

Manuscript ID:
IJEBAMPSR-2025-0202014

Volume: 2

Issue: 2

Month: April

Year: 2025

E-ISSN: 3065-9140

Submitted: 10-Jan-2025
Revised: 15-Feb-2025
Accepted: 22-Mar-2025
Published: 30-Apr-2025

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DOI: 10.5281/zenodo.15828485

DOI Link:
<https://doi.org/10.5281/zenodo.15828485>



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How to Cite this Article:

Bhoir, B. S. (2025). A brief Study on the Process and the Problems of Land Acquisition in Navi Mumbai City. International Journal of Economics, Business, Accounting, Agriculture and Management Towards Paradigm Shift in Research (IJEBAMPSR), 2(2), 68–71. <https://doi.org/10.5281/zenodo.15828485>

A brief Study on the Process and the Problems of Land Acquisition in Navi Mumbai City

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Abstract

This paper explores the processes, policies, and socio-economic effects of land acquisition in Navi Mumbai, a rapidly developing urban area in India. Established to reduce the pressure on Mumbai, Navi Mumbai has seen extensive infrastructure growth. The key projects such as the Navi Mumbai International Airport, the metro system, and industrial zones have put land acquisition at the center of planning discussions. The study examines the historical and legal framework of land acquisition, the impact on affected communities, and the tension between environmental sustainability and developmental objectives. It also evaluates the current compensation and rehabilitation processes while proposing strategies to balance development with fair treatment for displaced populations. Through data analysis and case studies, this paper offers practical insights for decision-makers.

This study inspects the processes, policies, and socio-economic impacts associated with land acquisition in Navi Mumbai, a fast-growing urban city adjacent to Mumbai, India. Originally conceived as a satellite city to alleviate the congestion of Mumbai, Navi Mumbai has witnessed rapid urbanization driven by large-scale infrastructure projects. These include the Navi Mumbai International Airport, the metro system, and various industrial corridors. The study examines the legal frameworks guiding land acquisition, the socio-economic consequences for displaced communities, and the environmental implications of such projects. Particular focus is given to issues like compensation adequacy, livelihood loss, and the displacement of marginalized groups, including tribal populations. The research evaluates the effectiveness of current compensation, resettlement, and rehabilitation measures implemented by stakeholders like CIDCO, assessing their impact on both short-term and long-term welfare of affected communities. This study also highlights the challenges posed by environmental degradation and prolonged litigation, offering recommendations for creating more sustainable, equitable land acquisition processes that balance development needs with social justice and environmental preservation. Through case studies and data analysis, the paper aims to provide actionable insights for urban planners and policymakers.

Keywords: Land Acquisition Act, 2013, APAPs, GR, EWS, R&R, Real Estate Development

a. Market Value of Land

Introduction

Navi Mumbai, planned in the 1970s by the City and Industrial Development Corporation (CIDCO), is a notable example of urban planning. Located near Mumbai, the city was intended to redistribute population and economic activities. Over the years, it has grown into a thriving center for residential, commercial, and industrial activities. Its well-planned infrastructure and connectivity, coupled with its proximity to Mumbai, have drawn significant investments, making it one of the fastest-growing urban areas in India.

However, the city's growth has encountered challenges, particularly in land acquisition for large projects like the airport, metro, and special economic zones (SEZs). These projects have displaced thousands of families, leading to debates over the adequacy of compensation, loss of livelihoods, and the environmental costs associated with large-scale urbanization. This paper delves into these issues to provide a deeper understanding of land acquisition in Navi Mumbai and its implications for sustainable urban development.

b. Hypotheses:

1. Land acquisition in Navi Mumbai significantly impacts the socio-economic conditions of affected people.
2. The current compensation and rehabilitation methods are insufficient to meet the needs of displaced populations.
3. Implementing more inclusive land acquisition policies can help reduce resistance and promote equitable development.

Objectives:

1. To analyze the legal and procedural frameworks surrounding land acquisition in Navi Mumbai.
2. To study the socio-economic effects of large

land acquisition projects on local populations.

3. To assess the effectiveness of compensation and rehabilitation efforts by CIDCO and other parties.
4. To suggest policy changes for more sustainable and inclusive land acquisition practices.

Key Projects Involving Land Acquisition:

1. Navi Mumbai International Airport:

- a. Over 2,200 hectares acquired, affecting several villages.
- b. Challenges: Relocating displaced families, addressing ecological concerns, and protests over compensation.
- c. Solutions: CIDCO provided resettlement packages, job opportunities, and social amenities.

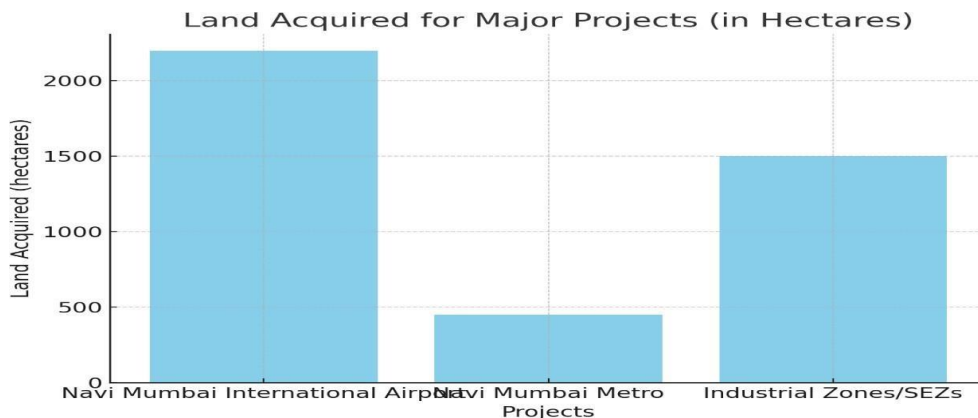
2. Navi Mumbai Metro:

- a. Land acquisition was minimized by using government land wherever possible.

3. Industrial Zones and SEZs:

- a. Land acquisition from private owners and tribal areas for industrial expansion.
- b. Efforts have been made to involve affected populations in industrial employment.

Challenges in Land Acquisition:



1. **Social Challenges:** Local communities often resist land acquisition due to concerns over losing their livelihoods and way of life, leading to protests. Displacement of tribal communities is particularly complex due to their deep connection to the land, resulting in a loss of traditional resources and identity.
2. **Environmental Concerns:** Land acquisition for major projects has damaged sensitive ecosystems like wetlands and mangroves, which serve important ecological functions. The long-term consequences include

biodiversity loss and habitat destruction.

3. **Legal and Procedural Issues:** Disputes over compensation and the definition of "public purpose" often lead to legal challenges, causing delays in projects.

Impacts of Land Acquisition:

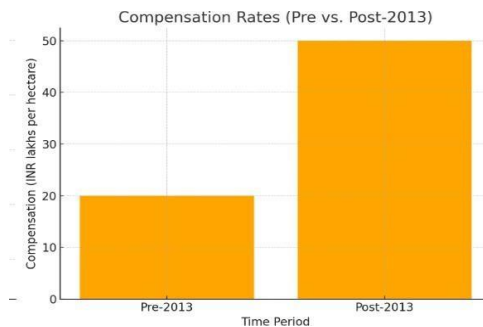
• Positive Impacts:

- Land acquisition can create employment opportunities during both construction and operation phases of projects. Infrastructure improvements enhance regional connectivity, attracting further investments and fostering

economic growth.

- **Negative Impacts:**

- Displaced communities often face marginalization, particularly when resettled in



Recommendations:

1. **Community Engagement:**

- Inclusive consultations with affected communities are essential to ensure their concerns are considered in land acquisition processes. Participatory planning helps create solutions that address the needs of displaced populations, fostering cooperation.

2. **Improved Compensation Mechanisms:**

- Land valuation should be updated regularly to reflect current market conditions, and rehabilitation packages should include more than just financial compensation—offering housing, jobs, and social support to displaced communities.

3. **Sustainability Measures:**

- Mandating environmental impact assessments (EIAs) before projects begin is crucial for understanding and mitigating environmental damage. Post-project restoration efforts should focus on rehabilitating damaged ecosystems, such as replanting mangroves or forests.

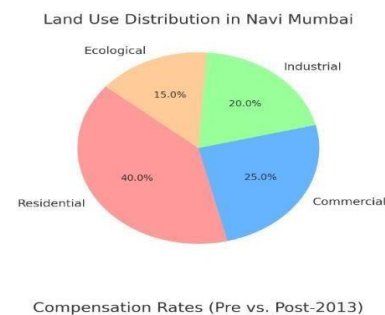
4. **Capacity Building:**

- Providing skill development programs for displaced populations can help them transition to alternative livelihoods, ensuring economic resilience and long-term growth.

Conclusion:

Land acquisition in Navi Mumbai is a multifaceted process, balancing the need for urban development with the rights of affected communities. Although progress has been made, ongoing challenges highlight the need for fairer and more sustainable practices. Future policies should integrate social justice, environmental protection,

areas with limited resources. The loss of traditional livelihoods can lead to economic hardship and social unrest, with grievances that may last generations.



and economic development to ensure inclusive growth.

Acknowledgment

I am Mr. Bhushan Shekhar Bhoir, Assistance Professor, Department of Accounting and Finance, CKT ACS College, Panvel thankful to my Research guide Dr. Vivek H. Bhoir Sir KBP College, Vashi and Our Principal Prof. Dr. S. K. Patil sir for granting me permission to carry the work.

Financial support and sponsorship

Nil.

Conflicts of Interest

The authors declare that there are no conflicts of interest regarding the publication of this paper.

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