 2 - 3 acre of land, second majority belong to less than one acre of land and remaining respondents are belong to 4 – 5 and above 5 acre of land, two from each. High payment of money is another reason of selling land. Total 20 percent respondents in this category, maximum numbers of respondent belong to

2 - 3 acre of land; remaining respondents belong to less than 1 and 4 - 5 acre of land. Low productivity is another main reason of land selling. Among the total 11.43 percent respondents, maximum numbers of respondents belong to above 5 acre of land, second majority of respondents belong to 2 - 3 and 4 - 5 acre of land and one respondent belong to less than 1 acre of land. Remaining respondents are in any other category, five respondents who had 2 - 3 acre of land sold his land because his land was scattered in many segment in the village. Two respondents were less than one and 4 - 5 acre of land. They sold his land because surrounding land was acquired by Suncity group. One respondent, who had above 5 acre of land sold his land for starting the business dealing with real estate.

**Table – 10**  
**Compensation money Received**

Land in acre	Less than 25 Lakhs	26- 50 Lakhs	51 -75 Lakhs	76–1 Crore	Above 1 Crore	Total
Less than 1acre	6	12	-	-	-	18(25.71)
2 – 3 acre	-	17	9	5	-	31(44.29)
4 – 5 acre	-	-	5	6	2	13(18.57)
Above 5 acre	-	-	-	3	5	08(11.43)
<b>Total</b>	<b>6 (08.57)</b>	<b>29 (41.43)</b>	<b>14 (20.00)</b>	<b>14 (20.0)</b>	<b>7 (10.00)</b>	<b>70 (100.00)</b>

Note: The figures given in Parenthesis are percentages.

Table 10 shows that the majority of respondents, i.e. 41.43 percent received compensation between, Rs.26 to 50 lakhs. Those received compensation between 51 to 75 lakhs were 20 percent, those receive compensation between Rs. 76 to one crore were also 22.86 percent number of respondents. Those received compensation above Rs. One crore were only 10 percent and those received less than Rs. 25 lakhs were 8.57 percent.

**Table – 11**  
**Utilization of Compensation Money**

Money used in	No. of Respondent	Percentage
In Agriculture land	09	12.86
Non Agriculture land	13	18.57
Business	11	15.71
Assets	19	27.15
Construct New House	18	25.71
<b>Total</b>	<b>70</b>	<b>100.00</b>

Table 11 shows the utilization of compensation by different respondents of Bohar village. Among the total 70 respondents i.e. 27.15 percent respondents utilize their compensation in other purchases assets like bikes, luxury

cars, pistols etc. for livelihood and for living lavishness life. The second majority of respondents, i.e. 25.71 percent respondents use their compensation money in constructing new house. 18.57 percent respondents use their compensation in non-agriculture land. Another 15.71 and 12.86 percent respondents use their compensation in Business and agriculture land.

## VI.CONCLUSION

The present study is confined only to Bohar village in district Rohtak. The major part of the land of village has been required during the last 10 years. To understand the consequences of land acquisition on village society we select this village. In this village land was the most important means of production. So the economic structure of the village was predominantly agrarian. In this village Jat caste was dominant and land owner for the present study seventy respondents were selected. The study reveals that after acquisition of land there have been no change occurred in the occupation of the small and marginal farmers because they have small piece of land and most of them are indebtedness. So they have utilized their compensation for clear their debts and rest of the money spend on construction of new house etc. Other categories of farmers have got a huge amount of compensation because they have a large piece of land. Majority of the farmers of these categories have purchased agriculture land on another place and also invested money in business of transportation and real estate. Some middle farmers have started their shops in near town. It has also been found that commercialization of land has given new twists to the formation of relationship particularly between brother-sister, where women have started asking for their rights in landed property. It may be concluded that the phenomena of large scale land acquisition is the outcome of globalization, wherein market forces are shaping the social-economic and cultural dimension of the society both positively and negatively.

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