

IMPACTS OF LAND ACQUISITION VIS A VIS THE CONCEPT OF LAND BANK: A STUDY ON WEST BENGAL

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Introduction:- The relationship between land¹ and human being is as old as man started cultivation. The nomadic people did not feel the need of taking land in his control. As man learnt agriculture, and for this land is the utmost necessity, people started to have the land in his control. Even today, the genesis of the structure of power and authority in rural India can be traced to land. The value of land is ever increasing and requires little renewal and replacement. Due to this basic utility, economists consider land as a special kind of property. Today land reform has been proved to be a major instrument of social transformation, especially in an economy based on feudal and semi feudal production relationships. Today all the state governments are inviting the industrialists to set up their projects in their states. At this, the relevant state governments in addition to allotting lands are providing facilities to the investors of various types like relaxing taxes and by providing various other infrastructural facilities. This at the same time leads to huge displacement of the original residents and most importantly, their livelihood is coming under threat. Under

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1. The word 'land' is used in the same sense as 'immovable property' in Sec.3 (25) of the General Clauses Act, 1897. but, in Sec.2(b) of the Indian Registration Act of 1908 and Section 3 of the Transfer of Property Act of 1882 (as amended in 1929) 'immovable property' has been defined as not to include 'standing timber, growing crops and grass'. But, under the Act of 1894, under Sec.2 (a) land is defined as including things attached to earth. Again, the expression land as discussed under Sec. 3(a) of the Land Acquisition Act, 1894 includes benefits to arise out of land and things attached to the earth or permanently fastened to or anything attached to earth. After the West Bengal Land Reforms Act, 1955 under section 2(7) land means land of every description and includes tank, tank- fishery, homestead, or land used for the purpose of livestock, breeding, poultry farming, dairy or land comprised in tea garden, mill, factory, workshop, orchard, hat, bazaar, ferries, tolls or land having any other sairati interests and other land together with all interests, and benefits arising out of land and things attached to the earth or permanently fastened to anything attached to earth; under the definition, the term homestead shall have the same meaning as in the West Bengal Estate Acquisition Act, 1953.

the law, government has the power to acquire any kind of property be it land or any property for public purpose following the doctrine of *Eminent Domain*.

Acquisition of land and its impacts on people:- India is a vastly populated country and so is West Bengal. Here near about 70% of the people are dependent on cultivation. Lands, when acquired according to the provisions of the Land Acquisition Act, 1894 after paying compensation² against the very land vest in the Government and afterwards in the company for whom the same have been acquired free from all encumbrances. In West Bengal presently 62.48% of land is cultivable. Here nearly 58.08 lakh hectare of land have been brought under cultivation and moreover till date, 33.60 lakh bigha of land have been distributed among the small and landless farmers.³ To set up the industrial houses land is required. Here, in West Bengal, land is of scare. After the cancellation of Nano Project of Tata from Singur, another Tata venture namely Tata Metaliks has left the state in recent times.⁴ Hence, the acquisition of land has become a very important topic of discussion nowadays. The matter of land acquisition is associated with the following conflicting issues -

(a) **Fear for receiving improper compensation against land and delayed payment:-** After the L.A. Act, 1894, and the proposed Amendment Act, 2007 in giving the compensation against land on acquisition the market

2. Presently, the award of compensation under the Act of 1894 is given by the Collector on the acquisition of land considering the followings-

- The market value of the land on the date of notification u/ sec.4 of the Act.
- Damages sustained in process of taking possession
- Bonafide loss etc.

But damages likely to be caused after the publication of declaration u/sec.6 or in consequence of the use to which it would be put or any outlay or improvements on, or disposal of the land acquired, made without the sanction of the collector after the date of publication of notification u/sec.4 shall not be taken into consideration. After the award is made by the collector any person may refuse to accept the award and apply to the Collector, who is bound to refer the dispute for determination of the Court of Land Acquisition and any award made by the Land Acquisition Judge amounts to a decree and against which an appeal lies to the High Court. If there is laying any difficulty in paying the compensation, the Collector can deposit the amount in Court. The claimant can accept the amounts in protest. If the money is lying in the Court, the Court can invest it in proper securities for the benefit of the claimants.

3. Reported in the Ananda Bazar Patrika from 17th - 21 February, 2009 at pg. 01.
 4. Reported in The Times of India: 9th March, 2009 at pg. 5.

value of the relevant land is taken into consideration unlike in Jharkhad where the relevant Gram Sabha fixes the price of the relevant land to acquire. In West Bengal, in determining the price of land, the mean price of the adjoining lands is taken and thereafter 30% solatium is added to the price to fix the compensation amount. But in Singur, the State Government declared some enhanced rate of payment. From the Singur land Acquisition we see the state government is respecting the local demand of people regarding the price of land. Again, if we have a look, after a land is acquired by the government for some public purpose, the price of the adjoining lands go up at a rocketing pace. Keeping this thing in mind the proposed Land Acquisition Policy of the Government of West Bengal⁵ suggests 5% of the acquired land to be returned to the land losers after developing the very land for commercial activities. Again, another fear that exists among the farmers yet to give land is the past experiences regarding delayed payment for the land. Here is the statistics of leading districts⁶ (excluding the landlosers at Singur)-

Sl. No.	Name of the District	Number of persons not received compensation money
1.	North 24 Pargana	2583
2.	Burdwan	2410
3.	Coochbehar	1978
4.	South 24 Pargana	1239
5.	East Midnapur	378
6.	West Midnapur	132

At this, the Government of West Bengal in the New Approach (Amendment Policy on Acquisition of land) w.e.f. 6.6.2006 initiative started for readily paying the land losers against their land on acquisition. Recently, for the renovation and extension of the Rs. 15,000 Crore Greenfield integrated IISCO Steel Plant in Burnpur, we see the government has announced a price hike of the land from about 8.5 lakh per acre to about 12.61 lakh per acre which is about 46% more at the stiff resistance of the land owners which led, collection of their cheques by a significant number of land losers.⁷ Another instance is the prompt or spot payment of the compensation money to the shopkeepers of Patiram who had been affected by the extension of the State

5. The Ananda Bazar Patrika; 24th October; 2008 at pg. 13.

6. The Uttar Banga Sambad; 24th December, 2008 at pg. 03.

7. The Times of India; 28th October, 2008 at pg 4.

Highway- 10⁸ where shops though were lying on PWD owned land and were compensated solely on humanitarian ground. Today, it has become a fashion of the people belonging to the wealthy class holding land in rural areas in large chunk which characterises the loosing of land rights of the people in rural areas and thus, when an acquisition takes place it is that very class which gets the benefit. At this, recently, at the proposal of the Ministry of Rural Development at Centre, the Permanent Parliamentary Committee led by Mr. Kalyan Singh has recommended the issue of giving of compensation to the persons interested for three years as against five years proposal of the relevant Ministry.⁹ This is also a very good move by the Committee.

(b) Shifting of livelihood pattern: - This is another important area of concern. Acquisition of land leads to the shifting of livelihood pattern of the people to which he is habituated with for long time. This ultimately compels them to become jobless in most cases. Farmers are the stake holders of the agricultural lands who mostly are illiterate, unskilled while the industry requires the educated, skilled and technical man power for it's operation will uproot the farmers from a livelihood that they are skilled at and trained for, and convert them to unskilled labour, and transfer them to non-guaranteed jobs in the construction of the plant, port and other facilities. At this, due to the absence of a Proper rehabilitation package including replacement value policy the followings are also haunting them-

- Sustainable income guarantee
- Guarantee for the proper utilisation of the sum as compensation
- Education of the children and health security

At this, regarding the education of the children of the land losing families, the very recent compensation package as declared by the SJDA¹⁰ on Kawakhali-Forajhar and KMDA¹¹ on Dankuni are really a very good move. Again, the proposed Land Acquisition Policy of the Government of West Bengal¹² also suggests 5% of the acquired land to be returned to the land losers after developing the very land for commercial activities.

(c) Job guarantee against the fear of crunching of job opportunities

8. Stretching from Hili to Gazole in Dakshin Dinajpur

9. The Ananda Bazar Patrika: 22nd October; 2008 at pg. 06.

10. SJDA means Siliguri- Jalpaiguri Development Authority.

11. KMDA means Kolkata Metropolitan Development Authority.

12. The Ananda Bazar Patrika: 24th October; 2008 at pg. 13.

by the outsiders: - It is a genuine fear from which the project affected persons are suffering. In acquisition of land, the government prefers the agricultural lands because it causes lesser displacement. Today, we see that the industrial houses are installing the capital intensive techniques instead of labour intensive means which requires the sharply skilled technical hands instead of the farmers who mostly are illiterate and ignorant about the modern technical knowledge. Thus, modern industrialisation cannot give job guarantee to the agriculturists, mainly- job losing sharecroppers, or agricultural labourers while it invites the properly skilled and duly educated people for the same. At this, the National Policy of Rehabilitation and Replacement 2007 and the proposed Amendment on The Land Acquisition Act, 1894 may be a good guarantee as these propose the creation of jobs for such unskilled people after duly educating or training them and thus making them suitable for jobs in the relevant establishments.

(d) Fear of loosing shelter or place of residence: - Acquisition row is a significant issue of loosing shelter or place of residence. Today right to shelter is a fundamental right and thus, prior to acquisition of land if an owner looses his home or his home is falling within the notified area under Section 4 of the L. A. Act, 1894 for them the construction of a rehabilitation colony near the project area may be the answer. At this, the National Policy of Rehabilitation and Replacement 2007 and the proposed Amendment on The Land Acquisition Act, 1894 may be a good guarantee which speaks for the allotment of free house site to the affected families whose house has been acquired or lost.

(e) Fear of loosing balance of food security: - Today food security is a great issue to deal with. For food, we have no other way except agriculture. Agriculture is not possible without land. In West Bengal, nearly 63% of the land is agricultural land. While nearly 23% of the land is used for township and industrial houses. Today, West Bengal is a self sufficient state from the end of staple foods. To keep this state so secured obviously, the agricultural land use should not be disturbed. But keeping in mind the importance of industries as well, a well planned balanced approach is the call of the day.

(f) Fear of keeping the land idle after acquisition and there by delaying the enforcement of commitments to the project affected people: - Another fear that arises on acquisition, is the keeping the land idle. Since a long time, we see a tendency of keeping the land idle after handing over the same to the corporate bodies has become a fashion as we see in Kalinganagar, Gopalpur in Orissa, in Kerala, in Chennai and also in some other states. In such a situation, the government mustn't allow such attitudes of the relevant corporate bodies by penalising such houses because in the starting of the relevant project the affected persons find means of maintaining their

livelihood. At this, the Government of West Bengal's stand of taking back the land allotted to Haldiram group by the KMDA for setting up of the Food Park in 2003 has been approved by the Honourable Calcutta High Court recently.¹³

(g) Engulfment of the fertile agricultural lands by industry in the name of development: - Today, it has become a vital issue before the nation when land is frequently acquired by the state rampantly from the farmers without considering the nature of land whether the very land is fertile or not. Unfortunately, till yet no such law has come into place which can stop the government to acquire fertile land for developmental purposes when there are options of allotting other land for this purpose. Now in the absence of such a system, indiscriminate choosing of the fertile lands by the corporate houses due to several reasons like infrastructural facilities etc. is causing great concern over the loosing of agriculture oriented jobs on the one hand and causing of disturbed food security on the other. At this, very recently, the Permanent Parliamentary Committee¹⁴ led by Mr. Kalyan Singh in its report is, on the way, to propose inter alia the followings-

- For industries allotment of fallow land will be given the priority
- In the absence of fallow land or very less area of fallow land like the states of Uttar Pradesh, Punjab, Haryana, Karnataka, Chattisgarh, Bihar and West Bengal, effort must be to allot the mono- crop land and
- Not more than 10% of the two- cropping land can be taken for the purpose of setting up of industries.
- Before the decision of setting up of an industry in an area the government should take the opinion of the District Magistrate of the very area.

(h) Absence of separate policies of acquisition of land for the Urgent and Important projects: - The purpose of land acquisition may be for the infrastructural development of the state or of an area and for the setting up of industrial houses. The policy of acquisition of land for these two aspects should not be the same. While for infrastructural development e.g. construction of a highway, the very aim may be to construct the same with least distance so strict following of the map or land is necessary while regarding the setting up of the industrial unit effort must be there to allot the least fertile land for the same. At this, it may be suggested where it is a matter of construction highway or railway due the urgency or importance of the same

13. Ananda Bazar Patrika: 20th September, 2008, pg 4.

14. Ananda Bazar Patrika: 4th October; 2008 at pg. 18.

as compulsory acquisition of the area is needed, some more benefits may be endowed to the land losers like the construction of shops, hotels or dhabas, or petrol pumps etc. on priority basis and for the establishment of the same aid may be granted to those people whose land had been acquired. However, the proposed Land Acquisition Amendment Bill, 2007 is proposing a provision for solatium to be enhanced from the existing 30% of the market rate 75% in case of urgent acquisition.

(i) Suffering from mental trauma: - The continuous strife over land for more than 2 years and finally pulling out of Tata from Singur has laid a very grim impact on the local people. As per the survey conducted by the *Life and Livelihood with Human Dignity*¹⁵, a group of Teachers of the Department of Psychology of the University of Calcutta and the representatives of various NGOs, found that the people in the locality nearby the company establishment. They found, among the people suffering from the land dispute 90.8% are severely traumatised while only 9.2% are moderately traumatised. Many of them even violently arouse if someone utters the word 'nano', some fears, some of the people starts sweating etc. the report again expresses concern that if the same is not properly handled by the government, they may become patients of schizophrenia and even may be incline to commit suicide.

(j) Improper counselling on the relevant project: - In West Bengal, it is clearly evident in recent times that when a notification for the acquisition of land is published, at that very moment, drive counselling against the acquisition starts in an organised way by the opposition parties. At the effort of them the reason of the government regarding the setting up of the very project in the locality doesn't get water. In such a state of affairs, proper counselling is the only answer.

(k) Improper rehabilitation and resettlement policy of the government: - It is true, that there is a sheer necessity of introducing a well planned, comprehensive, and uniform scheme against the acquisition of land for a specific purpose as we see in the Land acquisition Act, 1894. The century old Act of 1894 is speaking for the payment of compensation for acquisition of land which again initially was not there. The affected persons on acquisition needs more protection as in the acquisition drive, the people are mostly suffered as it takes away the traditional and legitimate livelihood of the people. At this, the National Policy of Rehabilitation and Replacement 2007 and the proposed Amendment on The Land Acquisition Act, 1894 may be a good guarantee. Recently, in Singur, initially there were a large number of the farmers nearly 11,000 accepted the cheques for compensation. But after facing

15. Reported in the Ananda Bazar Patrika: 24th March, 2009 at pg. 11.

stiff resistance for returning of land to them nearly 1200 unwilling farmers led by Miss Mamta Banerjee, the government announced the second round rehabilitation package which is quite justified. But as they rejected the same, and continued the violence, even if many of them even have become dependent on the relatives for livelihood which is again uncertain.

(l) **Socio- economic hardship:** - On corporatisation/ acquisition of land mostly the small farmers either became landless labourers or more dependent of farm work to supplement insufficient income from farming. The landless labourers are pushed further to the brink of precarious survival their income fell sharply and they became more uncertain as both farm labour demand and wage rates were squeezed in the areas in the vicinity of submergence. Again, economic hardship deepened as almost all families were forced to sell all or part of their livestock when common grazing land was no longer available. Children were withdrawn from schools. Health problems increase. With earning opportunities shrinking locally, seasonal migration became common and some families contemplate longer term migration.

(m) **Activism of touts/ land sharks in the adjacent areas:** - it is seen that where land is on the way of acquisition, for setting up of a developmental projects; as soon as the project is declared, the touts or land sharks rush there to maximise their deal with lands. They start purchasing lands in the locality and thus raise the price of such land. In many areas like Singur, the ownership of land is transferred overnight even if the land is of agricultural nature. In Singur, the price of land is soaring at a rocketing pace since people heard the news of coming of Tata. Here, a dichotomy is seen- on the one hand, many people (touts) bought land visualising the coming of Tata with the aim of further rise of price of land even of agricultural land without an objective to continue agriculture. These people are still waiting for the further coming of another car company after the Tata's pull over to Sanand. On the other hand, a section of people holding land, after the Tata's going out from the state, are repenting as to why they didn't sell out their land at the peak of the price. Again, from the corner of industrial houses, the entrepreneurs are frustrated to set up their units in the adjoining areas of Singur due to such high price of land. But, interestingly, the touts have started to catch fish in opaque water. They are booking lands luring the local farmers with a negotiated price to sell out them to the industrial houses or businessmen which don't have any link with the price fixed by the government. Consequently, people prefer to sell their land to such touts instead of government. Thus, a conflict arises between the land owners and the government.

(n) **After effect on pulling out from a project:** - When a project work after acquisition of land starts, many people start working in the project.

Contractors associated with the project also starts depending on the advancement of the project as they invest money behind the work. Again, the local people also start depending on the project. At this, we may summarise the impacts as under-

- i. *Impact on common people:* - At this, the Tata Motors Authority withdrew its project from there and shifted the same to Sanand, Gujrat. It led one section of the farmers happy but, at the same time, most of the farmers given land, land owners and traders are in great frustration because they e.g constructing hotels, shops etc with a hope to do business in future on the opening up of the factory are in great despair. In addition to this, the land brokers in the area with a hope to earn more profit out of the land they hold didn't come true. In addition to this, the local people associated with the construction of the Nano Plant were at a loss. This is undesirable. Our aim must be to make India especially our state, West Bengal a modern, powerful industrial state among others. This is a painful and agonising period.
- ii. *Impact on the people engaged in the project:* - After the pulling out of Tata from Singur, most of the 23 ancillary units who nearly have completed the construction work in the project site are in a fix. To them, unless they get adequate compensation, it's not possible for them to shift the huge infrastructures that they have already constructed and return the land to the WBIDC. In addition to this, most of the local contractors worked for the vendors as well as for the Tata Motors have not paid their dues. Thus the cloud of confusion is deepening over there centring round the pull over decision of the Tata Project from Singur in West Bengal to Sanand in Gujrat.¹⁶

The concept of Land Bank: - Today, in India, some states like Maharashtra, Gujrat, Haryana, Tamil Nadu, Karnataka etc. have prepared plots with infrastructure and services which generally allow them to attract more industries. The glaring example to this is the readily availing land to Tata for its Nano project at Sanand in Gujrat. Looking at this, the government of WB has finally decided to form Land bank with an area of 5000 acre of acquired land with a created fund of Rs. 500 crore.¹⁷ This system is already in existence in some industrially advanced states like Gujarat, Tamil Nadu, Maharashtra, Andhra Pradesh etc. Recently the state of Punjab is also walking

16. The Times of India: 18th January, 2009 at pg. 03.

17. The Ananda Bazar Patrika: 15th February, 2009 at pg. 04.

in the same path to create land bank in the state.¹⁸

The concept of land bank (Positive impacts)-

- Today, the problem of setting up of industries, construction of airports, hospitals, roads, railways and other infrastructure is the availability of land. Acquisition of land directly or by state is a time consuming affair. And for an investor time is money. At this juncture the initiative of the government to set up land bank is very useful.
- The concept of land bank is again important as the government can sketch out plan of land use in the state. If the government prepares the land use plan it definitely will result in the rapid socio- economic development of the surrounding regions as well. For example, Brazil the city of Curitiba.¹⁹
- As the land is acquired for public purpose without declaring/ knowing the nature of the project the cost of the adjoining land doesn't go up at the rocketing pace.
- The land losers on receiving the compensation money readily on acquisition can easily manage alternative lands in nearby regions.
- The lands so acquired may be subjected to cultivation by the relevant land losers or by his representatives until the project is finalised.
- Land losers and the persons interested under this system get options to choose the livelihood patterns either to engage himself involving into their traditional occupations or by taking necessary trainings developing him to make suitable for industrial or allied activities in relation to the project for which the land is acquired.
- On the governmental front, the government gets sufficient time to build necessary infrastructures to attract picked industrialists.
- The government can easily handle the acquisitional problems easily under the system.
- The government under the system can balance the capitalist demand of land and the social security to overcome further pauperism of the poor and weaker section i.e. of the land losers in a systematic, scientific and objective way.
- The government need not to hurry up to acquire the land and thus force the people to give up the land as per the corporate demand while the government can lay the options before the corporate bodies

18. The Hindu: 7th October, 2009 at pg. 03.

19. KP Bhattacharjee: Rights and Records-II; Published in the Statesman, 28th March, 2009 at pg. 04.

regarding their choice of land and thereafter allotment of the same on lease.

- Most of the industrial houses have lack of expertise in this field.
- The government at the same time can provide readymade land with necessary infrastructures for industrial houses in a while which happened in Nano project in Sanand, Gujrat and the proposed 10,000 MW power plant by a noted Bengali NRI Mr. Prasun Mukharjee's Universal Success. Again very recently, the West Bengal Government could easily allot near about 120 acre of land for setting up of a Knowledge City in Baruipur near Kolkata.²⁰
- Finally, at the instance of the financial meltdown to encourage the ventures it will be a very positive step.

The concept of land bank (Negative impacts)-

- As under the present position the compensation money is to be readily given to the land losers for the creation of land bank it requires huge money to spend for this purpose in terms of interests and capital from public exchequers.
- Allotment of such land to the industrial houses as is uncertain the local people especially the land losers may come up with movement. There are a large number of projects which have not started yet still the land has already been acquired a long ago. For example, the acquisition of nearly 400 acre of land for Modular Food Park at Dankuni in Hoogly keeping in mind to set up potato processing units over there. Still the same is lying idle.²¹ Agin, in the recent times near Bolepur a group of villagers claiming to be landlosers tore down the fencing, uprooted the pillars of the WBIDC, dug up the road and damaged the signboard at a government project site in successive occasions demanding either to return their land or to set up the project for which the land was acquired. Here the 300- acre plot by the Bolpur- Ilambazar road was acquired in 2000 to build up an educational hub, health centres and a housing complex on the land but nothing has been done as yet.²² Another incident of unrest we witnessed recently in the form of stoppage of the construction of pump house at Snaotaldihi Thermal Power Plant under the banner

20. The Times of India: 9th February, 2009 at pg. 04.

21. The Ananda Bazar Patrika: 30 the March '08 at pg. 06.

22. The Times of India: 16th January, 2009 at pg. 05.

of Kshatigrastha Krishak Samity claiming the enhanced rate of compensation for land at par with the price of the land at present rate though there is not much delay to start the work and provide job opportunities in the relevant project.²³

- A large chunk of vested land has been given to the people in 'Patta' and the government is not interested to return the land given in 'patta'. The government is not willing to take back the relevant lands owing to several reasons may be for social- political reasons. Hence it requires the acquisition of land for the creation of land bank. But Singur, Nadigram, Mejia etc. incidents, if we consider as eye opener to us it is difficult to acquire the land for land bank in which the project is to come up in future.
- The industrial parks in almost each district are suffering from problems. Under this system, no one can guarantee about the time frame within which the industrial houses will set up their units.
- Again, there is problem in regard to the supply of water and coal which are the backbone of an industrial house for its operation. But presently, in West Bengal, demand is very high while the supply is less.
- Land in Bengal is fragmented. Thus it is difficult to acquire a large tract of land for land bank.

Land bank and the state of West Bengal: - The state has very recently, started the function of constructing 'Land Bank'. In such Land Banks, mainly two sorts of industrial set up will come. In the first type, big industrial houses as was in Singur or in the second, the government may set up industrial parks after developing the necessary infrastructures in such lands.²⁴ Outlining the revised plan, the West Bengal Finance Minister Dr. Ashim Dasgupta commented²⁵ 'solve the problem of procuring land for industries relatively infertile land' would be purchased 'at a fair price' after consulting with the farmers and paying proper compensation.

Conclusion and Suggestion: - Thus, the acquisition of land for land bank should be done slowly and very cautiously. It again requires sensitisation of people as well as responsible political will. Today an atmosphere has been created across the country against the acquisition of land. But industry, roads,

23. The Ananda Bazar Patrika: 2nd October, 2008 at pg. 10.

24. The Ananda Bazar Patrika: 11th March, 2009 at pg. 10.

25. The Statesman: 21st March, 2009 at pg. 01.

railway tracks and ports (air and sea) cannot be built in the sky. It has to come up on land. At this, the political parties, whether ruling or opposition; should play a positive role towards industrialisation and the country's economic development. The opposition today may become the ruling party tomorrow. The opposition should not think when they come to power; they will solve everything using a magic wand. It is not possible. The opposition, at this, should not do anything which causes development stopped. Again, the government must aim at providing the best package to each of the project affected family by improving their quality of life in the project area through a better infrastructure, sustainable income, better skills and to make them a part of the development process, to create goodwill for the organisation for a long-term relationship; to ensure that the rights of individual and society, particularly those belonging to the weaker sections of society are adequately protected; creating employment opportunities for local people through various self-employment schemes or indirect employment in project activities, as also to deliver prompt assistance to the local people in extreme hardships. If implemented properly, this system, may avoid the serial fiascos, bloody strife and the set backs to industrialisation.