

**SOCIAL IMPACT STUDY ON LAND ACQUISITION FOR DEVELOPMENT OF  
PANTHEERPADAM JUNCTION AT KUMMANGOTTUTHAZHOM OF KOZHIKODE  
DISTRICT- FINAL REPORT**



**04.03.2023**

**Chairman  
Social Impact Assessment Study Unit  
(KAIROS, KANNUR)**

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**SOCIAL IMPACT STUDY ON LAND ACQUISITION FOR DEVELOPMENT OF  
PANTHEERPADAM JUNCTION AT KUMMANGOTTUTHAZHOM OF KOZHICODE  
DISTRICT- FINAL REPORT**

The final report submitted by 'KAIROS' Kannur, the authorized agency tasked with carrying out social impact assessment in accordance with the provisions and regulations of the RFCTLARR Act, 2013, in connection with acquiring 0.0057 hectares of private land in R.S 352/8, 352/3 of Kunnamangalam village in Kozhikode taluk in Kozhikode district, for the development of Pantheerpadam junction at Kummangottuthazham.

**Executive summary**

- **Project and public purpose**

Kummankottuthazham-Pandaraparamba-Pandeerpadam road is an important district road in Kozhikode taluk of Kozhikode district in Kunnamangalam assembly constituency. This road passes through Payambra, an important agricultural centre. Administrative sanction was accorded as per the government order 3/2021/PWD dated 01.01.2021 for the renovation of this road which is in a very poor condition. Accordingly BM and BC was done from Kakkodi to Kummangottazham including 4.3 m width carriage way. This road joins National Highway 766 at Pantheerpadam junction. Visibility is currently severely obstructed at this junction due to old buildings on either side. Hence this junction has become a danger zone. Only if this road mouth is widened, this difficulty can be avoided leading to abolish the title of 'danger zone' to this junction. It is a pressing need of the people of this region that this bottleneck at the junction should be avoided.

- **Location**

The proposed land for the development of Pantheerpadam junction is the plot of 0.0057 hectares in R S 352/3, 352/8 of Kunnamangalam Village in Kozhikode Taluk in Kozhikode District.

- **Size and attributes of land acquisition**

The land proposed to be acquired for the development of Pantheerpadam Junction is located on the Kozhikode-Wayanad-Kollagal National Highway 766 at Pantheerpadam Junction where Payambra road meets the plot numbered 352/3 on the right side and 352/8 on the left side.

- **Alternatives considered**

This land acquisition is proposed for the widening of Pantheerpadam road junction. This land is the place on the left-right side where the Payambra road joins this junction. To increase the width of this road here, it is not possible to acquire another land without this land. The owners of these two places have expressed their willingness to handover the land. So there is no need to consider an alternative land for this project.

- **Social impacts**

As stated earlier, the land proposed to be acquired for the development of Pantheerpadam Junction is on the left/right side where the Payambra road meets with the Pantheerpadam Junction which lies on the Kozhikode-Wayanad National Highway. On the left side of the road 'Hotel Junction' is functioning in a building that is more than 40 years old. This hotel is run by Mr. Preman for the last 36 years. His wife Radhamani works with him and Sri Velayudhan works as a labourer. 3 of Preman's four children are married. The hotel is the sole source of income for the family, which consists of a heart patient wife who works in the institution and a son studying in class 9. Similarly, the daily wages earned from this hotel is the only means of livelihood of Velayudhan who works here. The loss of work will adversely affect the family of Preman, consisting of his wife and 4 children and Velayudhan and his wife and family consisting of 2 children. Therefore the impact of loss of employment to Preman, Radhamani and Velayudhan should be addressed under RFCTLARR Act 2013. The owners of this place are late Areekadath Poker's wife and 8 children. There will be about 46.2m<sup>2</sup> of land remaining after taking the currently marked 34.8m<sup>2</sup> of land required for widening the junction. If a suitable building is constructed on this site, the hotel

can be restored there. While constructing a new building to replace the old building, it can be checked whether it is possible to relax the building regulations of the Panchayat by considering the land given away for the road development. In that case, until the new building is completed and becomes operational, relief can be paid to all three subjects to the provisions of the Act. If this is not possible, adept rehabilitation package should be considered.

There are two buildings on the right side of the junction at 352/3. It has a very old two storied building near the road junction. It is closed. Adjacent to this there is a two-storied building named Sunnicentre. This is also closed. Both these buildings belong to Pantheerpadam Mahal Jamayat Palli Hayatul Islam Madrassa Committee. They have expressed their willingness to handover this land. Jaseem runs a makeshift fish market in front of the Sunnicentre. This is a temporary system. Even after acquiring the land, this fish vending can be continued in the remaining space or a slightly changed location. Due to the acquisition of this land, there is no impact on the environment, surroundings or public institutions apart from the impact on the establishment 'Hotel Junction', its owner and two workers including his wife. As both the owners are willing to give the land, the impact of the owners will be eliminated after receiving the compensation under the current law. Therefore, as stated earlier, Hotel Junction, its owner and its workers are the only ones affected. As stated earlier, this impact can be mitigated or eliminated in two ways.

- **Mitigation measures**

0.00577 hectare of land is being acquired in Survey Nos. 352/3 and 352/8 as stated earlier for development of Pantheerpadam Junction. This place is on the left and right side where Payambra road meets. On the left is the establishment 'Hotel Junction' at 352/8. This institution has to be completely demolished. Mr. Preman has been running this hotel for the past 36 years. His wife Radhamani and Velayudhan work with him. It is the only source of income for Preman's family. Velayudhan's ailing wife and two children depend on the income from this hotel. Here, even after taking over the land marked in this hotel, there will be more than a cent of land left. Therefore, if they get a suitable room there, they can continue

to run this hotel. Here if the owners are willing to occupy the rest of the land to construct a new building and the Panchayat authorities be ready to relax the current building construction rules and give permission, the plight of the affected parties will be reduced. A statutory impact mitigation package may be provided until the construction is completed.

- **Detailed project description**

**Background of the project, including developer's background and governance/management structure**

Pantheerpadam Junction is a very important junction on the Kozhikode - Wayanad National Highway. Payambra - Thevar Kandi road crosses the national highway through this junction. There are constant accidents and loss of lives at this highway junction due to the blinding situation of the vehicles coming from the Payambra side, especially the two wheelers due to the buildings on both sides. In order to avoid this situation, the Payambra road joining this junction is to be widened, trying to avoid the risk of accidents.

Public Works Department, Road Section is in charge of this project. The organizational structure of the Public Works Department, a government department, is impeccable and is in charge of road construction in the state.

- **Rationale for the project including how the project fits the public purpose criteria listed in the act**

If Pantheerpadam junction is developed, the visibility of vehicles coming from Payambra side that proceeds to Kozhikode and Wayanad side will be increased and it will reduce the risk of accidents. Hence the title of danger zone will be changed for this junction. Land owners have also expressed their willingness to handover the required land.

- **Details of project size, location, capacity, output, production targets, costs, risks**

As specified earlier, one of the important district roads, Kummangotuthazham - Pandaraparma- Pantheerpadam road, is passing through farm lands. Therefore even if maintenance is done, the road remains in a miserable condition. Hence

to transform this road to an excellent condition, BM & BC is to be done including the construction of 4.3 m carriage way by increasing the width of the junction. Besides increasing the width of the junction, the sides are to be raised by constructing protecting walls and drainage with granular sub base and fitted with shoulders having wet macadam mix sub base BM & BC is to be carried out and equipments for road safety are to be installed. Likewise, the electric posts and other hindrances on the road must be displaced to make this junction an accident free zone. This is the major aim of this project.

For the renovation of this junction, 0.00577 hectares of land from RS 352/3, 352/8 of Kunnamangalam village is intended to be acquired. This land lies on either sides of the junction. The owners of the land have expressed their willingness to handover their land. Rs. 50 lakh has been already allotted for land acquisition for this project.

- **Examination of alternatives**

This project envisages the development of Pantheerpadam Junction. Only land on either side of the road adjacent to the road will be used for expansion of the Payambra Road junction. Now the proposed land is located on the left and right side of this junction. Here the owners are ready to give the land. The severe impact will be on the owner and workers of hotel junction on the left side. This land acquisition is the least impactful, so there is no need to check the possibility of alternative land for this project.

- **Phases of project construction**

Once the land acquisition is completed and handed over to the requisition authority, the junction will be developed and BM & BC works will be carried out.

### **Various stages of project implementation**

- The land that is proposed to be acquired for the junction is a high level land – Hence it is to be dug and made to a sufficient level
- Construction of side retaining wall
- Drainage to drain the water, slab to cover it, covering on the top.

- Wet Mix Mecadam - For widening and lifting where needed
- BM & BC Bitumen Macadam and Concrete
- Road signs used to aid traffic
- Provision of smooth transport system

### **Core design features and size and type of facilities**

As stated above, widening of Pantheerpadam junction which has become a danger zone is necessary to increase the visibility of the junction. Road construction is completed with the help of the most modern technology, drainage and retaining wall will be constructed and standard sign boards will also be erected for safe travel.

- **Need of ancillary infrastructural facilities**

When land is acquired here, helpful infrastructure and background facilities will be required. Although this is a junction, the problem of land acquisition is the 'hotel junction' on the left side of the road here. Preman, who runs it on rent, his wife Radhamani, who works there as a laborer, and Velayudhan and his family are to be provided with a supportive environment. It has been clearly mentioned before.

- **Details of social impact assessment/ Environment impact assessment if already conducted and any technical feasibility reports**

No

### **Applicable law and policies**

When land is acquired for public purposes, the applicable rules are set out below to minimize the impact on the income, livelihoods, environment and public health of the owners of the acquired land and those who depend on it for their livelihood. The applicable laws and policies are mentioned below:

- 1.RFCTLARR Act, 2013
2. RFCTLARR Act (Kerala)rules 2015
3. RTI Act 2005 etc

## **Team composition approach, methodology and schedule of the Social Impact Assessment**

0.0057 hectares belonging to RS 352/3, 352/8 of Kunnamangalam village in Kozhikode taluk in Kozhikode district is intended to be acquired for the development of Pantheerpadam junction. The responsibility to conduct social impact assessment study for the project was given to KAIROS Kannur (KAIROS Kannur Association For Integrated Rural Organization and Support), a Track A NGO with headquarters in Burnassery that has been working in the area for the last 23 years. The responsibility has been assigned by the Kozhikode District Collector's letter DCKKD/6009/2022/B4 dated 19.12.2022. The authentic notification regarding this is published in the unusual Gazette dated 22.12.2022 numbered 4344. The structure of the Social Impact Assessment Study unit is shown below.

### **List of all team members with qualification**

<b>Sl no</b>	<b>Name</b>	<b>Designation</b>	<b>Education Qualification</b>
1	Fr. George Mathew <b>Ph:9447793430</b>	Chairman	BSc Psychology
2	Fr. Shaiju Peter <b>ph: 9400371739</b>	member	MSW sociologist
3	Mr. K.V.Chandran <b>ph: 9846871777</b>	member	BA (Eco) MA (His), Rt. Fisheries Dvlp Officer
4	Smt. Jessy Reji <b>ph: 9947584887</b>	member	BA (Mal) DCA (D.T.P.operator)

### **Description and rationale for the methodology and tools used to collect information for the social impact assessment**

For the development of Pantheerpadam road junction 0.00057 hectares of land from RS 352/3, 352/8 of Kunnamangalam village in Kozhikode District, Kozhikode

Taluk is intended to be acquired. To conduct the social impact assessment study for this project a lot of information had to be collected and compiled from various departments. As a first step the study unit members visited the Gram Panchayat office and held detailed discussions with Gram Panchayat President, Vice President, Chairpersons of various Committees and concerned Ward Members and visited the site in their presence. Apart from them, Village Assistant of Kunnamangalam Village Office and Overseer of Public Works Department were also present during the site visit.

The land to be acquired is on both sides of Pantheerpadam Junction. To the left of this is the Junction Hotel. The study unit members also met and talked to Preman and the workers there. Participatory observation, rural appraisal and informal interview with key informants were used.

There is only one institution operating at this location. The old building on the right is defunct. That is why the above tools were used. A public hearing meeting was conducted on 13.02.2023.

### **Sampling methodology used**

#### **Methods of study**

Along with the assistance of People's Representatives , Village Office staff, Public works department overseer, Stakeholder Analysis, Participatory Rural Appraisal and Beneficiary Assessment are resorted here.

### **Overview of information/ data sources used**

The information and facts collected as part of the social impact study were clearly reviewed. On National Highway 766 Kozhikode - Wayanad route, to relieve the title of Pandeerpadam Junction as a danger zone, the junction should be expanded. Vehicles coming from Pandaraparamb side, especially two wheelers entering the highway, due to high surface on both sides of the road and low visibility of the road, the vehicles coming along the highway are not noticed and thus pose a risk. Vehicles coming from Wayanad side speed because the road is downhill and this adds to the risk of accidents. Apart from this, it is a fact that the

development of this junction is very suitable to facilitate the traffic on this road. The impact of this land acquisition is expected on the Junction Hotel, its owner and workers.

### **Schedule of consultations with key stakeholders and brief description of public hearings conducted**

When land is acquired for the development of Pantheerpadam junction here, the owners of the land, Vadakkail Poker's wife Khadija, and the Pantheerpadam Mahal Jamayat Palli Hayatul Islam Madrassa Committee, M. Preman Parappuram, who has been running a tea shop at Poker's place for the last 36 years, and Radhamani, a worker there and his wife, Velayudhan, another worker in the hotel, are severely affected. . The land owners have expressed their willingness to give the land for this development work.

A Public hearing Meeting of Land Owners and Stakeholders to better understand the problems and difficulties by this land acquisition was conducted on 13.02.2023 at 12 PM in Kunnamangalam panchayat hall. From Grama Panchayat President Mrs. Liji Pulkunnummel to Ward Member Najeeb Palakal 14 people participated in the meeting. The social impact assessment study unit member Mr. K.V.Chandran welcomed the gathering and conveyed the aims and objectives of the meeting. XXIIIth Ward Member Fatima Jeslin was invited to preside the meeting. The Panchayat President formally inaugurated the meeting. The recommendations that emerged from the meeting are shown below.

#### **1. Mr. Abdul Nasser (Son of land owner Poker)**

I have only 2 cents of land in this place. About a cent of land has been marked for the project. After acquiring the land, the rest of the land cannot be used. Hence I request you to acquire the 2 cents of land.

#### **2. Vadakkayil Mohammad Haji (Mosque Committee Member)**

There is about two cents of land here belonging to Pantheerpadam Jamayat mosque. This place should be fully acquired. The land is in the name of the President of Jamayat mosque Committee. The compensation receivable for this should be received by the existing mosque committee itself.

**3. M. Preman (Owner of Hotel Junction)**

I have been running the hotel for about 36 years. The family thrives on the income from this. The children were educated with the income from this. It is the only source of income. I am not healthy enough to take up another job. 3 hernia operations were done for me in the past. There is no other means of livelihood. A lot of materials have been bought and used for the renovation of the hotel building. It should also be considered while determining the compensation.

**4. Radhamani (hotel worker, owner's wife)**

I am working as a laborer in this hotel. I can't even go for job assurance scheme (MGNREGS) due to heart disease. Four tablets costing Rs 18 each have to be taken daily. I have other diseases like arthritis also. This employment should be continued. To find a suitable place for a hotel in another place, we have to pay a large amount as a deposit. We cannot do that. We need a source of income to live.

**5. Velayudhan (Hotel Worker)**

I am working in Hotel Junction for six years. I am unwell and therefore unable to do any hard physical work. Therefore, once this job disappears, there will be no means of living.

Both the owners jointly commented - we were not inquired or asked at the time of marking the land for acquisition. There was a clear protest against this. A plan/sketch of the site to be acquired should be provided to us.

The meeting ended at 1 p.m.

The suggestions that were raised during the public hearing meeting were sent to the requisition authority, The Executive Engineer of PWD Roads division for comments via email and post on 15.02.2023. For which the reply was received via email on 03.03.2023 evening at 4:08 PM. It is shown below

The land required for widening the Kummangott thazham- Pantheerpadam road junction was marked previously considering the requirements. For this 0.00577

hectares of land is to be acquired. Hence, it is informed that the project does not require acquiring the whole land as per the suggestions raised in the meeting

### **Land assessment**

**Describe with the help of maps information from land inventory and primary sources.**

### **The details of land**

Sl No	SurveyNo	Area	Village
1	Rs. No. 352/3	0.00577 H	Kunnamangalam
2	352/8		

**Entire area of impacts under the influence of the project. (not limited to land area for acquisition)**

Land is being acquired here on both sides of the road, where it joins the highway, for the development of Pantheerpadam Junction. No establishment is functioning here apart from the two dilapidated buildings. But on the left side, although it is an old building, there is a functioning hotel called Junction Hotel. This building is marked approximately in the middle. When the building is completely demolished, the owner of the hotel and the two workers working there will be severely affected.

### **Total land required for the project**

For this project 0.00577 hectares of land from 2 survey numbers is required

**Land (if any) already purchased alienated, leased or acquired, and the intended use for each plot of land required for the project**

No land was purchased for this purpose.

### **Quantity and location of the land proposed to be acquired for the project**

It is proposed to acquire 0.00577 hectares of land bearing Survey Nos. 352/3 and 352/8 of Kunnamangalam Village for Pantheerpadam Junction development.

### **Nature, present use and classification of land and if agricultural land, irrigation Size of holding, ownership patterns, land distribution and number of residential houses**

At the junction of Pandaraparamb to Pantheerpadam, where it meets the highway, this land is a high plateau on both sides. There are many old buildings in this place. Hotel Junction is running on the left side. There are buildings on the right side but is presently shut down. Its type belongs to the OD (Occupied Dry) category. This land is privately owned. The left side is owned by private individuals and the right side by the mosque committee. This is not an agricultural land. Similarly, there are no inhabited houses here.

### **Owners of land**

<b>Sl no</b>	<b>Owner's Name</b>	<b>Area</b>	<b>Description</b>
1	Khadeeja W/O Vadakkayil Pokker	23.1 m <sup>2</sup>	OD
2	Pantheerpadam Mahal Jamayat mosque Hayathul Islam Madrassa Committee	34.8 m <sup>2</sup>	OD

### **Land prices and recent changes in ownership, transfer and use of lands over the last 3 years**

The land to be acquired has been in the possession of the present owners for many years. There has been no transfer of land here in the last 3 years. However, it has been learned that here the price of one cent of land starts from 8 lakh rupees.

## **Estimation and enumeration (where required) of affected families and assets**

### **Estimation of families**

#### **Families which are directly affected (own land that is proposed to be acquired)**

It was already stated that the land of two owners is intended to be acquired.

The land on the left side is owned by Khadija, wife of late Vadakkayil Poker, while the land on the right side is owned by Pantheerpadam Mahal Jamayat Palli & Hayatul Islam Madrassa Committee. Both these owners have expressed their willingness in writing to hand over the land for the project.

#### **Family of scheduled tribes and other traditional forest dwellers who have lost any of their forest rights.**

No such tribal people live here

#### **Families which depend on common property resources which will be affected due to acquisition of land for their livelihood**

No

#### **Families which have been assigned land by the state government or the central government under any of its schemes and such land is under acquisition**

No

#### **Families which have been residing on any land in the urban areas for preceding 3 years or more prior to the acquisition of the land**

No

#### **Families which are indirectly impacted by the project (not affected directly by the acquisition of own land)**

Although it is not their own land that is being acquired, this acquisition is seriously affecting two families

1. Preman and his family who have been running 'Hotel Junction' for the past 36 years.
2. Velayudhan who is working in Preman's hotel and his family

**a. Inventory of productive assets and significant lands**

Here 'Productive assets' worth mentioning is 'Hotel Junction', a very old tea shop. This is a building where the owners get fixed rent. But although there are buildings on the site of the mosque committee, nothing is open and functional.

**Socio-economic and cultural profile (affected area and resettlement site)**

**Demographic details of the population in the project area**

No one is a permanent resident of the place to be acquired. Being a part of Pantheerpadam Junction, it is a place where people come and go.

Preman, the owner of the hotel operating in the project area, his wife, son and his worker Keppotil Velayudhan and his wife are included in the population.

**Income and poverty levels**

Since they are daily wage workers, the income from the present work is important. Preman is a hotel owner, Preman's wife Radhamani and Keppotil Velayudhan are hotel workers. Their approximate income is shown below.

It was learned that Velayudhan was paid Rs 700 per day and Radhamani was paid Rs 500 per day. Preman also gets about Rs 500 per day after paying daily expenses and wages

**Vulnerable groups**

No

**Land use and livelihood**

As stated earlier, the two survey numbers 352/3 and 352/8 proposed to be acquired, which fall under the OD category, have commercial establishments as they are part of the junction. There are very old and dilapidated buildings on both sides. Therefore, no institution is working in the buildings belonging to the mosque committee. Meanwhile, it is recorded that Hotel Junction is operating in the old building owned by Vadakkayil Poker. This establishment is the livelihood of the hotel owner who is a tenant and workers here.

### **Local economic activities**

Although Pantheerpadam Junction is part of the National Highway, the low lying area that forms part of this road was an agricultural field. Agriculture was therefore the main local economic activity. With the development of Pantheerpadam Junction/Angadi, the people of this area started to engage in professions like trading.

### **Factors that contribute to local livelihood**

The livelihood of this region is largely supported by agriculture and trade. Fish vending is also an important source of livelihood.

### **Kinship patterns and social and cultural organizations.**

The family systems are the same as in any other region. People do not live as families in the acquired land as it is next to the national highway and is part of a market.

Mainly the Merchant Association and the Sunnicentre functioned in the old building.

### **Administrative organizations**

This area falls under XXIII ward of Kunnamangalam gram panchayat which is a part of local administration system. This is in Pantheerpadam ward.

### **Political organizations**

There is the influence of political parties like C.P.I(M),Congress, B.J.P and league in the area.

### **Community based and civil society organizations**

At Pantheerpadam Junction, where the Pandaraparamba road joins, there are old buildings on both sides. None of these are currently open. However, there were offices of the Sunni Center and the Kerala Muslim Jamayat SYS/SSF Traders and Merchants Association here. None of these works here now.

## **Regional dynamics and historical change processes**

From Pantheerpadam region to the west are the paddy fields in the Paimbra region. Commonly known as 'Thazhathuvayal'. Pantirpadam was known as Tenth Mile till 1980. Since it was a field where 12 grains of rice were obtained for 1 grain of rice, it came to be called as Pantheerpadam. In 1980, as a result of the efforts of the people here, a gazette notification was issued in this name. Similarly, it is said that the Jamayat Mosque here was just a 'Srambi' and it was built with the blessings of the Muslim scholar EK Abubakkar Musliyar. In the early days, the farmers depended on the Thazhathuvayal for their livelihood. In course of time the road came through the field and later the Pantheerpadam developed into a small intersection.

## **Quality of living environment**

In general the quality of living in this area and surroundings is excellent.

## **Social Impact Management Plan**

### **Approach to mitigation**

Pantheerpadam Junction in XXIIIth ward under Kunnamangalam Panchayat on Kozhikode-Wayanad NH 766 is generally considered as a danger zone/ accident prone area. Vehicles coming up from Paimbra side collided with speeding vehicles coming down from Wayanad side where visibility is poor due to old buildings on both sides of the junction. Loss of life has occurred here in various accidents. To avoid this, it is aimed to widen Pantheerpadam Junction by acquiring 0.00577 hectares of land on both sides of the intersection to increase visibility. Owners of land in both survey numbers have expressed their willingness to handover their land.

### **Measures to avoid, mitigate and compensate impact**

Here steps are needed to address, mitigate and avoid the impact of land acquisition. Here at the road junction, on the left side to the west is the land of Kadija, the wife of the deceased Vadakkayil poker, and on the north side is the land of Pantheerpadam Jamayat Palli Committee. Both of these owners have

expressed their willingness to give the land. Once they are compensated as per law and regulation, the impact is removed.

But the Hotel Junction has been operating for 36 years in the almost forty-year-old building owned by Kadija. The hotel is run by Mr. Preman. His wife T. Radhamani and Keeppottil Velayudhan work with him.

### **Financial measures**

Mr. Preman has been running the hotel for over 36 years. His wife Radhamani also works here. It is the only source of income for the family. Three of his children are married and live as a separate family. The family consists of a son studying in 9th standard. Now the monthly rent in the building is Rs.1700. Radhamani is paid Rs 500 per day and Velayudhan Rs 700 per day. The owner also gets between 300 and 500 after taking their wages and other expenses. Preman finds it difficult to find a new field of work due to old age. He should be considered for a rehabilitation package. Similarly, Radhamani, who reaches the hotel early in the morning and works till night, earns 500 rupees per day. It was learned that Velayudhan's daily salary is Rs.700.

If the land is acquired for junction development and the rest of the land is suitable for a small hotel, if the land owner is willing, and the Kerala Panchayat Building Rule 2019, gives some concessions while constructing a replacement for the old building, their impact will be resolved.

### **Environmental measures**

Here only 0.00577 hectare land is taken up for road junction development. It is located adjacent to the current junction. No environmental problems are caused by acquiring this land or carrying out development work here. Hence no remedial measures are required.

### **Measures that are included in the terms of rehabilitation and resettlement and compensation as outlined in the act**

Here only Hotel Junction needs rehabilitation or restoration. The livelihood of two families is disrupted. Special packages may be sanctioned as per the current Act and Rules.

### **Measures that the requiring body has stated it will introduce in the project proposal**

50 lakhs has been allotted separately in the estimate for land acquisition. The steps to be taken once the land is acquired have been specified earlier.

### **Alterations to project design and additional measures that may be required to address the extent and intensity of impacts across various groups as identified during the social impact assessment process**

The potential impacts in this land acquisition have been clearly mentioned earlier. The requisition authority has asked to take over only the land that is necessary for the development of the junction. It is not possible to modify the project design by omitting the 'hotel junction' because the hotel is located next to the road, i.e. the junction where the development is to take place. The severity and extent of the impact can be avoided to some extent if the measures mentioned before are taken for mitigation of impact.

### **Detailed mitigation plan**

For the completion of this project, land in two survey numbers is proposed to be acquired. These two numbers have old buildings in place. The buildings at site 352/3 are closed. But 'Hotel Junction' is functioning at the site of RS 352/8. Preman, who runs it, and the workers there, Radhamani and Velayudhan, are severely affected by the takeover of the place. All these three will be unemployed. The livelihood of two families is disrupted. This is explained in detail.

Just as the landlords get fair compensation, the hotel owner and the two workers working there should be given a separate package as per the law and regulations.

Mr. Preman has been doing business here for about 36 years. Currently the monthly rent is Rs.1700/-. He is no longer in a position to trade to another location, to pay the necessary deposit and advance, or to pay the new rent. Old age and illness are bothering his wife. They can't even try to work in another institution due to health conditions.

No land transfer has taken place here in recent times. The enquiries revealed that one cent is worth Rs 8 lakh to Rs 11 lakh.

Moreover, there is no harm to the environment or anything else. Owners' impact is addressed through compensation.

### **SIMP- Institutional framework**

- **Description of institutional structures and key person responsible for each mitigation measures**
  - The assigned authorities of Revenue department as per RFCTLARR Act
  - The Grama Panchayat Governing body incase of relaxing the rules during new building construction
  - Public works Department (Roads division) authorities

- **Specify role of NGO's etc, if involved**

No

- **Indicate capacities required and capacity building plan, including technical assistance, if any**

The task is handled by technical experts of Public Works Department Roads division authorities, so there is no need for other assistance or interventions.

- **Timelines for each activity**

Time limit prescribed by law and regulation

## **Social impact management plan Budget and financing of mitigation plan**

- **Cost of all resettlement and rehabilitation costs**

50 lakhs has been allotted in the estimate for land acquisition as compensation.

But it does not appear that a separate amount has been allotted in the estimate for the compensation of the hotel owner and his two workers who will lose their jobs.

A rehabilitation package should be made for those who lose their job and thereby their income as prescribed by law and regulation.

- **Annual budget and plan of action**

This act is included in the State Budget Volume II at Page 140 as Serial No. 2447. It has also received administrative approval via GO(Rt)No.3/2021/PWD dated 01.01.2021. The total contribution is Rs 6.5 crore.

- **Funding sources with breakup**

This is the amount transferred directly by the government to the concerned department. Road: 22285300.48, Culvert, Drain, side wall: 26358924.32, Road security device:4224629.20, land: 4465000, For changing the posts and other attributes on the road: 700000 + GST @ 12%

### **SIMP- Monitoring and evaluation**

- **Key monitoring and evaluative indicators**

Subject to sections of RFCTLARR Act 2013 and rules of RFCTLARR Act (Kerala) Rules 2015

- **Reporting mechanisms and monitoring roles**

Subject to sections of RFCTLARR Act 2013 and rules of RFCTLARR Act (Kerala) Rules 2015

- **Plan for independent evaluation**

Subject to sections of RFCTLARR Act 2013 and rules of RFCTLARR Act (Kerala) Rules 2015

### **Analysis of costs and benefits and recommendation on acquisition**

#### **Final conclusions on:**

- **Assessment of public purpose**

On the Kozhikode-Wayanad National Highway NH 766, the road on the Paimbra side joins the Pantheerpadam junction. Since it is a small upright road from the Kozhikode side, the speed of the vehicles is slow and the vehicles coming from the Wayanad side are going at a high speed because of the slight descent. Accidents are common here as vehicles coming from the Paimbra side have reduced visibility due to the buildings on either side of the junction, making it difficult to see the vehicles traveling on the highway. Deaths also occur. In order to provide smooth travel for the common man and to omit the title of danger zone, the land at this junction is to be acquired by the Public works Department (Road Section) and widened. Only then the drivers coming from the Paimbra side will have a clear view of the junction, and the aim to avoid accidents will be achieved. Therefore, this work is for public good. The ultimate goal of this project is to eliminate the loss of common man's life on the road.

- **Less displacing alternatives**

Only the land that is adjacent to the junction will be used for junction development. The owners are ready to give this land. Both sides have fragile buildings that are more than 40 years old. As mentioned earlier, there are buildings on the right side (RHS) of the junction, but none of the establishments are functioning. At the same time a hotel is working on the left side (LHS). The impact of the takeover is limited to the owner of the hotel and its employees. This should be resolved. As there is no other land which is suitable for this project having a lesser impact, it is not logical to relocate the development work.

- **Minimum requirement of land**

For the junction development, only 0.00577 hectares of land is being acquired on both sides of the road. This is the minimum land required for this project.

- **Nature and intensity of social impacts**

Generally, when land is acquired to develop a junction with a national highway, there will be loss of employment and loss of income for many establishments and employers. But in this case, only one hotel and two families will be affected. Recommendations for mitigating their impact have already been made. If the landlords agree to vacate the land, the compensation they receive will offset their impact.

- **Viable mitigation measures extent to which mitigation measures will address costs**

Here the steps to be taken to mitigate the impact have been clarified. 50 lakhs have been allocated in the estimate itself for acquiring the land. A special package for rehabilitation should be implemented for two distressed families as per law and regulation. The amount spent on site and rehabilitation is meager when considering the value of lives that can be saved from road accidents that occur in this area.

- **Final recommendation on whether the acquisition should go through or not**

Any development process involving land acquisition will have problems, difficulties and impacts. But here eventhough this project aims in developing a bottleneck-like section of a rural road that joins the national highway, there is very little impact. In order to avoid the painful situation where human lives are lost on the road, when the Public Works department (roads division) takes over this land, more than the owners of the land, the families who run the hotel nearby and the families of the laborers who work there are suffering. In general, there is only a very mild impact. When resolved legitimately and reasonably according to the existing provisions in the act, all kinds of social impact will be

avoided. Apart from this, there is no impact on the environment, institutions, employment or income. In the event that the land owners are willing to give the land, the process of acquiring this land for development of Pantheerpadam Junction can be proceeded with.

**04.03.2023**

**Chairman  
Social Impact Assessment Studies Unit  
(KAIROS, Kannur)**

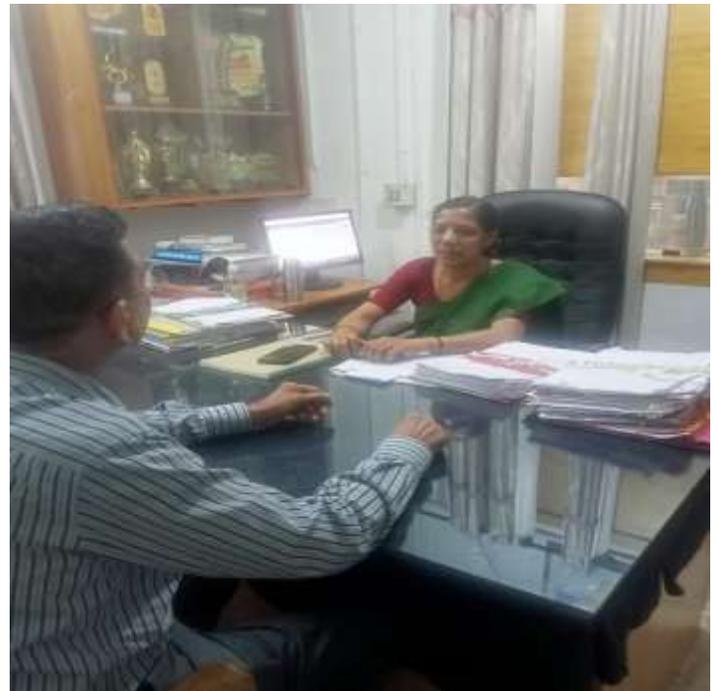
Pictures of proposed land to be acquired







Discussion with village office representatives and people's representatives





Public hearing meeting



1/34-089/2023

6/1/23

ജില്ലാ കളക്ടർ  
കോഴിക്കോട്

കലക്ടറേറ്റ്, കോഴിക്കോട്  
തീയതി: 03-01-2023

കമ്മ്യൂണിറ്റി  
സാമൂഹ്യാഘാതപഠനയൂണിറ്റ്  
കണ്ണൂർ

സർ,

വിഷയം:- എൽ എ പന്തിരീപാടം ജംക്ഷൻ വികസനം 4(1) നോട്ടീഫിക്കേഷൻ  
തുടർനടപടി സ്വീകരിക്കുന്നത് - സംബന്ധിച്ച്

സൂചന:- അസാധാരണ ഗസറ്റ് നമ്പർ 4344 വോളം 11 തീയതി 22/12/2022.

സൂചനയിലേക്ക് ശ്രദ്ധ ക്ഷണിക്കുന്നു. എൽ എ പന്തിരീപാടം ജംക്ഷൻ  
നിർമ്മാണത്തിന് ഭൂമി ഏറ്റെടുക്കുന്നതുമായി ബന്ധപ്പെട്ട 4(1) നോട്ടീഫിക്കേഷന്റെ പകർപ്പ്  
RFCTLARR ആക്ട് പ്രകാരമുള്ള തുടർനടപടികൾക്കായി ഇതോടൊപ്പം ചേർത്തയക്കുന്നു.

വിശ്വസ്തതയോടെ

ജില്ലാകളക്ടർക്കു വേണ്ടി

"This document is electronically approved in eOffice by SALINI P P on 03-01-2023.  
Hence it does not require signature in ink"

Signed by  
Salini P P  
Date: 03-01-2023 11:46:49



# കേരള ഗസറ്റ് KERALA GAZETTE

## അസാധാരണം EXTRAORDINARY

ആധികാരികമായി പ്രസിദ്ധപ്പെടുത്തുന്നത്  
PUBLISHED BY AUTHORITY

വാല്യം 11 Vol. XI	തിരുവനന്തപുരം, വ്യാഴം Thiruvananthapuram, Thursday	2022 ഡിസംബർ 22 22nd December 2022 1198 ധനു 7 7th Dharmu 1198 1944 പൗഷം 1 1st Pousha 1944	നമ്പർ No. } 4344
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Form No.4  
[See rule 1(3)]  
NOTIFICATION

DCKKD/6009/2022/B4

Dated: 2022 December 19

WHEREAS, it appears to the Government of Kerala that the land specified in the schedule below is needed or likely to be needed for a public purpose, to wit for the acquisition of an extent of 0.00577 hectares of land for the development of Pantheerpadam Junction in Kozhikode District.



AND WHEREAS, in exercise of the powers conferred in sub-section (1) of section 4 of the Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 (Central Act 30 of 2013), Government of Kerala have decided to conduct a Social Impact Assessment in the area specified in the schedule below.

Now, THEREFORE, sanction is accorded to the District level Social Impact Assessment Unit, KAIROS to conduct a Social Impact Assessment Study and to prepare a Social Impact Management Plan as provided in the Act, the process shall be completed within a period of 27 days, in any case.

SCHEDULE 1

(Details of land under acquisition)

*District* : Kozhikode

*Taluk* : Kozhikode

(The extent given is approximate)

Sl No	Village	Survey No	Extent(in Hectare)
1	Kunnamangalam	352/3, 352/8	0.00577

(Sd)

District Collector  
Kozhikode







**ഫോറം നമ്പർ 5**  
**ചട്ടം (14) 1 കാണുക**  
**പരസ്യം**

കോഴിക്കോട് ജില്ലയിൽ കോഴിക്കോട് താലൂക്കിൽ കുന്നമംഗലം അംശം ദേശത്തിൽപ്പെട്ട താഴെ പട്ടികയിൽ വ്യക്തമാക്കപ്പെട്ട ഭൂമി, പൊതു താല്പര്യത്തിനു ആവശ്യമുള്ളതിനാലും അല്ലെങ്കിൽ ആവശ്യമുണ്ടാകാൻ സാധ്യതയുള്ളതിനാലും 2022 ഡിസംബർ 22-00 തീയതിയിലെ 4344-00 നമ്പർ കേരള ഗസറ്റ് (അസാധാരണം) വിജ്ഞാപനത്തിന് അനുബന്ധമായി 2013 ലെ ഭൂമി ഏറ്റെടുക്കലിൽ ന്യായമായ നഷ്ടപരിഹാരത്തിനും, സുതാര്യതയ്ക്കും പുനരധിവാസത്തിനും പുനഃസ്ഥാപനത്തിനുമുള്ള അവകാശനിയമത്തിലെ വകുപ്പ് 4 ഉപവകുപ്പ് (1) പ്രകാരം പ്രസിദ്ധപ്പെടുത്തുന്നത്. ഈ ഭൂമിയുമായി താല്പര്യപ്പെടുന്ന മുഴുവൻ വ്യക്തികളും സാമൂഹ്യആഘാത പഠന റിപ്പോർട്ട് തയ്യാറാക്കുന്നതിന് വേണ്ടിയുള്ള പൊതു അവകാശവാദയോഗത്തിനു 2023 ഫെബ്രുവരി മാസം 13-00 തീയതി തിങ്കളാഴ്ച രാവിലെ 12 ന് കുന്നമംഗലം ഗ്രാമപഞ്ചായത്ത് ഹാളിൽ ഹാജരാകണമെന്ന് ഇതിനാൽ അറിയിക്കുന്നു.

ക്രമ നമ്പർ	സർവ്വേ നമ്പർ	വില്ലേജ്	സ്വഭാവം	ഉടമസ്ഥന്റേപ്പേര്
1	352/3	കുന്നമംഗലം	സ്ഥിരം പൂഞ്ച	പന്തിരപാടം മഹല്ലി ജമായത്ത് പള്ളി ഹയാത്തുൽ ഇസ്ലാം മദ്രസ്സ, കമ്മിറ്റി
2	352/8	കുന്നമംഗലം	സ്ഥിരം പൂഞ്ച	വടക്കയിൽ പോക്കറുടെ ഭാര്യ കദീജ മുതൽപ്പേർ

27.01.2023



ചെയർമാൻ  
സാമൂഹ്യ ആഘാത പഠന യൂണിറ്റ്  
(കയറോസ് - കണ്ണൂർ)

അമ്മമാരുടെയും - പത്നികളുടെയും വേണ്ടി വിദ്യാഭ്യാസം  
 നൽകുന്ന പത്നികളുടെ ക്ലബ്ബിന്റെയും, പത്നികളുടെയും  
 ക്ലബ്ബിന്റെയും (30) അംഗങ്ങളുള്ള ഒരു സംഘടനയുടെയും  
 നേതൃത്വം വഹിക്കുന്നവരുടെയും ക്ലബ്ബിന്റെയും നേതൃത്വം വഹിക്കുന്നവരുടെയും  
 നേതൃത്വം വഹിക്കുന്നവരുടെയും വേണ്ടി വിദ്യാഭ്യാസം നൽകുന്ന 13.02.2023  
 ന്റെ തീയതിയിൽ 12 മാസത്തിൽ ഉള്ളടക്കം പ്രദാനം ചെയ്യുന്ന  
 വിവരങ്ങൾ  
 ക്ലബ്ബിന്റെ പേരിൽ നിന്നും വിദ്യാഭ്യാസം നൽകുന്നതിലേക്കും

പേരുകൾ

1. Kiji Pallekanumal. Kiji
2. Preethi - uc Preethi
3. Fathima Jashin Jashin
4. മുഖ്യാധ്യക്ഷി മുഖ്യാധ്യക്ഷി
5. വി. സമീർ വി. സമീർ
6. പത്മിനി പത്മിനി
7. അരുൺ അരുൺ
8. മുഖ്യാധ്യക്ഷി മുഖ്യാധ്യക്ഷി
9. വി. സമീർ വി. സമീർ
10. മധുര മധുര
11. കൃഷ്ണ കൃഷ്ണ
12. കാമല കാമല



സഭയുടെ നിലനിൽപ്പിനും സഭയുടെ ഭരണ സംരക്ഷണത്തിനും സഭയ്ക്ക്  
 സഹായം വരുത്തുന്ന ഒരു വലിയ ഒരു നിലയ്ക്ക് സഭയ്ക്ക് സഹായം വരുത്തുന്ന  
 സഭയ്ക്ക് - സഭയ്ക്ക് സഹായം വരുത്തുന്ന

(5) സഭയുടെ (സഭയ്ക്ക്)

സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക്  
 സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക്  
 സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക്

സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക്  
 സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക്  
 സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക്

സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക് സഹായം വരുത്തുന്ന സഭയ്ക്ക്



# KAIROS

(Kannur Association for Integrated Rural Organisation and Support)  
Reg No. 737/1999 Under the Societies Registration Act XXI of 1860

15.02.2023

സികർത്താവ്,  
എക്സിക്യൂട്ടീവ് ഡയറക്ടർ  
പൊതുമരാമത്ത് വകുപ്പ് (നിരത്തു വിഭാഗം)  
സിവിൽ സ്റ്റേഷൻ, കോഴിക്കോട്

സർ,

വിഷയം: പന്തിരപാടം ജംഗ്ഷൻ വികസനത്തിന് ഭൂമി ഏറ്റെടുക്കൽ സാമൂഹ്യ  
ആഘാത പഠനം നടത്തൽ - പൊതുമരാമത്ത് വകുപ്പിന്റെ നിർദ്ദേശങ്ങൾ -  
അഭിപ്രായങ്ങൾക്കായി സമർപ്പിക്കുന്നത് സംബന്ധിച്ച്

സൂചന : 13.02.2023 നു നടന്ന പൊതുമരാമത്ത് വകുപ്പിന്റെ നിർദ്ദേശങ്ങൾ

മേൽസൂചനയിൽ നടന്ന പൊതുമരാമത്ത് വകുപ്പിന്റെ നിർദ്ദേശങ്ങൾ  
ഇടയാക്കുന്നതിനായി ഇതോടൊപ്പം  
സമർപ്പിക്കുന്നു. അന്തിമ റിപ്പോർട്ട് തയ്യാറാക്കുന്നതിനായി ആവശ്യമായ ഈ  
അഭിപ്രായങ്ങൾ എത്രയും പെട്ടെന്ന് അയച്ചു തരുവാൻ അഭ്യർത്ഥിക്കുന്നു.

വിശ്വസ്തതയോടെ

ചെയർമാൻ,  
സാമൂഹ്യആഘാത പഠന യൂണിറ്റ്  
(കയറോസ്, കണ്ണൂർ)



കേരള പൊതുമരാമത്ത് വകുപ്പ്  
എക്സിക്യൂട്ടീവ് എഞ്ചിനീയറുടെ കാര്യാലയം  
നിരന്തർ ഡിപ്പാർട്ട് മെന്റ് കോഴിക്കോട് 873020

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വെബ്സൈറ്റ്: [www.keralapwd.gov.in](http://www.keralapwd.gov.in)

നമ്പർ : EERD-DVOKKD/263/2022-D3-PWD

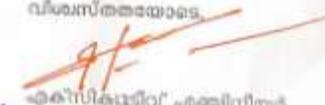
തീയതി: 02.02.2022

രവകുടിത്തൽ  
എക്സിക്യൂട്ടീവ് എഞ്ചിനീയർ

സദീകർത്താവ്  
ചെയർമാൻ,  
സാമൂഹ്യ ആഘാത പഠന യൂണിറ്റ്,  
(കയറോസ്), കണ്ണൂർ.

സർ,  
വിഷയം: പാതീപാടം ഓഗ്ഷൻ വികസനത്തിന് ഭൂമി ഏറ്റെടുക്കൽ- സാമൂഹ്യ ആഘാത പഠനം നടത്തൽ- പൊതു അവകാശവാദയോഗ നിർദ്ദേശങ്ങൾ - അപ്രായങ്ങൾക്കായി സങ്കല്പിക്കുന്നത് - സംബന്ധിച്ച്  
സൂചന: 1. 12.02.2022 തീയതി നടന്ന പൊതു അവകാശവാദ യോഗ നിർദ്ദേശങ്ങൾ  
2. താങ്കളുടെ 15.02.2022 തീയതിയിലെ കത്ത്  
3. അസിസ്റ്റന്റ് എക്സിക്യൂട്ടീവ് എഞ്ചിനീയർ, പൊതുമരാമത്ത് വകുപ്പ് നിരന്തർ ഉപ വിഭാഗം, കൊടുവള്ളിയുടെ 01.02.2022 തീയതിയിലെ D4/RD/2020/2098 നമ്പർ കത്ത്

സൂചനകളിലെക്ക് അങ്ങയുടെ ശ്രദ്ധ ക്ഷണിക്കുന്നു. അന്തിമ റിപ്പോർട്ട് തയ്യാറാക്കുന്നതിനായി ആവശ്യമായ അപ്രായങ്ങൾ സൂചന (2) പ്രകാരം താങ്കൾ ആവശ്യപ്പെട്ടിരിക്കുകയാണ്. കൂടുതൽ പട്ടി താഴെ-പാതീപാടം റോഡിൽ പാതീപാടം ഓഗ്ഷൻ വീതി കൂട്ടുന്നതിനുവേണ്ടി അതിർത്തി നിർണ്ണയിച്ച് ആവശ്യമായ സ്ഥലത്തിന്റെ അളവുകൾ സമർപ്പിച്ചിട്ടുണ്ട്. ഇതിനായി 0.00577 ഹെക്ടർ ഭൂമി ഏറ്റെടുക്കേണ്ടതുണ്ട്. എന്നാൽ സൂചന (1) പ്രകാരമുള്ള റീറ്റിംഗ് നിർദ്ദേശ പ്രകാരം മുഴുവൻ സ്ഥലവും ഏറ്റെടുക്കേണ്ടതില്ലെന്നും അറിയിച്ചുകൊണ്ട് അറിയിച്ചുകൊടുക്കുന്നു.

വീശ്വരൻ  
  
എക്സിക്യൂട്ടീവ് എഞ്ചിനീയർ

പകർപ്പ് അസിസ്റ്റന്റ് എക്സിക്യൂട്ടീവ് എഞ്ചിനീയർ, നിരന്തർ ഉപ വിഭാഗം, കൊടുവള്ളിയുടെ അറിയിച്ചുകൊണ്ട് അയയ്ക്കുന്നു