BASIS OF CATEGORISATION OF MANDIS

At present the mandis are categorised on the basis of the total arrivals in a particular season. Accordingly, the markets are classified as under:

Category	--**A**	:	Where arrivals are more than 4 lac quintals in one season (Rabi or Kharif)
Category	--**B**	:	Where arrivals are between 2 lac and 4 lac quintals in one season (Rabi or Kharif)
Category	--**C**	:	Where arrivals are above 80,000 quintals and below 2 lac quintals in one season (Rabi or Kharif)

Previously the scale of land for different categories of mandis was as under:

Category	--**A**	:	more than 80 acres
Category	--**B**	:	50 acres to 80 acres
Category	--**C**	:	30 acres to 50 acres

The assessment of the area required for a mandis on the basis of total arrivals in a season was not rational. Instead it was felt that this categorisation should be related to maximum arrivals during peak days to cater to the entire market arrivals. The committee reviewed the existing categorisation and the State Government after going through the recommendations of committee had decided to recategorise the land requirements as under:-

Category	--**A**	:	50 acres
Category	--**B**	:	30 acres
Category	--**C**	:	20 acres

The recategorisation in the preceding paragraph does not imply that the area limits mentioned in each category be strictly followed. It may happen that infrastructural facilities like water works, Bank facilities etc. might already exist nearby and in such cases no area need be earmarked for similar purposes. The committee recommended that a check list of requirements (Annexure II) be completed in each mandi and only thereafter the area requirements be worked out in a comprehensive and scientific manner.

EXISTING PROCEDURE FOR SELECTION OF MANDI SITES AND CHANGES SUGGESTED THEREIN

At present the site for a mandi is located and selected by a 'Site Selection Board' constituted by the Punjab Government and consisting of the following:-

1. Director Colonization, Punjab.
2. Deputy Commissioner of the district concerned
3. Divisional Town Planner
4. Executive Engineer (Public Health)
5. Executive Engineer (Electricity)
6. Executive Engineer (Drainage)
7. District Agriculture Officer
8. Representative of Marketing Board
9. Executive Engineer (B&R)
10. District Food and Supplies Controller

The Director Colonization gets the relevant data pertaining to the market arrivals in the area from the Marketing Board and the department of Food and Civil Supplies. The information regarding the existing level of land prices and possible suitable sites is collected by the field officers of the

Director colonization from the local revenue authorities. The information about the existing settlements, proposals about the Master Plan of the city, if any; the existing infrastructural facilities like transport, and communication linkages, sewerage disposal, water supply etc, are all collected by the Colonization Department. Thereafter the Director Colonization sends the land requirements of a particular mandi to Government. After reviewing the present system, the Committee recommended that before sending the mandi land requirements to Government, the Director Colonization must hold a meeting with Secretary Marketing Board and representative of Chief Town Planner to assess and finalize the land requirement for the mandi. After the Government accords its approval, the Site Selection Committee should meet and besides other points also go into the extent of land to be acquired for the mandi depending upon the local conditions and the requirements of the area.

EXISTING PATTERN OF LAND USE IN THE MANDIS AND THE PROPOSED MODIFICATIONS

Land management through recategorisation of mandis will certainly reduce the over-all requirement of land for the mandis. Another way to achieve land saving is the more effective land use pattern which will also provide a more efficient marketing system. The Committee studied the existing land use pattern in different mandis. It was observed that on an average the area earmarked for commercial purposes like grain shops, shop-cum-flats, cinema, chakki, oil mills etc. is to the extent of 20%. Similarly, the area for residential and storage purpose is 16% of the total mandi area. In both these cases, the Committee felt that earmarking is on the higher side. On the contrary, the auction platform which is the centre of marketing activity accounted for only 15% of the entire mandi area. It is relevant to point out that the agricultural produce is unloaded, graded, auctioned, filled in the bags on the auction platform. Further, the activities of weighing and stacking the bags is also carried out on the auction platform. In fact, auction platform has to be so designed as to cater fully to the peak daily arrivals of the season. The committee examined whether the auction platforms are being fully utilised during the peak season. It was observed that the auction platform is at present only partially utilised on account of delayed lifting of the procured stocks by the different agencies. In fact, quicker and well co-ordinated lifting of procured stocks can minimise the land requirement for auction platform or at least take care of future expansion due to higher production. After considering all the aspects, the Committee recommends that 40% of the total area of mandi should be allocated to auction platform against the present level of 30%. Based on field visits and deliberations, the Committee recommends changes in the existing pattern of land utilization given as under:-

Sr. No.	Item	Present % age of land use	Suggested % age of land use	%age of land use after review	Remarks
1.	Amenities	30	25	25	Saving of 5%
2.	Auction Platform	30	40	40	There is increase of 10%
3.	Institution & Service (Including Market. Committee Complex Including Market Committee Office, Farmers Resi. House, Canteen, Police Post, Water Works, Disposal Works, E.G.S., Health Centre Dispensary)	5 to 8	5	5	5 %

4.	Area under commercial purpose (Grain, Shops, Shop-cum flats, Booths, Sabzi Shops, Chakki, Oil mills etc).	20	10	10	Saving of 10%
5.	Area under residential use/Storage	16	5	5	Saving of 11%
6.	Reserve for future Expansion	14	15	15	There is increase of 1%

The Committee, however, suggested that the above percentage should be treated as guidelines subject to modification individual cases on account of any peculiar requirement of particular mandi.