



Impact of 12.5% Scheme on Socio Demographic & Economic Profile of PAPs under the Navi Mumbai Project



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under the Navi Mumbai Project**

City & Industrial Development Corporation of Maharashtra Ltd.

Statistics Department

**TATA INSTITUTE OF SOCIAL SCIENCES
DEONAR, MUMBAI 400 088.**

Foreword



Over 38 years ago, City and Industrial Development Corporation (CIDCO) was set up as a Company of the Government of Maharashtra, to develop Navi Mumbai with the principle objective to resolve the problem of concentration of population and activity in the city of Mumbai. The new city was to be established on approximately 344 sq. kms. of land. Out of this, 289 sq. kms. land was required to be acquired and to-date approximately 207 sq.kms. land has been actually acquired. Even though while acquiring care was taken not to acquire the residential premises of the farmers and the gaothans, still large number of people were affected by this acquisition. The approximate number of families so affected is about 19000. It was therefore necessary to devise innovative scheme to make these affected families 'partners in development' so that they can reap the benefits of urbanization. CIDCO was the first agency in the country to adopt a scheme of returning 12.5% of the land acquired to their original owners. This 12.5% land is fully developed and is an integral part of the urban areas. In addition to this, the commercial use upto 15% of this land was allowed as well as the right to 1.5 FSI. This has returned tremendous value to the Project Affected Persons (PAPs).

CIDCO has also provided many other benefits to the PAPs such as direct employment, assistance in finding employment, reservation in allotment of stalls, free vocational training, stipend in education and awarding of small civil work contracts to the registered societies of the PAPs. CIDCO also extends grant-in-aid to the villages located within the city of Navi Mumbai. This grant-in-aid can be used for improvement in school buildings, community halls and building of toilet blocks.

So far no effort was made to substantiate the benefits being extended under various schemes. I am happy that the Department of Statistics in collaboration with Tata Institute of Social Sciences has prepared the underlying Report which has recognized the impact of 12.5% scheme. The study will also help to highlight the lacunae in the scheme itself or in the delivery mechanisms adopted under the schemes. I hope this compilation is useful to policy makers at various levels.

(G.S. Gill)

Date: June, 2009

Preface



The creation and development of a new city always poses challenges to planners and administrators when it has to be expanded within a fixed time frame. Navi Mumbai, developed by City and Industrial Development Corporation (CIDCO) in close proximity of Mumbai is only 38 years old. The present population is almost 2 million. The main purpose of this satellite township was to ease pressure on Mumbai and to develop environmental friendly urban conglomeration which meets the social, residential, employment and commercial needs of the burgeoning population of metropolitan region. Prior to the birth of Navi Mumbai, there were 95 villages with a total population of 0.15 million. Fishing and agriculture were the main source of livelihood. Most of the land was terrain, marshy and barren. Today the urbanization coupled with economic growth has turned the area into a highly productive and vibrant zone. Navi Mumbai is the only Indian city to be declared as one of the best cities of the world by experts from National Geographic Channel.

Statistics Department of CIDCO conducted this study through Tata Institute of Social Sciences, Mumbai. The study is designed considering only those Project Affected Persons (PAPs) who had taken the possession of land allotted under 12.5% scheme. For this purpose, a census of 14 villages of Panvel Taluka in Navi Mumbai was conducted. The major objective of this study is to assess socio - demographic and economic profile of PAPs. The study also focuses on use of plot allotted under 12.5% scheme, future plans regarding the allotted plot if it is still undeveloped, how the allotted land has been shared by legal heirs within the PAPs, the level of satisfaction of PAPs with the land allotted to them under the scheme and the location of surrendered land. The study emphasises on the level of satisfaction of PAPs with the physical and social infrastructure facilities, including benefits received as a part of their rehabilitation and feedback of PAPs for future improvement in this scheme.

I would like to express my sincere thanks and gratitude to Shri G.S. Gill, IAS, Vice- Chairman and Managing Director, Shri D. G. Jadhav, IAS, Joint Managing Director and Shri Deepak Kapoor, IAS Ex Joint Managing Director, of CIDCO for reinforcement during the study. I thank all the "Sarpanches" of the villages involved in the study for their cooperation and support.

The study reveals augmentation in socio- demographic and economic status of the PAPs. The report also presents that a majority of the plots allotted under this scheme are being sold out to builders by the PAPs in order to fetch monetary benefits. This has made the villagers, real partners in economic progress in the region.

This report will be useful for the planners, policy makers, administrators, villagers and to all those who are interested in the rehabilitation measures of the 'Project Affected Persons'.

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HIGHLIGHTS

No. of villages surveyed	:	14
No. of Household surveyed & population	:	900 houses having 5254 members

HOUSING STATUS

Type of House

Kuccha House	:	2%
Semi Pucca House	:	12%
Pucca House with GF Structure	:	21%
Pucca House with GF + 1st floor	:	27%
Pucca House with GF + 2nd floor	:	37%
Pucca House with C + R	:	1%

Built-up Area (Sq.Ft.)

Upto 250	:	2%
251 – 500	:	16%
501 - 750	:	23%
751 - 1000	:	19%
1001 – 2000	:	35%
Above 2000	:	6%

Average Built-up Area (Sq.Ft.)

2037.51

Plot Area (Sq.Ft.)

Upto 500	:	29.4%
501 – 1000	:	28%
1001 - 2000	:	27%
2001 - 3000	:	16%
3001 – 4000	:	8.6%
Above 4000	:	11%