

Land Acquisition and Resettlement Plan (LARP)

Document stage: Draft
10 May 2016

**PAK: 48078-002/MFF Second Power Transmission Enhancement
Investment Program**
(ADB Project No. 48078)

Prepared by:

Environment & Social Impact Cell of National Transmission and Despatch Company (NTDC), WAPDA House, Lahore with assistance of Resettlement Specialist of PPTA for Asian Development Bank

This draft Land Acquisition and Resettlement Plan (LARP) is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

Asian Development Bank



ISLAMIC REPUBLIC OF PAKISTAN

GOVERNMENT OF PAKISTAN

National Transmission and Despatch Company (NTDC)

Land Acquisition and Resettlement Plan

**PAK: MFF: Second Power Transmission Enhancement Investment
Program (PTEIP II)**

**Tranche 1 subproject: Transmission Line from
Faisalabad - Gatti (36Km)**

10 May 2016

**Prepared by
National Transmission and Despatch Company,
Environment and Social Impacts Cell in concert with Resettlement Specialist
of Project Preparatory Technical Assistance (PPTA)**

TABLE OF CONTENTS

SECTION 1 500 KV (NEW) TRANSMISSION LINE, FAISALABAD - GATTI, (36 KM) PUNJAB LAND ACQUISITION AND RESETTLEMENT PLAN

TABLE OF CONTENTS	i
ABBREVIATIONS	iv
1.1 Project Background	1
1.2 Scope of Land Acquisition & Resettlement	2
1.2.1. Land Acquisition Footprint	2
1.2.2. Route alignment.....	3
1.2.3. Width of ROW.....	3
1.3 Alternatives for Minimizing the Sub-project Impacts	3
1.4 Safeguard Measure-Land Acquisition and Resettlement Plan	4
2.1 General.....	6
2.2 Information/ Data Collection Methodology	6
2.3 Administrative Setting	6
2.4 Profile of the Respondents	7
2.5 Demography and Population	7
2.6 Household Size.....	7
2.7 Vulnerable Groups	7
2.8 Age Structures.....	8
2.9 Education Level	9
2.10 Health	10
2.11 Habitation.....	10
2.12 Household Possessions	10
Source: Field Survey.....	11
2.13 Household Income Sources	11
2.14 Household Income	11
2.15 Expenditure	12
2.16 Land Holding	12
2.17 Livestock.....	13
2.18 Land Utilization.....	13
2.19 Access to Infrastructure	14
2.20 Gender Analysis	15
2.21 Women Participation Level	15

2.22	Women Issues	16
2.23	Mitigation Measures	17
SECTION 3		18
PROJECT IMPACTS ASSESSMENT		18
3.1	General	18
3.2	Project Impacts	18
3.3	Impact on Land	19
3.4	Affected Trees	19
3.5	Impact on Crop	20
3.6	Building/ Structures	20
3.7	Impact on Women Headed Households	20
3.8	Indigenous People	21
3.9	Gender Impacts	21
3.10	Vulnerable APs	21
3.11	Cut-off-Date	21
4.1	General	22
S Error! Bookmark not defined.	
4.2	Stakeholder's Consultations	22
4.3	Project Stakeholders in Transmission line	22
4.4	Public Consultations	23
4.5	Social and Resettlement Specific Concerns Raised by the APs	24
4.6	Gender Involvement in the Consultation Process	25
4.1	Gender Involvement in the Consultation Process	25
4.1.1	Awareness, Fears and Concerns about the Project	26
	, d Concerns about the Project	26
4.1.2	Pressing Needs of the Surveyed Women	26
4.1.3	Responded over the Women Queries	26
4.7	Information Disclosure Plan	26
SECTION 5		28
LEGAL AND POLICY FRAMEWORK		28
5.1.	General	28
5.2.	National Legal Instruments	28
5.2.1.	Constitution of the Islamic Republic of Pakistan	28
5.2.2.	National Legislation	28
5.3.	Telegraphic Act 1885	28
5.4.	Land Acquisition Act, 1894	29
5.5.	Comparison of Pakistan's LAA 1894, Telegraph Act 1885 and ADB's SPS 2009	

5.6.	Reconciliatory Measures to Address the Gaps	35
6.1.	Eligibility	37
6.2.	Entitlement for Compensation.....	37
6.3.	Valuation and Replacement of Assets	43
7.1	Introduction	44
7.2	Approval of the Resettlement Budget.....	44
7.3	Management of Resettlement Budget.....	44
7.4	Compensation Methodology	45
7.5	Vulnerable Allowance	46
7.6	Resettlement and Restoration Cost	46
2.13.1	46
2.13.1	46
2.13.1	46
8.1	National Transmission and Despatch Company	48
8.2	Environment and Social Impact Cell	48
8.3	Project Implementation Unit (PIU).....	49
8.4	District Government	50
8.5	ADB	50
8.6	LAR Coordination Committee.....	50
8.7	Displaced Persons Committee	51
8.8	Organogram.....	51
9.1	General.....	53
9.2	GRC Mechanism	53
9.3	GRC Process	53
SECTION 10		55
LARP IMPLEMENTATION SCHEDULE		55
10.1	Introduction	55
10.2	Implementation Schedule	55
SECTION 11		53
MONITORING AND REPORTING		53
11.1	General.....	53
11.2	Internal Monitoring.....	53
11.3	External Monitoring.....	53
11.4	Reporting Requirements.....	54

ABBREVIATIONS

ADB	Asian Development Bank
AHs	Affected households
AP	Affected person
CAP	Corrective Action Plan
DDR	Due Diligence Report
DMS	Detailed Measurement Survey
DOR	District Officer (Revenue)
DPs	Displaced Persons
EA	Executing Agency
EMA	External Monitoring Agency
ESIC	Environment and Social Impact Cell
FCS	Focus Census Survey
GOP	Government of Pakistan
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
IOL	Inventory of Losses
Kanal	unit of land measurement: 1 Kanal = 50.54 m ² (or, 1 ha = 19.786 Kanals)
Km	Kilometers
kV	Kilo Volt
IR	Involuntary Resettlement
IPs	Indigenous Peoples
IPDP	Indigenous Peoples Development Plan
LAA	Land Acquisition Act, 1894 (amended)

LAC	Land Acquisition Collector
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
LARF	Land Acquisition and Resettlement Framework
M&E	Monitoring & Evaluation
MFF	Multi tranche financing facility
MOWP	Ministry of Water and Power
NGO	Non-Governmental Organization
NTDC	National Transmission and Dispatch Company (Pakistan)
PD	Project Director, NTDC
PIU	Project Implementation Unit (NTDC)
PMU	Project Management Unit (NTDC)
PPTA	Project Preparatory Technical Assistance
PTEIP	Power Transmission Enhancement Investment Program
ROW	Right-of-way
SPS	Safeguard Policy Statement 2009
TL	Transmission Line
WAPDA	Water and Power Development Authority

Definition of Terms

Acre of land	acre is a unit of measurement for land and 2.471 acres are equal to one hectare of land.
Affected persons/ households (APs/AHs)	mean all the people affected by land acquisition, relocation, or loss of incomes and include any person, household (referred to as project affected family or affected household [AH]), firms, or public or private institutions. APs therefore include; i) persons affected directly by the safety corridor, right-of-way, tower or pole foundations or construction work area; (ii) persons whose agricultural land or other productive assets such as trees or crops are affected; (iii) persons whose businesses are affected and who might experience loss of income due to the project impact; (iv) persons who lose work/employment as a result of project impact; and (v) people who lose access to community resources/property as a result of the project.
Beneficiary Community	All persons and households situated within the government-owned or acquired property who voluntarily seeks to avail and be part of the Project and represented by a community association that is duly recognized by the community residents, accredited by the local government, and legally registered with the appropriate institutions.
Compensation	Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.
Cut-off date	The completion date of the census of project-displaced persons is usually considered the cut-off date. A cut-off date is normally established by the borrower government procedures that establish the eligibility for receiving compensation and resettlement assistance by the project displaced persons. In the absence of such procedures, the borrower/client will establish a cut-off date for eligibility.
Displaced persons	In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihood) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas
Economic Displacement	Loss of land, assets, access to assets, income sources, or means of livelihood as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Eminent domain	The right of the state using its sovereign power to acquire land for public purposes. National law establishes which public agencies have the prerogative to exercise eminent domain.
Entitlement	Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance (e.g. cash compensation, income restoration, transfer

	assistance, income substitution, and relocation) provided to displaced persons in the respective eligibility category.
Expropriation	Process whereby a public authority, usually in return for compensation, requires a person, household, or community to relinquish rights to land that it occupies or otherwise use.
Encroachers/ Squatters	People who have trespassed onto private / community land to which they are not authorized. If such people arrived before the entitlements cut-off date, they are eligible for compensation for any structures, crops or land improvements that they will lose.
Meaningful Consultation	A process that (i) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.
Mouza/ Village:	A demarcated territory, for which a separate revenue record (Cadastral map) is maintained by the Revenue Department.
Replacement Cost	Replacement cost involves replacing an asset at a cost prevailing at the time of its acquisition. This includes fair market value, transaction costs, interest accrued, transitional and restoration costs, and any other applicable payments, if any. Depreciation of assets and structures or deductions for salvaged building material should not be taken into account for replacement cost. Where there are no active market conditions, replacement cost is equivalent to delivered cost of all building materials, labor cost for construction, and any transaction or relocation costs.
Rural area	as per the definition in the People's Local Government Ordinance, any area other than an urban area.
Urban area	as per the definition in the People's Local Government Ordinance, an area defined as such under the Ordinance.
Vulnerable Groups	Distinct group of people who may suffer disproportionately from resettlement effects. The policy defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people.

EXECUTIVE SUMMARY

The Project

1. NTDC with the financial assistance from ADB is implementing the Power Transmission Enhancement Investment Program, to be executed through a Multi-tranche Financial Facility (MFF) divided into four tranches. The proposed new Multitranchise Financing Facility (MFF II) aims are to improve Pakistan's power transmission infrastructure and management. It provides the required continuity to support the investment plans and sector interventions over medium to long term to achieve reliable and quality power transmission and service coverage in Pakistan. The sub-project is the addition of new 500 kV Faisalabad – Gatti Transmission line in NTDC system is a part of NTDC's overall power development program and is proposed to strengthen the transmission system. The project is located in the district Chiniot, Toba Tek Singh and Faisalabad of Punjab, Pakistan. The proposed sub-project is at conceptual design stage and involves the installation of towers and feeding transmission line. There are varying degrees of impacts at different stages of implementation of sub-project activities. However, the efforts were made in term of considering various design alternatives to minimize the Land acquisition and Resettlement impacts.

2. The intervention has considerable social impacts. The summary of those impacts are summarized in below table.

Type of Losses of the Affected Households/Structures

Type of Loss	Unit	Affected Households/Structure
Household with land acquisition	No.	0
Households having Agriculture Land (affected crops)	No	115
Households having trees	No	44
Vulnerable Households	No	3
Total Cropped area to be affected by T/L	Acre	448.28
Total Cropped area to be affected by installation of tower	Acre	6.42
Total Fruit Trees	No	09
Total Timber Trees	No	74

Source: Field Surveys

3. The project impacts are not significant and project is categorized “B” as per ADB's involuntary resettlement policy. Hence, to address the impacts, the Land Acquisition and Resettlement Plan is prepared that elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

Socioeconomic Profile of the Project Area

4. A socioeconomic survey was carried out to obtain detailed understanding of the socio- economic conditions of the Affected Persons (APs) and the project area to provide baseline data in the implementation of LARP, and mitigating the impacts of the Project. The survey was carried out through applying the random sampling technique with the selection of

30% sample (20% from the Affected Persons and 10% from the general public) while inventory survey was conducted on 100% basis. In addition, a series of consultation meetings and Focus Group Discussions (FGDs) were conducted with the DPs.

5. As per survey, female population is slightly high; females' population is 47% against 53% male population. In term of literacy level, the 61% are the literate population and 39% are reported illiterate in the project area. Regarding occupation, farming is reported as most dominant profession in the Project area that all the respondents belong to farming community and in addition, keep themselves busy in the multiple tasks like livestock rearing job in government and private sector, driver and labor work.

6. For income perspective, 64% of the respondents are monthly earning more than Rs. 30,000/-, even 35% earns more than Rs. 50,000/- per month. Contrary to this 5% are living below the poverty line as their monthly income is less than Rs.13, 000/- the monthly wage rate fixed by the government.

7. As far as land holding is concerned, majority (74%) of the respondents have holding up to 15 acres followed the 15% who have the holding up to 25 acres. Field investigation reveals only 11% have the holding more than 25 acres.

8. Regarding the access to infrastructures, all the houses in the Project areas are electrified. Natural gas and potable water is not available to any household. About 3% of the households have access to the sewerage and drainage system. The health and educational facilities are available to 46% and 87% of the households, respectively. These people complain about poor services provided in Government hospitals and schools. Therefore, they are forced to get such services from private facilities, ultimately spend additional resources to meet the requirements. In addition, the roads are available to 58% of the affected households, however, majority of the local people are not happy on the available road infrastructure, as those require extensive maintenance or re-construction.

9. Regarding gender situation in the Project affected area, participation of women in household matters is 85%, child caring 90% and social obligation reaches to 70%. Women responsibilities are higher as compared to their men. The women participation in farming and livestock rearing is low (15% and 35% respectively). Women participation in local representation is 4% and 6% in sale and purchase of different items. The women participation is only 2% in business activities; even only 1% participation is reported in employment actions. Overall, it is revealed that women have less income earning opportunities.

Community Consultation and Participation

10. The public consultation process in the project area commenced with the completion of conceptual design in February 2016. Initially, meetings were held in the project area to consult potential affected community, local representatives such as Numberdar, revenue official, field surveyors of NTDC and other notables of the affected areas for consultation on the proposed project and information dissemination related to project benefits and impacts. The project affected persons were consulted during field surveys, i.e., for socio economic and census survey. The consultation process was further intensified through formal and

informal meetings in March and April 2016, as reflected in Table 4.2.. Project design, impact and policies for mitigation of adverse social and environmental impacts has been discussed and disclosed to the affected communities at local level. The LARP will be translated into Urdu and made available to the affected people prior to project appraisal. Further, an information disclosure booklet in local language will also be prepared for distribution to all stakeholders as well as, the final approved LARPs including monitoring reports will be posted in the websites of NTDC and ADB.

Legal and Policy Framework

11. The land acquisition, compensation and rehabilitation of project affected household will be governed by national laws and the ADB Safeguard Policy's Statement, (2009). The gap exists between national laws and the SPS regarding compensation and rehabilitation of DPs, However, to reconcile the inconsistencies, the PMU/NDC has proposed appropriate measures for addressing the impacts of the Project. Hence, the Project compensation and resettlement policy is guided by the principles as per replacement cost of the lost assets like (i) land acquisition should be minimized as much as possible, (ii) ensure that affected people receive compensation as per replacement cost of the lost assets. (iii) provide relocation and rehabilitation assistance so far the DPs may be well off or at least in the pre-project condition.

Entitlement Matrix

12. The entitlement matrix is presented in the below table.

Asset	Specification	Displaced Persons	Compensation Entitlements
Arable Land	Access is not restricted and existing or current land use will remain unchanged	Farmers/ Titleholders	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Leaseholders/ Sharecroppers (registered or not)	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Agricultural workers	<ul style="list-style-type: none"> Compensation, in cash or kind, for all damaged crops and trees.
		Squatters	<ul style="list-style-type: none"> Compensation, in cash, for all damaged crops and trees

Asset	Specification	Displaced Persons	Compensation Entitlements
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmers/ Titleholders	<ul style="list-style-type: none"> Land for land compensation with plots of equal value and productivity to the plots lost; or; Cash compensation plus 15% compulsory acquisition surcharge (CAS) for affected land at replacement cost based on market value free of taxes, registration, and transfer costs
		Leaseholders/ Sharecroppers <i>(registered or not)</i>	<ul style="list-style-type: none"> Renewal of lease/ sharecropping contract in other plots of equal value/ productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease/ contract years (up to a maximum of 3 years).
		Agricultural workers losing their contract	<ul style="list-style-type: none"> Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	<ul style="list-style-type: none"> 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmers/ Titleholders	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Leaseholders	
		Sharecroppers <i>(registered or not)</i>	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year

Asset	Specification	Displaced Persons	Compensation Entitlements
			(inclusive of winter and summer crops and additional to standard crop compensation)
Residential/ Commercial Land		Titleholders	<ul style="list-style-type: none"> Land for land compensation through provision of a plots comparable in value/ location to plot lost or Cash compensation plus 15% compulsory acquisition surcharge (CAS) for affected land at full replacement cost free of taxes, registration, and transfer costs.
		Renters/ Leaseholders	<ul style="list-style-type: none"> 1 - 3 months allowance (at OPL level Rs. 15,000/ month)
		Squatters	<ul style="list-style-type: none"> Accommodation in available alternate land/ or a self-relocation allowance (Rs. 15,000).
Houses/ Structures		All relevant DPs (including squatters)	<ul style="list-style-type: none"> Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. In case of partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected	All DPs (including squatters)	<ul style="list-style-type: none"> Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	All DPs (including squatters)	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market

Asset	Specification	Displaced Persons	Compensation Entitlements
			<p>value of tree's wood content.</p> <ul style="list-style-type: none"> • Fruit trees: Cash compensation based on lost production based on the yearly produce of tree and investment cost needed to re-grow the tree.
Business/ Employment	Temporary or permanent loss of business or employment	All DPs (including squatters, agriculture workers)	<ul style="list-style-type: none"> • Business owner: (i) Cash compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. • Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (<i>at OPL level Rs. 13,000/ month</i>).
Relocation	Transport and transitional livelihood costs	All DPs affected by relocation	<ul style="list-style-type: none"> • Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (<i>Rs. 13,000</i>).
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> • Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).
Vulnerable DPs livelihood	Households' below poverty line & female headed households, & disable persons.	All vulnerable DPs	<ul style="list-style-type: none"> • Lump sum one time livelihood assistance allowance (Rs. 13,000 at OPL) on account of livelihood restoration support. • Temporary or permanent employment during construction or operation, where ever feasible.
Unidentified Losses	Unanticipated impacts	All DPs	<ul style="list-style-type: none"> • LARF and project-specific LARP prepared in accordance with SPS 2009 will apply to any unanticipated LAR impacts.

Institutional Arrangement and Grievance Redress

13. The institutional arrangements for implementing the LARP activities will be managed by PIU under the supervision of Project Management Unit (PMU). The E&SIC will be established under the PIU headed by Director for implementation of LARP. Cash compensation against losses will be paid through District Collector, while other allowances will be disbursed through PIU. PMU will engage a team of experienced consultants to provide technical assistance during project implementation.

14. LARP implementation will be done in a participatory manner with representations of all key stakeholders namely - the government, local elected representatives, and the affected persons. The implementation process will be completed with the period of 9 months.

15. Grievance Redress Mechanism will be established and a Grievance Redress Committees (GRCs), relating to project, will be established for addressing grievances of the aggrieved persons in terms of social and resettlement issues. The grievance redress mechanism will be gender responsive, culturally appropriate, and readily accessible to the APs at no cost and without retribution.

Budget

16. The budget for LARP activities comprises of various components, including direct costs for proposed assets such as crops and trees. The land acquisition cost is based on the current market rate and replacement cost of the lost assets. Other cost categories include livelihood assistance, administrative costs, monitoring and evaluation, and contingencies.

17. The cost estimate in the budget is based on inventory of losses completed during April 2016 at current market rate evaluation with provisions for yearly escalation. The total estimated cost of implementation of RAP in PKR is 23.99 million (US\$ 0.23 million).

Monitoring and Reporting

18. PMU will establish a Monitoring and Reporting system for collecting and analyzing information on LARP implementation process in a systematic and transparent manner after identifying the shortcomings and limitations of the process. Monitoring will be done both internal and external to provide feedback to PMU and the ADB as well as to assess the effectiveness of LARP implementation activities.

19. Firstly, PMU will conduct regular internal monitoring through the PIU/ESIC. Internal monitoring will comprise of monitoring both the process and output indicators. Progress and performance monitoring software will be developed to facilitate monitoring output on a regular basis. Internal monitoring reports on LARP implementation will be included in the monthly and quarterly Progress Reports of PMU.

20. Secondly, Independent external monitoring Consultants will be commissioned by PMU. Independent External monitoring will be carried out quarterly for review and assessment of resettlement implementation, verification of the results of internal monitoring in the field and recommending improvement in delivery mechanisms and procedures, as necessary. Their report will be submitted to financier and NTDC.

21. The E&SIC will establish a Management Information System (MIS) as main source of information on all resettlement related data for implementation and monitoring purposes. In this respect, comprehensive databank of Inventory of Losses (IOL) and census/surveys conducted for planning purposes will be available. In addition to the above mentioned system and databank, the implementation data base will include information on assets' values, AP entitlements, compensation received by APs, income and livelihood restoration measures taken-up and resolutions of complaints received by GRC. E&SIC will prepare report to assess progress and to verify whether the resettlement goals have been achieved accordingly and more importantly, whether the livelihoods and living standards of the APs have restored and or/enhanced with suitable suggestions/ recommendations for improvements, where necessary. The M&E documents will also be publicly available, including posting in the Project Website.

SECTION 1
500 KV (NEW)
TRANSMISSION LINE, FAISALABAD – GATTI, (36 KM) PUNJAB
LAND ACQUISITION AND RESETTLEMENT PLAN

1.1 Project Background

22. In response to the Government of Pakistan's request, the Asian Development Bank (ADB) had agreed to finance the implementation of the Power Transmission Enhancement Investment Program (the program), to be executed through a Multi-tranche Financial Facility (MFF) divided into four tranches. The Ministry of Water and Power and the National Transmission and Dispatch Company (NTDC) are the Executing Agency (EA) and the Implementing Agency (IA), respectively. Each tranche would constitute a project which, in turn, would be divided into several subprojects involving the construction/upgrading of power grid stations (or sub-stations) and installation of power transmission lines.

23. The proposed new Multitranche Financing Facility (MFF II) aims are to improve Pakistan's power transmission infrastructure and management. It provides the required continuity to support the investment plans and sector interventions over medium to long term to achieve reliable and quality power transmission and service coverage in Pakistan.

24. Further, it provides critical mass, predictability and continuity to NTDC for their long-term investment planning, and enables the funding agency (ADB) to align the provision of financing with NTDC's project readiness. This proposed investment program is in continuity of the ongoing similar MFF 007 that aims to improve power transmission infrastructure and management in Pakistan. The MFF 007 and other similar investments internationally financed have resulted in transmission losses falling to 2.92% in 2013, and increased power transmitted from 66,203 GWh (2005) to 87,080 GWh (2013).

25. The proposed investment program builds on the work completed under MFF 007 and aims to continue to support National transmission and Despatch Company (NTDC) in improving power transmission infrastructure and management in Pakistan. Linked with this the proposed investment program also includes: (i) staged physical investments in the transmission system to increase transmission capacity, improve efficiency and energy security, and evacuate additional sources of power; and (ii) nonphysical investments to support institutional efficiency, cost recovery, competition, transparency and good governance within the sector.

26. The proposed sub-project is the addition of new 500 kV Faisalabad – Ghatti. Transmission line in NTDC system, is a part of NTDC's overall power development program and is proposed to strengthen the transmission system. In the recent years, there was quantum jump in the power demand as a result of which NTDC systems to stress and congestion at various strategic locations. Thereby, the system was stretched beyond capacity and this caused overloading which resulted in even forced outages.

27. This has necessitated that the transmission system be strengthened and expanded to fulfill the need for secure, safe and reliable power supply and to meet not only the existing requirements but also the future demand of the country for sustained economic growth. Thus, in order to meet the urgent requirement of NTDC system it has been proposed to add

a new 500 kV transmission lines from the already passing main line (near Samandri) for feeding into newly proposed Painsera (Grid station).

28. The proposed sub-project involves the installation of towers and feeding transmission line. There are varying degrees of impacts at different stages of implementation of sub-project activities, such as:

- i) Installation of towers;
- ii) In order to have an access to tower installation, the private agricultural land will also be affected due to which, there would be loss of crops and trees.
- iii) Installation of transmission lines - stringing activity

1.2 Scope of Land Acquisition & Resettlement

1.2.1. Land Acquisition Footprint

29. The project is at conceptual design stage and is established at government and private land of district Chiniot, Toba Tek Singh & Faisalabad. As the sub-project is on 'Turn-key' basis, i.e. construction by a contractor/ developer and turn-over to NTDC in a ready-to-use condition, which includes design, supply, and installation. In this context, the proposed design provided by NTDC will be finalized by the contractor at the stage of implementation. However, the Survey & Investigation (S&I) wing of NTDC has marked the proposed alignment/ route alignment of transmission line on grand trunk sheet (G.T. Sheet).

30. Thus, it is pointed out that although the proposed alignment/ route alignment of transmission line including design and right-of-way was provided by the concerned section of NTDC (i.e. Survey & Investigation), but still this will be finalized by the contractor/ developer. In case, if there would be some changes in the design/ alignment & right-of-way, accordingly LARP will be updated based on the 2nd round of field survey.

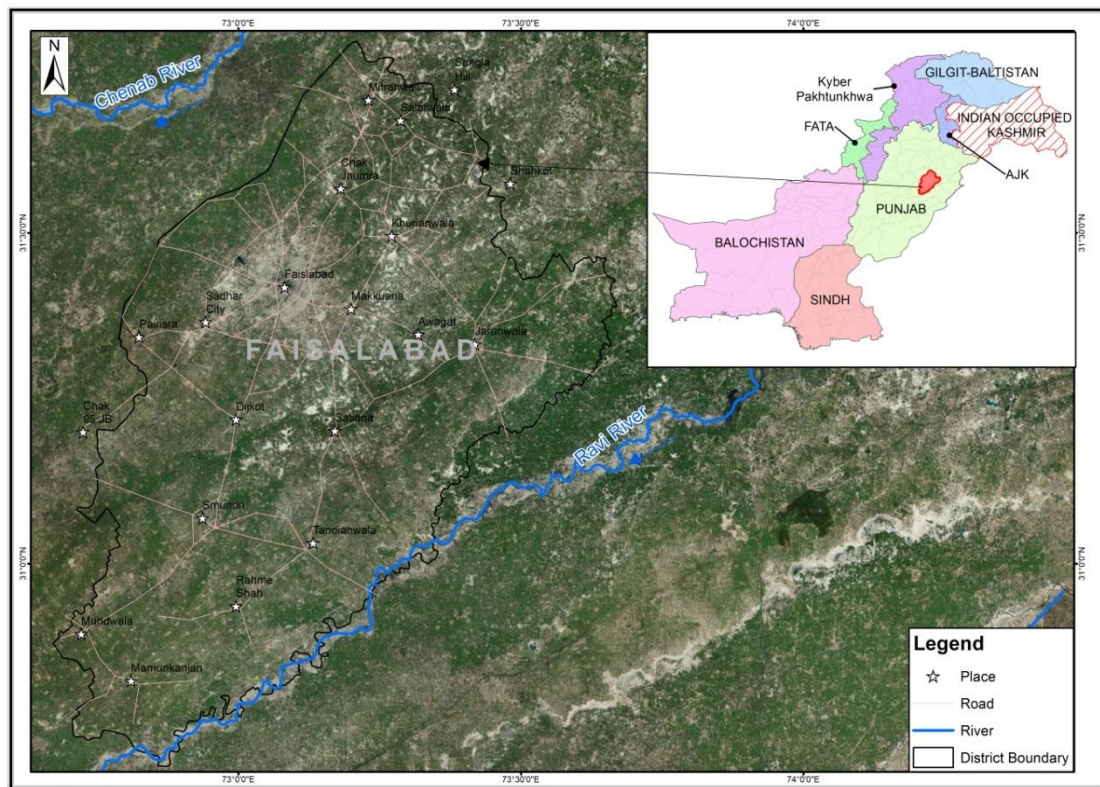
31. Based on the conceptual design, the project affected area with regard to temporary land acquisition includes 18 villages. The installation of 115 Towers required the temporary acquisition of 6.42 acres while the transmission line (36 Km) requires the temporary acquisition of 448.28 acres of land.

32. As per initial project scanning in term of land acquisition and resettlement, it was observed that this subproject does not involve the permanent land acquisition as all the requisite land for the construction of new transmission line is temporary. However, there would be the loss of crops and trees due to the installation of transmission line and tower spotting. Considering the type and magnitude of impacts, this sub-project falls under category "B" for involuntary resettlement (IR).

33. NTDC/PMU has commissioned study to prepare the present Land Acquisition and Resettlement Plan (LARP) based on the conceptual design of the project. Cost of the design will be met from ADB's credit therefore all the environment and social guidelines of the ADB will be applied for the preparation of Land Acquisition and Resettlement Plan (LARP).

34. This LARP of category “B” has been prepared for the sub-project of 500 kV transmission line of Faisalabad - Gatti (36 km). This sub-project is located in three districts namely Chiniot, Faisalabad and Toba Tek Singh Punjab, Pakistan, as shown in Fig. 1.1.

Fig.1.1: Location Map of the Proposed Site of the Project



1.2.2. Route alignment

35. This transmission line from Faisalabad - Gatti (36 km) starts from village Chak 138 Dasawaywala (near Samundri bye-pass Road) and passes through village Chak 50, Chak 272, Chak 280, Darm Kot, and ends at Ramuana (11 km Pansera – Bhowana road). There will be the installation of 115 towers, i.e. each tower will be erected at a distance of 319 m as reported by Survey & Investigation, Section of NTDC, as shown in Fig 1.2:

1.2.3. Width of ROW

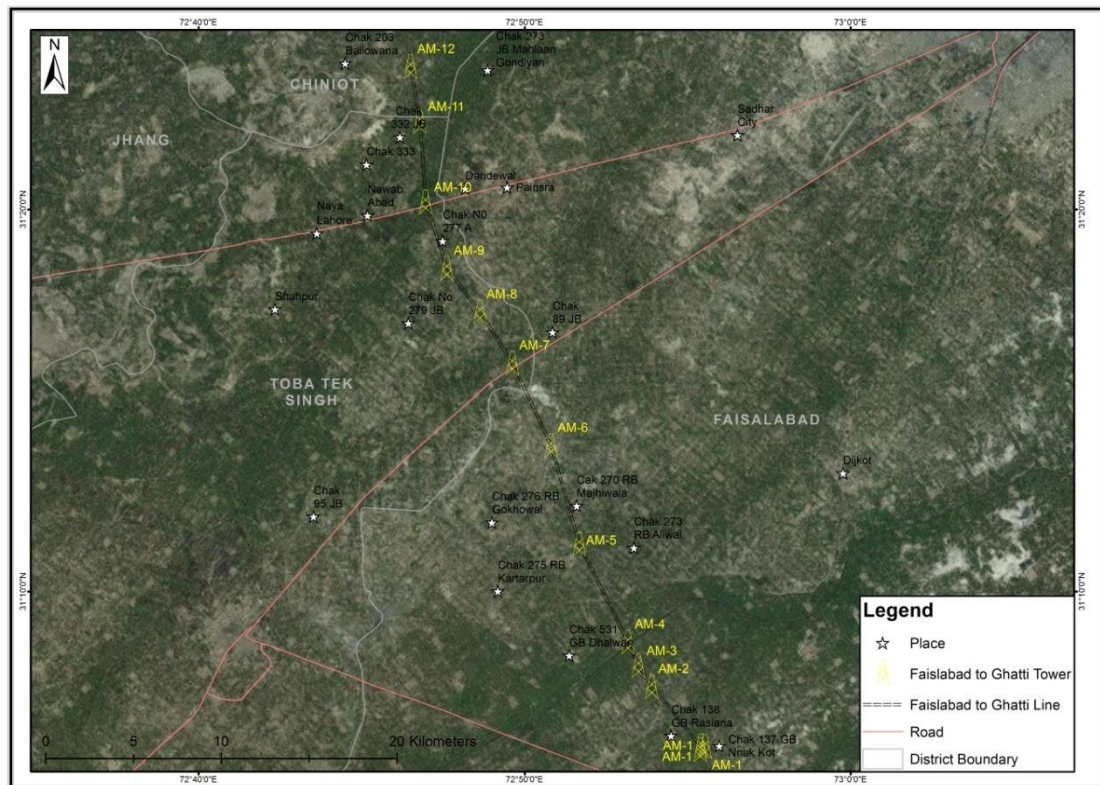
36. In consultation with the Survey & Investigation section of NTDC and the E&SIC (PMU), the width of RoW for T/L considered was 50 m, i.e. 25 m on either side from the centre of transmission line and it was 225 m² (i.e. 15m x15m) in case of tower spotting.

1.3 Alternatives for Minimizing the Sub-project Impacts

37. In general, it was observed that the following steps were taken into account by S&I section of NTDC in consultation with the PMU (NTDC) to minimize the social impacts of this sub-project using different alternatives:

- Impact on settlements/ villages was avoided, while selecting the route alignment for feeding installation of transmission line; and
- Efforts were made to select an alignment, where demolishing of both private and public structures/ infrastructure could be avoided.

Fig 1.2: The location map of the proposed alignment of sub-project



1.4 Safeguard Measure-Land Acquisition and Resettlement Plan

38. In order to address the LAR impacts of temporary in nature, a Land Acquisition and Resettlement Plan is prepared. The main objective of the LARP is to identify impacts and to plan the measures to mitigate the adverse impacts and improve, at least restore living conditions of the affected population.

39. The LARP is based on the findings of 100 % census survey, socio-economic sampled survey, field visits, meetings and consultations with various project-affected persons including the local leadership in the Project area. The LARP presents (a) type and extent of loss of assets, including land, trees and crops; (b) principles and legal framework applicable for mitigation of these losses; (c) the entitlement matrix, and (e) LAR budget; and (f) institutional framework for the implementation of the plan, including monitoring and evaluation.

40. The following are the specific aspects have been covered in this LARP.

- Project impacts, types and magnitude
- Socioeconomic information and profile of the affected families
- Information disclosure, consultation, and participation

- Grievance redress mechanisms
- Entitlement of compensation
- Relocation of assets and utilities
- Resettlement budget and financing
- Institutional arrangements
- Implementation schedule
- Monitoring and evaluation

SECTION 2

SOCIOECONOMIC PROFILE OF THE PROJECT AREA

2.1 General

41. This chapter presents an overview of the socio-economic conditions of project area in general, focusing on the key socio-economic development indicators such as demographic trends, literacy rate, income, and employment, to provide the context. The main objective of the Social Assessment (SA) is to analyze socioeconomic and cultural characteristics of the intended project beneficiaries in order to understand their interrelationships, dynamics, and inequalities and to identify opportunities and constraints in accessing project benefits by all beneficiaries or those with special characteristics (based on gender, ethnicity, level of income, geographical remoteness etc).

42. One of the key objectives of the SA is to promote more sustainable and equitable development through adequate social risk management by identifying and assessing negative and positive impacts caused by a project, to design and implement measures to prevent, reduce or compensate adverse impacts and enhance positive ones.

2.2 Information/ Data Collection Methodology

43. The methodology adopted for the survey included a detailed desk review of project documents and relevant secondary information including official records and statistics, as well as academic and other subject matter reports. The secondary source information/data/reports include on Design Drawing, latest Population Census Reports (1998). Similarly, primary source include focus group discussions (FGDs) with selected households, individual interviews with key informants and transection walk in the area, which helped the survey team to physically observe the socio-economic conditions in the project area. Meetings were held with entire stakeholders including the affected community and officials of Revenue Department.

44. The sample size for the survey depends on the size of the affected persons in a project. A sample survey of 30% households (20% from the APs and 10% from the general public) was undertaken for the socio-economic survey. In addition, a complete census of the affected persons, on 100 % basis, (reflected in Section 3) was carried out by using a pre-structured questionnaire shown as **Annex-I**.

2.3 Administrative Setting

45. The proposed sub-project is a linear in nature and installation of transmission line of 52 km. The potential affectees (115 nos.) are belonging to 15 villages named as i) Chak 138 Dasawaywala, Ismail, ii) Chak 51, iii) Chak 530 iv) Chak 274, v) Chak 272, vii) Chak 280, viii) Chak 91, ix) Chak 90, x) Chak 278, xi) Chak 277, xii) Chak 334 (Subedar), xiii) Chak 334 (Tehsildar), xiv) Chak 332 (Dunyapur), xv) Chak 202 , and xvi) Chak 201 of District Faisalabad, Toba Tek Singh and Chiniot of Punjab province.

2.4 Profile of the Respondents

46. Table 2.1 shows that all the respondents are belonging to a rural back ground and none was found as residing in urban and semi urban settlement. It is understood that the respondents are settled since ages and are mostly associated with the farming profession; even those who have alternate source of income are residing in the project area.

Table 2.1: Settlement Types of Surveyed Households

Sr. No.	Settlement Type	Surveyed Households (No)	Surveyed Households (%)
1	Rural	55	100
2	Simi Urban	0	0
3	Urban	0	0
Total		55	100

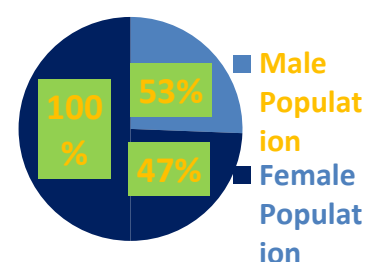
Source: Field Survey

2.5 Demography and Population

47. According to census 1998, the total population of the district Chiniot was 965,124 including 463,260 the female population, i.e., 48% of the total population. Population of Faisalabad district is 5.335 million and females are representing 49.93% of the female population. Similarly, the population of district Toba Tek Singh is 1.622 million and females' presence is 49.6%.

48. As compassion with the project area, the female population is also less similar to district figures. The females are representing the 47% as compared to male's population 53%, reflected in Fig 2.1. The presence of male population is high in the project area as compared to female population.

Fig 2.1 Total Population of Respondents



2.6 Household Size

49. Household size may also affect the economic situation of the household. A bigger household may mean more hands to do farm or non-farm work but it also means more mouth to feed. The field investigation also reveals that the household's size comprised on 6 persons on average which is less than the latest population census held in 1998, eventually a good sign regarding the decline in population growth. However, family size clearly revealed the existence of extended family system (still dominant) in the Project Area.

2.7 Vulnerable Groups

50. The word vulnerability stems from the Latin vulnerare, which means to wound. In the context of human subjects research individuals or groups are vulnerable if they are unable fully and independently to protect their own interests, either due to intrinsic characteristics (e.g., age or immaturity), or circumstances (e.g., illness, incarceration, or poverty). The

presence of vulnerable population is 13 from the total surveyed households in the project area. The vulnerable includes on Widows, physical handicapped persons, mentally retarded persons and orphans, as reflected in Table 2.2.

Table 2.2: Detail of Vulnerable Population

Type of Vulnerable Persons	Widow	Mentally Retarded Person	Physically Disabled Persons	Orphans
Number	2	2	5	4
Percentage (%)	15	15	39	31

51. The vulnerable populations is not condensed but are strewn in the project area. Notably, the vulnerable population did not consider themselves the inferior segment of the society but are treated equally like other population; even the people are giving special care to vulnerable like widows, orphans and handicapped persons.

2.8 Age Structures

52. Age is another important demographic characteristic which has a bearing on the employment and mobility. A study of distribution of respondent's population by age will throw some light on the type of strategies which may be helpful in raising their income and employment. The field data regarding the distribution of by age categories is presented in Table 2.3. The most striking feature of the data presented is the predominance of the teenagers and young people in rural area i.e. 37 percent of the household, i.e., between 15 – 35 years age. Conversely, the proportion of household heads in the age category of 46 and above was noticeably less, 18%. Relatively higher proportion of old heads of households may attribute to the positive impact of project activities. Table reveals that 20% of the population is matured, i.e., 36 - 45 years, the young can actively play their roles in the project activities. Field investigation indicates that 24% of the respondents are the child and mostly are school going, hence project management should design in a way that the moments of school going children should not be disturbed during the project implementation stage.

Table 2.3: Age Distribution of Household Population

Age Distribution	Number	Percent (%)
Below 15 Years	64	24
15 - 25 Years	79	29
26 - 35 Years	25	9
36 - 45 Years	54	20
46 and above	50	18

TOTAL :	272	100
----------------	------------	------------

Source: Sample survey

2.9 Education Level

53. Education is a prerequisite for good governance and sustainable national development because it transforms people into good citizens, equipped to contribute to the socio-economic transformation of the nation. In general, literacy levels in the province have improved and continue to be a priority among development strategies. The introduction of new policies means a majority of parents are taking their children to school. Although education has improved, a lack of literacy is still one of the largest causes of poverty in province households especially in rural areas, as it leads to reduce income generating opportunities, particularly for women.

54. A person who can read and write statements with understanding in any language prevalent in Pakistan is considered as literate. The literacy rate is measured as number of literate people among the population of 10 years and above. The literacy rate in the Project Area is lower compared to the national level.

55. In term of availability of educational infrastructure, people are not satisfied for the higher education centers. They have to travel maximum 7 km away for higher education. Hence, it becomes difficult to provide the education for the girl as due to lack of security they can't send their daughters alone for education purposes. However, all the people have the easy access on lower education center, i.e., till primary to middle.

Table 2.4: Distribution of Respondents in term of Education Level

Educational Level	Project Area	
	No.	Percent
Illiterate	95	39
Primary	71	29
Middle	39	16
Matriculation	31	13
Intermediate	4	2
Graduate	2	1
Master & above	0	0
TOTAL :	242	100

Source: Sample survey

56. Table shows that on the whole 39% of the respondents reported illiterate, however in the perspective of education distribution, 29 percent of the respondents are educated till primary level (five years of schooling), 16 percent till middle school (8 years of schoolings), 13 percent of the respondents are matriculates. The respondents 2 percent and 1 percent are educated up to intermediate (12 years of schoolings) and graduation level respectively. None from the respondent have the education up to Master level. The main hindrance in the higher education is the lack of higher educational infrastructure. Notably, 88 percent of the respondents have had Deeni (religious) education, i.e., can read the Quran.

2.10 Health

57. Good health is a basic social value of great importance to individual and the society. When ill health prevails, most of other ills of society also flourish as poor health takes a heavy toll in terms of economic productivity, loss of earning and cost of treatment.

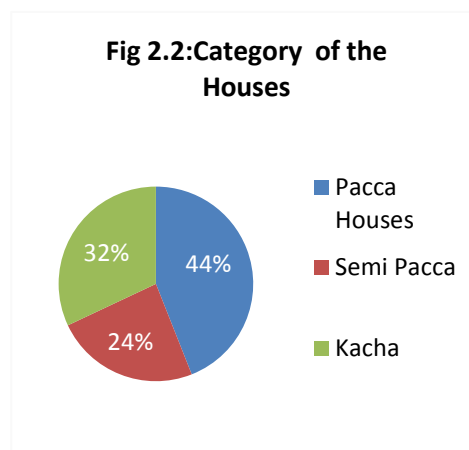
58. However, in the project area, health condition is comparatively good, as less disease is reported. In term of sickness, 10% are suffered with malaria, stomach problem 4%, Diarrhea 4% and 10% have the other diseases like diabetes, heart problem, blood pressure and cancer.

59. The people reported that these diseases occurred due to poor sanitation and unsafe drinking water. Field investigation shows that the settlements of the project area lack health facilities provided by the government, especially for women living in the rural areas. Absence of any maternity home or female doctor or nurse in these villages results in complications for female patients.

60. In term of distance from home to health infrastructures; it is varied from 1 km to 30 km. People used to avail good medical facilities either in Toba Tek Singh, Faisalabad and Chiniot in case of serious treatment/emergency and that is happened mostly to well off families who bear the medical expenses in the big cities. In addition, transport facilities / Ambulances for shifting patients to cities in case of emergency are also lacking.

2.11 Habitation

61. Habitation is identified as a space occupied for dwelling purposes and is further classified according to the type of structure into three categories i.e. “pucca”, “semi pucca” and “Kacha” (Fig. 2.2). Pucca houses (44%) are constructed with bricks cement and concrete having wooden and steel doors and windows. Semi pucca houses (24%) are made of bricks (joint with mud) and their roofs are mostly of wood, iron sheet and partially bricks, whereas kacha houses (32%) are made of mud and other local material such as sticks, reeds and iron sheet. The average numbers of rooms are 3.2. The field investigation shows that 97% of the respondents are living at their own self made shelters while the 3% are living at the landlord houses and in return providing the services at their farm houses. Surprisingly, 10% of the households are living in the small houses, comprised on 5 - 7 Marlas (1Marla = 272.25 sft).



2.12 Household Possessions

62. Possession of durable consumer goods is another useful indicator of household socio-economic status. The possession and use of household durable goods have multiple effects and implications. For instance, access to television exposes household members to update daily events, information, and educational materials. Similarly, a refrigerator prolongs food storage and keeps food fresh and hygienic. Ownership of transportation allows greater

access to services away from the local area and enhances social and economic activities. Table 2.5 presents the percentages of households that possess various durable commodities, means of transportation.

63. The table shows that televisions and mobile phones are common devices possessed by most households for information and communication. Approximately 100 percent of households possess mobile phones. The households are more likely to have a television (89 percent). A refrigerator is available in 82% of the households, 76 % have a washing machine and 87% owns the sewing machine. Motorcycles and car are the most common means of transportation in the project area and 72% percent of households own a motorcycle, and 3 percent own a car.

Table 2.5: Possession of Household Goods

Items	Households	Items	Households	Items	Households
Television	89%	Washing Machine	76%	Car	3%
Geyser	2%	Refrigerator	82%	Motorcycle	72%
Sewing Machine	87%	Mobile Phone	100%	Electric Iron	92%
Computer	0	Electric Fan	100%	Tractor	16%

Source: Field Survey

2.13 Household Income Sources

64. It is useful to study the household's economic pattern, ultimately facilitate in better planning and execution of the project. Numerous income generating activities are practiced in the project area as reported by the survey. Field investigation reveals that all the respondents belong to farming community and in addition, keep themselves busy in the multiple tasks like livestock rearing job in government and private sector, driver and labor work.

2.14 Household Income

65. Average household income is defined as the sum of incomes of all households' members during the month and dividing this total by the number of household. Survey data presented in Table 2.6 shows that the monthly average income of the household is Rs.31526/-.

Table 2.6: Monthly Income Category and Households

Sr. No.	Income Level (Rs./Month)	Number of Households	Percentage (%) of households
1	Less -13000	3	5
2	13001- 30000	17	31
3	30001- 50000	16	29
4	50000 and above	19	35
Total:		55	100

Source: Sample survey

66. Majority (35%) of the households fall in the high income category (Rs.50000/- and above, followed the 29% representing the 2nd highest income level. These people are having big farm houses or involved with multiple income earning activities. Whereas, contrary to this, 5% of the households have no regular income flow, simply live in hand to mouth due to meager monthly income, less than Rs.13000/-. These people are living below the poverty line. Survey also reveals that 31% of the households are falling in 2nd low income category and are earning up to Rs. 30000/-.

67. Table 2.7 shows that 1.54 are the average household members involved in economic activities. Similarly, 55%, 29% and 16% of the households have one, two and three income sources respectively.

Table 2.7: Participation of Households Members in Economic Activities

Average Household Members involved in Economic Activities	Household Members having one Source of Income		Household Members having two Source of Income		Household members having 3 Source of Income	
	Nos.	Percent	Nos.	Percent	Nos.	Percent
1.36	30	55	16	29	9	16

Source: Sample survey

2.15 Expenditure

68. The average monthly expenditures are calculated as Rs.24218/-. These expenditures include food and non-food items like fuel, education, health, clothing, utility charges, house rent and other miscellaneous expenditures. Table 2.8 shows that the households with higher income have more saving capacity than the poor who hardly meet their expenses with meager income, as the number of poor with the lowest income category is same with the less expenditures category:

Table 2.8: Detail of Household Expenditures

Sr. No.	Description of Expenditure (Rs)	No. of Households	Percentage (%) of Households
1.	Up to 13000	5	9
2.	12001-30000	28	51
3	30001-40000	12	22
4.	40001 and above	10	18
Total:		55	100

Source: Sample survey

2.16 Land Holding

69. Land is the major determinant of farm income and big holding size is the symbol of dignity and honor in the rural set up. Though, the holding size is decreasing due to inheritance fragmentation and urbanization of the area but still have the value in the rural area.

70. According to field survey, the average land holding size of the area is 40 acre and detail is discussed in the below Table 2.9.

Table 2.9: Detail of Land Holding Size of the Respondents

Sr. No.	Land Holding Size (Acre*)	No. of Households	Percentage (%) of Households
1.	Up to 5	21	38
2.	5.1 – 15	20	36
3	15.1 – 25	8	15
4	Above 25	6	11
Total:		55	100

Source: Field Survey

71. Table shows that big land holders (having holding more than 25 acres) are 11%, followed 15% of the respondents having holding size more than 15 acres of holding. Contrary to this, small land holdings are small, as 74% of the respondents have the holding less than 15 acres, including 38% respondents having holding up to 5 acres.

2.17 Livestock

72. Livestock rearing is considered to be an important source of income. Like other areas of Pakistan, people do practice of rearing livestock, as an economic source. A general problem in the areas is the increasing milk deficit due to growing population. Animals are taken to pastures, especially along the canal bank or in the river area on daily basis for grazing. Livestock is kept for meat; milk, butter and yogurt or as an assets.

73. According to field survey, Buffalos, cows, goats, sheep, horse and donkey appear to be the common livestock species in the areas. On average each household has 2.1 buffalos, 0.64 cows, goat/sheep 3.1, horse 0.1, and donkey in number. In term of costing of the animals, buffalo cost is varied from Rs. 50,000 to 200,000 per head, cow cost is Rs. 45,000 to Rs.150, 000 while per head cost of goat and sheep is reported as Rs. 20,000 to Rs. 60,000/-.

2.18 Land Utilization

74. The project area is enriched in agriculture. Mainly two cropping seasons are existing Rabi (winter) and Kharif.(Summar) in the project area. Wheat, vegetables and fodder are mostly cultivated during Rabi season while in Kharif, sugarcane; rice and fodder are more visible crops of the area. During Rabi, 2015-16, 1089 acres of crops were cultivated in Rabi while 1122 acres of Kharif cropped area was reported during 2015 as per social survey.

75. Tenancy is also present in the area, as 95 acres of land were rented out while 65 acres are rented in at the rate of Rs.40, 000/ acre on annual basis. Mostly, the big farmers employed the tenants and give their land on lease or share cropping basis. These tenants were also provided the accommodations from the landlord and get the 25%- 50% of the total crop produced, depend upon the nature of agreement.

2.19 Access to Infrastructure

76. Access to safe water and sanitation is believed to be essential for health, security, livelihood, and quality of life, and is especially critical for women and children. Improved water supply and sanitation interventions could thus provide a wide range of benefits like longer lifespan, reduced morbidity and mortality from various diseases, and low health costs, (Evans 2005). However, table 2.10 depicts the picture of available social amenities in the project area.

Table 2.10: Access to Social Amenities in the Project Area

Sr. No.	Social Amenities	Available	No Access
1	Electricity	93%	7
2	Sui-Gas	0	100%
3	Water Supply	0	100%
4	Sewerage/Drainage	3%	97%
5	Hospital	46%	54%
6	School	87%	13%
7	Road	58%	42%

Source: Field Survey

77. Table indicates that all the houses in the project areas are electrified. However, the people are not satisfied over the power supply. They complained for the frequent power failure and low voltage; eventually leave the adverse impact on the daily life.

78. Sui Gas is not available in the project area, however, it is emerged as the need of the entire project area, and it is ranked as the top priority demand of women in the project area.

79. Potable drinking water supply is also not available and people are only relying on the groundwater, extracted either manually through hand pump or electrically through the electric pump. There are the cases that people bring the drinking water from the Tube well, being installed for irrigation purpose.

80. Similarly, only 3% of the households have access on the sewerage and drainage system while 97% are still looking to have this facility. People complained that their life become miserable especially during the rain owing to have the muddy situation in the streets.

81. In term of health and education facilities, these are available to 46% and 87% of the households respectively. Among them 62% of the respondents complained for the poor services provided in the Government hospitals and schools, hence they are forced to get the services from the private sources, ultimately have to personally bear the expenses.

82. In addition the roads are available to 58% of the households, however, the local people are not happy on the available road infrastructure, as mostly required the extensive maintenance.

2.20 Gender Analysis

83. The women have no recognized role in the authority structure of the villages despite representing of 50% of the population of the project area. The traditional attitude of not sending the girls to school is changing now, because the parents realized and understand that the basic education is necessary for each individual without the discrimination of sex. Most of the women stay home and only travel outside the village in case of going to relatives and weddings and to hospitals in nearby towns.

84. Local women pointed out the following major issues relating to this project activities;
- Women demanded the compensation as per replacement value of the affected crop and trees;
 - Local women mobility will be restricted because of construction activities;
 - Construction should be done as fast as can be because, in some emergencies, women and children will have to go hospitals for health care purposes; even alternate route is required under this condition.
 - Women demanded the Sui Gas for the area
 - The educated women are jobless, hence jobs should be provided to these women during project execution;
 - A few women are doing the embroidery work for domestic use; their skill should be enhanced through providing training and setting up of the embroidery centers in the project area.
 - Few women work on daily wages in agricultural fields and pick vegetables especially potatoes crop and also involve in hoeing, sowing and harvesting, to meet their household's requirements.

2.21 Women Participation Level

85. The women participation in different activities was assessed as part of Transmission line survey. The views of all the sectors of women including the housewives, service lady (government and private sectors), women headed household, labor women and other vulnerable groups were obtained so that the true feelings can be captured for the project implementation. The participation level is discussed as in Table 2.11.

Table 2.11: Women Participation in the Various Activities

Sr. No.	Activities	Physical Participation Level
1	Household	85%
2	Child caring	90%
3	Farming	15%
4	Livestock	35%
5	Business Activities	2%
6	Employment	1%
7	Sale & Purchase of Assets	6%

8	Social obligations (marriage, birthday & other functions)	70%
9	Local representation (councilor/political gathering)	4%

Source: Field Survey

86. Table 2.11 reveal those women are participating in the daily life however; their participation level is varied in various activities. The women participation (90%) in the child caring is comparatively high, eventually the child care is perceived more women related job and they can care the children in a better way comparatively. Similarly, the women participation is more (85%) in the household activities; it is common trend that women are usually responsible for the household activities. The women participation is high (70%) in social obligations, though the participation is not encouraging as women prefer to take part in social events.

87. Surprisingly, the women participation in the farming and livestock is low (15% and 35%) respectively) although it is quite normal in the rural set up that women are mainly participating in these activities. Women participation in the local representation is disappointing (4%), although 2001 Local Government Ordinance (2001) enhances the women representative in the political system, eventually a cultural barrier in women development. Similarly, the women participation is low (6%) in the sale and purchase of the items, usually, sales and purchase required the sudden and bold step and women perhaps are reluctant to take these step.

88. In addition, the women participation is zero in the business activities, similarly, their participation is very low (1%) in employment activities, revealed that women have less income earning opportunities. Notably, the field investigation shows that majority of the parents encourage the job for their daughters if they can find preferably in the government sector.

2.22 Women Issues

89. The women of the project area reported the following issues during the survey which are prioritized as under;

- i. Availability of Sui Gas facility
- ii. More job opportunities
- iii. Skill development
- iv. Access to medical treatment
- v. Access to education
- vi. Good transport services
- vii. Availability of potable water

2.23 Mitigation Measures

90. The gender issues will be taken up under the project through the Implementing Agency with the coordination from the concerned departments, and community based organization. The detail is as followed;

- ❖ Women will be provided jobs on priority basis.
- ❖ Under the project, a platform will be provided to enhance the women skill through providing the linkages with the institutions already working in the skill development.
- ❖ Vulnerable areas will be specially focused under the project in compliance with the safeguard policy of ADB.

91. At Project level, a committee will be established to tackle all the issues including the gender. Under the committee, the entire concerned departments will get the representation; hence the issue will be referred to particular department for immediate resolution.

SECTION 3

PROJECT IMPACTS ASSESSMENT

3.1 General

92. In this chapter the adverse social impacts resulting from the project interventions are presented. The impacts on the community caused by the inundation of their assets by the reservoir are considered together with details of the lost assets.

93. The impact on local due to proposed project interventions were assessed through field surveys conducted during the period of March - April 2016. The surveys included a Census where household level data of all affected households were collected. A separate set of forms were used to establish an inventory of losses of each affected household which included details of affected crops and trees. The methodology adopted in the surveys for data collection and community consultations are summarized in Table 3.1.

Table 3.1: Data Collection Methods used in the Study

Unit Level	Data Collection Tools and Techniques
Household Level	<ul style="list-style-type: none">• Households Census/Interviews• Inventory of Losses Survey (Trees and crops)• Gender assessment survey
Community Level	<ul style="list-style-type: none">• Village Profiles survey• Livelihood Impact Assessment Survey• Community Consultations

3.2 Project Impacts

94. The survey findings have identified a total of 115 households as being affected by the project interventions (See Annexure for details). The major impacts on the community have been identified as loss of crops and trees. Table 3.2 summarized the impacts of the project.

Table 3.2: Type of Losses of the Affected Households/Structures

Type of Loss	Unit	Affected Households/Structure
Household with land acquisition	No.	0
Households having Agriculture Land (affected crops)	No	115
Households having trees	No	44
Vulnerable Households	No	3
Total Cropped area to be affected	Acre	454.7
Total Fruit Trees	No	09
Total Timber Trees	No	74

Source: Field Surveys

3.3 Impact on Land

95. There is no land acquisition involved under this sub-project as indicated in Table 3.3. However, for the construction of new transmission line (36 km) and installation of 115 Towers, it was noted during the field survey that activities such as tower spotting and feeding transmission line will be carried out in private agricultural land owned by 115 farmers including one department (Pakistan Railway). This land will not be subject to permanent/ or temporary acquisition. However, the land will be used only during design tasks (tower spotting), ii) tower construction/ erection, iii) stringing, and iv) transport of construction materials and building operations, discussed in Table 3.3.

96. Due to carrying out above mentioned activities, there would be an impact on crops and trees along the T/L route alignment. These asset losses will be compensated and are included in the LARP.

Table 3.3: Land Required For the Project

Sub-project Component	Land Required (Acres)	Status of Land Ownership	Present Land Use	No. of APs	Remarks
Tower Spotting	6.42	i. Government ii. Private	i. Agriculture ii. Agriculture	1 42	i. Land is cultivated and owned by Irrigation department. ii. Towers installed in the private land of 42 farmers
Installation of T/L	448.28	i. Government ii. Private	Barren Agriculture	115	T/L will pass through the agriculture land of 115 farmers including one government department, Punjab Irrigation Department.

* These 42 land owners are included in the above mentioned 115 owners.

3.4 Affected Trees

97. An estimated 83 trees including 9 fruit trees will have to be cut down due to tower spotting and installation of transmission line. These assessments were based on the physical verification of the affected trees. These trees are located in the agricultural land. The detailed is discussed in Annexure-II. The summary is reflected in Table 3.4 and Table 3.5.

Table 3.4: No of Wood Trees along the T/L Route Alignment

Description of Wood Trees	Up to 2 Feet (Girth)	Between 2-4 Feet (Girth)	Between 4-6 Feet (Girth)
Shesham	39	12	0
Kiker	14	4	03
Eucalyptus	1	1	0

Total	54	17	3
--------------	-----------	-----------	----------

b) Fruit Trees

Table 3.5: No of Fruit Trees along the T/L Route Alignment

Plant Age	Ber	Orange
Up to 2 Years	1	4
From two to 4Years	3	0
From Four to 5 Years	0	0
From Five to 6 Years	1	0
Total	5	4

3.5 Impact on Crop

98. The proposed project has the impact on 448.28 acres of cropped area owing to installation of transmission line and 6.42 acres due to tower spotting. The major crops, Wheat, Sugarcane in addition to vegetables and fodder are existed in the area. The detail of the crop with respect to ownership is given in Annexure-III and present crop by types and area is given in Table 3.6.

Table 3.6: Affected Area by Crop Types

Crops	Cropping Pattern (%)	Area by Crop Type (Acre)	Remarks
Wheat	86	375	Will be replaced by rice in summer
Sugarcane	6	35	The sugarcane fields are still visible
Rabi Fodder	8	38.28	
Total	100	448.28	

3.6 Building/ Structures

99. Based on the survey, it was observed that there is no building/ structure (residential/ commercial) as well as other structures located within the alignment/ route alignment of transmission line, so that no structure will be affected due to the implementation of this sub-project.

3.7 Impact on Women Headed Households

100. Field investigation shows that the project does not have any impact on the women headed household. However, there is need to reassess the area once the foot prints are finalized. During social survey, few widows were interviewed but those were not identified as APs.

3.8 Indigenous People

101. There is no indigenous people/ or group of people located in the area of this sub-project or its surroundings as confirmed in the field. Hence, ADB's indigenous people policy will not trigger off here.

3.9 Gender Impacts

102. In the sub-project area, about half of the population is women. Most of them are involved in household activities, but the significant impacts are not reported on women due to the implementation of this sub-project.

3.10 Vulnerable APs

103. Field investigation reveals that the project has the impact on the low income people. These are three family members and their monthly income is less than the government fixed (labor wage) rate Rs. 13000/month. Hence, the project mitigation measures are proposed for the restoration of their livelihood.

3.11 Cut-off-Date

104. The sub-project impact was assessed based on the census of 100% affectees, socioeconomic profile of 30% (20% from APs and 10% from the general public) with series of consultation meetings, discussed in section 4 (Table 4.2) of the LARP. The inventory assessment survey was completed on April 30, 2016. Thus, the "cut-off date" was set as April 30, 2016. This refers to the people who will settle/ started any activity after the cut-off date will not be entitled for any compensation under this sub-project.

SECTION 4

CONSULTATION, PARTICIPATION AND DISCLOSURE

4.1 General

106. This chapter describes the project stakeholders and their attitude towards the Transmission line project and the process adopted in consulting the affected households, impacts assessment, socio-economic and economic losses and compensation as well assistance thereby, and support for their betterment. This section also contains the views and perceptions of the community on the project expressed during meetings and; also in the planned consultation process during project environment and social assessment.

4.2 Stakeholder's Consultations

107. Consultations were carried out with the affected persons to identify their needs and preferences for compensation and rehabilitation measures. The affected persons will be informed about the results of census and impact assessment; and their preferences for compensation as well as other resettlement assistance. The process and mechanism ensuring the active involvement of DPs and other stakeholders' were detailed in the LARP, which include table consisting the list of participants, the location/ venue, date and feedback.

108. During these consultations the communities were encouraged to (i) be open and voice their concerns and claims; (ii) be free to access the formally established grievance process for lodging Complaints; and (iii) allow and give the necessary assistance to the M&E team. In finalization and preparation of the payment schedules and actual payment, PMU personnel will continue to conduct a series of consultations and counseling of the affected persons.

4.3 Project Stakeholders in Transmission line

109. Project stakeholders – both primary and secondary – include the project affected persons and beneficiaries in the project, PMU and other related government departments/agencies, district administration, the local governments in Chiniot, Toba Tek Singh and Faisalabad, contractors, construction workers, supply/service providers, financing institutions like ADB, mass media/civil society members, consultants and project advisors. The detail is reflected in Table 4.1.

Table 4.1: Primary and Secondary Stakeholders

Type of Stakeholder	Stakeholder Profile
Primary stakeholders	<ul style="list-style-type: none">All project affected persons, households, communities, project beneficiaries.
Secondary stakeholders	<ul style="list-style-type: none">Project owner/PMU, other related departments/agencies of the Government of Punjab, Chiniot, Toba Tek Singh and Faisalabad district administration, project contractors, construction workers, supply and service providers, financing institutions like ADB, mass media/civil society members, consultants and project advisors

4.4 Public Consultations

110. A series of consultations were made with the DPs and other local community to share the information about the project and record their concerns/ feedback associated with this is reflected in Section 4.3. In this context, the APs shared their point of view regarding payment of their affected land; as most of the local people had their concerns regarding true assessment of compensation.

111. List of public consultations carried out with the APs of the proposed project is given in Table 4.2 as follow; while the participants listed is given as the Annexure-IV of the Report.

Table 4.2: Details of the Participants

Consultation No.	Date	Location/Venue	Category of Participants	No. of Participants
1	April 28, 2016	Chak 138	Farmers, Advocate & Labor	9
2	April 28, 2016	Chak 151	Farmers & Religious leader	8
3	April 28, 2016	Chak 530	Farmers, government employees, labor & Shopkeepers	11
4	April 28, 2016	Chak 272	Numberdar Farmers & Businessman	06
5	April 27, 2016	Chak 270	Farmers, & Student	4
6	April 27, 2016	Chak 280	Farmers	10
7	April 27, 2016	Chak 91	Farmers & Shopkeepers	7
8	April 27, 2016	Chak 90	Farmers	5
9	April 27, 2016	Chak 278	Farmers, Shopkeepers & Government employee	9
10	April 26, 2016	Dharm Kot	Farmers & Student & Labor	4
11	April 27, 2016	Chak 277	Farmers	5
12	April 26 2016	Chak 334 (Tehsildar)	Farmers, Businessman & Numberdar	7
13	April 28, 2016	Chak 334 (Subedar)	Farmers	9
14	April 28, 2016	Chak 202	Farmers	6
15	April 28, 2016	Chak 201	Farmers	7

4.5 Social and Resettlement Specific Concerns Raised by the APs

112. The major concerns raised during the consultation are i) adequacy and timely payment of compensation, ii) employment opportunity for local population during construction activities, iii) safe and free mobility of locals especially women and children and iv) safety measures to be taken during construction activities. Local community response regarding project perception and resettlement related matters is summarized below in Table 4.3. However, generally the people are happy with the project and responded that: i). The project will create more employment opportunities, ii) Industrial development will be boosted up, eventually poverty will be reduced, iii) Sustainable agriculture due to enhancing the frequency of pumping irrigation, and iv) Positive impact on the national economy. Regardless of the positive impact impacts, people do have the concerns regarding the project and those are discussed as in the below table.

Table 4.3: Cconcerns' of APs and Responses by PMU

Sr. No.	Concerns of APs	Response from PMU
1.	Provision of jobs for skilled and qualified local should be accepted as the right of inhabitants of project area	Priority of jobs will be given to local inhabitants on merit basis by following the codal procedures.
2.	Existing market rates should be considered for the acquisition of land , crop and trees etc.	The land is not acquired for the project, however, the compensation for crop and trees will be as per replacement cost of the losses.
3.	How should we contact in case of any complaint/ objection.	The GRC will be established for complaint resolution.
4.	Why do not government give the compensation for land, when the tower is installed on permanent basis	There is no restriction of cultivation under the tower, even for reference, anybody can visit the existing 500 KV in the surrounding and cultivation is visible under the towers.
5	Government is prohibiting us to use the land within the radius of 50 meters, and then land compensation should also be given for this specific area.	The alignment does not have any impact on the crop cultivation; it would be continued as it is, so there is no logic for the land compensation. However, the crop compensation is given for the loss during the execution.
6.	Transparent and fair compensation procedures should be adopted	Effective monitoring mechanism will be introduced to make the compensation process more transparent
7.	Chances of some environmental effects like noise/ vibration and dust emissions to the nearby community	The contractor will be bound to implement the measures in this regard by putting clause in his contract
8.	Local's movements should not be hindered during construction	Alternate routes will be adopted for the smooth movement.

Sr. No.	Concerns of APs	Response from PMU
	stage	
9.	Basic necessities of life, Gas, school, health centers and roads should be provided by the project	PMU will take up the issue with the concerned Departments including Deputy Commissioner
10.	Local norms should be honored during the course of execution of project works.	The contractor will be bound to implement the measures in this regard by putting clause in his contract
11.	Transmission line should be kept away from the settlements for the safety of general public.	Transmission line is passing away from the population centers, even the farm houses are completely protected from the project.
12.	Construction work should be completed in time.	The Contractor will be bound to complete the project in time.
13	Local should be given the electricity from this transmission line to benefit the farmer community	The local will get the share through national grid; overall the government is taking step to overcome the power shortage.
14	The lands under the Contractor's use should be rehabilitated by the Contractor after the construction work is completed;	The contractor will be contractually bound to rehabilitate the land at the end of his contract.

113. The APs concerns and suggestions have been incorporated in the social mitigation and resettlement plan and will be implemented as an integral part of the resettlement activities. On the basis of these sessions and meetings, and the provisions of the LARF that is based on ADB SPS 2009, Entitlement Matrix (EM) and compensation packages were prepared for the APs.

4.6 Gender Involvement in the Consultation Process

114. According to Bank's policies and procedures, consultation process must be gender inclusive and responsive and tailored to the needs of disadvantaged and vulnerable groups. To explore the gender related issues, female workers were included in the team. Formal meetings with the women were held to explore their needs, problems and priorities related to the project execution. In addition, individual interviews were also held with the affected women to effectively involve them in the planning process.

115. Women actively participated in the meetings and showed their support for the project. They reported several issues related to women specially compensation as per market value of their lost assets.

4.1.1 Awareness, Fears and Concerns about the Project

116. Most of the women were un-aware about the project. Their views are mentioned below;

- The proposed project will have a negative impact on their living standard; they did not have any alternate source of income, where they will go in case of land acquisition.
- Some women in the local area were willing to work as laborers during the construction activities to add to their family income. These women were already working as agriculture laborer. However, none of the women from the affected families were ready to work as a laborer during the construction stage of the project.
- They requested the project to provide the jobs to their educated children including girls in the project on permanent basis.
- The basic necessities of life like Sui Gas, health, education and roads should be provided on priority basis.
- They shared that there is no forum at the village level where they can raise their voice against problems confronted by them.
- Special assistance should be provided to poor and widows including the women headed households in the area including the surrounding population.

4.1.2 Pressing Needs of the Surveyed Women

117. Women of the affected families were also asked about the needs of the project area. The foremost preferred needs are employment, preference for local employment, availability of Sui-Gas, upgrading of schools, hospital/ dispensary and vocational training for women to enhance their skill in business development.

4.1.3 Responded over the Women Queries

118. Regarding the compensate rate, it will be calculated based on the current market value and replacement value of the lost assets. However, there will be provision of job availability to the locals on priority and on demand basis while for the provision of basic infrastructures like availability of Sui Gas, up-gradation of school/hospital, the concerned head of departments will be contacted at district level. Efforts will be made to establish the committee at district level to address the local concerns. In addition, this is to clarify that land acquisition is not involved, eventually no impact on the livelihood.

4.7 Information Disclosure Plan

119. There will be a need to establish a communications strategy for addressing the requirement for public consultation and participation, including a needs assessment. The Environment and Social Impact Cell (E&SIC) of the EA (NTDC) will be responsible to ensure that all LAR information are properly and meaningfully disclosed to all the DPs, their concerns addressed and necessary changes made in the project design for this purpose.

120. For transparency in the LARP implementation process and for further active involvement of APs and other stakeholders, information will be disseminated through disclosure of LARP document. The Bank's policy require that projects reports are made available to project affected persons and other stakeholders and to public at large. The LARP report will be available on the websites of NTDC and ADB for disclosure purpose.

121. The following steps will be undertaken for the disclosure of LARP;

- The draft LARP will be disclosed to APs.
- An information booklet containing summary of APs and compensation will be prepared specifically for this purpose. This information booklet will be translated into Urdu and distribute to all displaced Persons (DPs).
- Enable the APs to read it by themselves and be aware of their entitlements, unit rates of compensation/income restoration and rehabilitation assistance and payment procedures available for various types of APs as given in the 'entitlement matrix'. In addition, the information regarding the grievance redress mechanism will be reflected in the booklet.
- After approval, the LARP will be translated into Urdu by PMU and disclose to APs and other stakeholders by the Project Office through SSMC.
- LARP will be disclosed to women through a meeting. Both version of LARP (English and Urdu) will be available at the offices of Project Director, Contractor, Revenue Department and Project Office as an official public document.
- A schedule explaining the date, time and venue for disbursement of compensation through cheques will be prepared in Urdu and distributed to all APs.

SECTION 5

LEGAL AND POLICY FRAMEWORK

5.1. General

122. The legal framework of Pakistan which applies to land acquisition and compensation is discussed in this section together with the relevant ADB's Policies and describes the land acquisition process.

5.2. National Legal Instruments

5.2.1. Constitution of the Islamic Republic of Pakistan

123. The Constitution of Pakistan (1973) clearly addresses the protection of property rights (Article 24) that it includes "no person shall be compulsorily deprived of his property save in accordance with law and "No property shall be compulsorily acquired or taken possession of save for a public purpose, and save by the authority of law which provides for compensation therefore and either fixes the amount of compensation or specifies the principles on and the manner in which compensation is to be determined and given. Further, Article 4 (sub-clause/a of 1) reiterates the legislative right of the people by stating that: "No action detrimental to the life, liberty, body, reputation or property of any person shall be taken except in accordance with law.

5.2.2. National Legislation

124. In the absence of a specific resettlement policy, the Land Acquisition Act (LAA) of 1894 is the de-facto legal instrument governing resettlement and compensation to APs. However, it does not provide for the Project to give due consideration to social, cultural, economic, and environmental conditions associated with and affected by resettlement. Although LAA lays down detailed procedures for acquisition of private properties for public purposes and compensation, it does not extend to resettlement and rehabilitation of persons as required by donor agencies including the ADB. Further, experience in other projects has established that compensation stipulated in the law may not be adequate to provide for equal or enhanced living status to resettle APs/DPs.

5.3. Telegraphic Act 1885

125. In case of impacts caused by poles and towers for public facilities and transmission lines, the land acquisition is not regulated by the LAA but instead by the Telegraph Act, 1885 (amended in 1975). The original provision of this law was that the land occupied by telegraph poles was not to be compensated (only crops destroyed during the erection of the pole were compensated). This was based on the logic that a pole, covering only a negligible land area, does not cause substantial impacts to land users. This, however, is no longer the case once the same provision is extended to transmission towers.

126. The Telegraph Act (Section 11) confers powers on the NTDC to enter private lands and (Section 10) construct/maintain electric poles and lines without the need to acquire the land affected and paying compensation for it. However, the Sub-section 10 (d) provides that NTDC is required to avoid causing unnecessary damages to the affected land and

associated assets. Finally, the Section 16 provides that if any such damage occurs (i.e. damages to crops, irrigation facilities, land quality or land income), the proponent has to provide compensation for the damages.

127. To accommodate the needs of displaced persons (DPs) in a manner fitting the LAA 1894 and SPS 2009, the NTDC has agreed to apply the Telegraphic Act carefully and in a manner consistent with the requirements of SPS 2009 by i) compensating all land and land based assets, occupied by towers in urban areas at current market rates that commensurate full replacement costs; ii) by avoiding land impacts in rural areas through the use of towers with sufficient vertical clearance to allow the continuation of unrestricted farming and animal grazing; and iii) compensating the land and assets in rural areas, if construction of such towers is impossible. In addition, the NTDC will also compensate all crops, trees and any other asset affected by transmission in three phases i.e. i) construction of tower bases; ii) tower erection; and iii) stringing. Compensation disbursement in a phased manner will be subproject to internal monitoring by EA and validation by external monitor engaged by EA.

5.4. Land Acquisition Act, 1894

128. The Pakistan law governing land acquisition is the LAA of 1894 and successive amendments. The LAA regulates the land acquisition process and enables the provincial government to acquire private land for public purposes. Land acquisition is a provincial responsibility and provinces have also their own province specific implementation rules like Punjab Land Acquisition Rules, 1983. The LAA and its Implementation Rules require that, following an impact identification and valuation exercise, land and crops are compensated in cash at the current market rate to titled landowners.

129. The LAA mandates that land valuation is to be based on the last 3 to 5 years average registered land-sale rates. However, in several recent cases, the median rate over the past 1 year, or even the current rates, have been applied with an added 15% Compulsory Acquisition Surcharge according to the provision of the law. The displaced persons, if not satisfied, can go to the Court of Law to contest the compensation award of the Land Acquisition Collector (LAC). The various sections relating to the land acquisition are briefly discussed.

Table 5.1: Salient Features of Pakistan's LAA 1894

Key Sections of LAA	Salient Features
Section 4	Publication of preliminary notification and power for conducting survey.
Section 5	Formal notification of land needed for a public purpose. Section 5a covering the need for enquiry of the concerns or grievances of the affected people related to land prices.
Section 6	The Government makes a more formal declaration of intent to acquire land.
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land.

Key Sections of LAA	Salient Features
Section 8	The LAC has then to direct that the land acquired to be physically marked out, measured and planned.
Section 9	The LAC gives notice to all DPs that the Government intends to take possession of the land and if they have any claims for compensation then these claims are to be made to him at an appointed time.
Section 10	Delegates power to the LAC to record statements of the DPs in the area of land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgage, and tenant or otherwise.
Section 11	Enables the Collector to make enquiries into the measurements, value and claim and then to issue the final "award". The award includes the land's marked area and the valuation of compensation.
Section 16	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
Section 17/4	Land acquired compulsorily and by use of emergency procedures. This section will not be applied in ADB financed projects.
Section 18	In case of dissatisfaction with the award, DPs may request the LAC to refer the case onward to the court for a decision. This does not affect the Government taking possession of land.
Section 23	The award of compensation to the title holders for acquired land is determined at i) its market value of land, ii) loss of standing crops, trees and structures, iii) any damage sustained at the time of possession, iv) injurious affect to other property (moveable or immoveable) or his earnings, v) expanses incidental to compelled relocation of the residence or business and vi diminution of the profits between the time of publication of Section 6 and the time of taking possession plus 15% premium in view of the compulsory nature of the acquisition for public purposes.
Section 28	Relates to the determination of compensation values and interest premium for land acquisition.
Section 31	Section 31 provides that the LAC can, instead of awarding cash compensation in respect of any land, make any arrangement with a person having an interest in such land, including the grant of other lands in exchange.
Section 48A	If within a period of one year from the date of publication of declaration under section 6 in respect of any land, the Collector has not made an award under section 11 in respect to such land,

Key Sections of LAA	Salient Features
	the owner of the land shall, unless he has been to a material extent responsible for the delay be entitled to receive compensation for the damage suffered by him in consequence of the delay.

130. In terms of implementation of this LARP, identifying the type of land affected will be an important step in determining eligibility for compensation for land. Jurisdiction rather than use classifies land. Rural land includes irrigated land and un-irrigated land and is governed by the Land Revenue Act (1967) which must be read in conjunction with the LAA 1894 and other legislation that may apply, including the Punjab Alienation of Land Act (1900), Colonization of Government Lands Act (1912) and the various Land Reform Regulations. Rural land falls under the jurisdiction of revenue districts.

131. Land, other than rural land, is urban and including all permutations there-under such as residential, commercial, built upon and buildable, and is governed by various regulations and ordinances including the People's Local Government Ordinance (1972) for each province, Cantonments Act (1924), and Land Control Act (1952). Urban land falls under the jurisdiction of Municipal and Local Government Authorities.

While there are broad definitions of rural and urban land in the People's Local Government Ordinances, such classifications are not immutable and have been, and are, changed by the Collector of Revenues and provincial governments over time. In general, it is either the People's Local Government Ordinances or the Land Revenue Act that determines the classification of land, however there are some cases where both applies and other cases where different legislation altogether can indicate jurisdiction and classification over land. Hence there is neither a universal classification nor legislation pertaining to the land that will be potentially affected under the project. Therefore, during the field survey for the preparation of LARP, the identification of land ownership will be done with the assistance of local people, village head man and field officers of revenue department including Patwari who keeps and maintains cadastral maps.

133. The SPS 2009 is based on the following objectives: To avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups. The following principles are applied to achieve these objectives:

- i. **Screen the project** early on to identify past, present and future involuntary resettlement impacts and risks;
- ii. **Determine the scope of resettlement planning** through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks;
- iii. **Carry out meaningful consultations** with affected persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning,

implementation, and monitoring & evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase;

- iv. **Improve, or at least restore, the livelihoods of all displaced persons** through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement costs for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- v. **Provide physically and economically displaced persons with needed assistance**, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- vi. **Improve the standards of living** of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- vii. **Develop procedures** in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- viii. **Ensure that displaced persons without titles** to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
- ix. **Prepare a resettlement plan** elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- x. **Disclose a draft resettlement plan or** the compensation matrix, eligibility criteria or rates determined for the affected land, structures, trees etc., including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to

affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.

- xi. **Conceive and execute involuntary resettlement as part of a development project or program.** Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- xii. **Pay compensation and provide other resettlement entitlements before physical or economic displacement.** Implement the resettlement plan under close supervision throughout project implementation.
- xiii. **Monitor and assess resettlement outcomes,** their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring.
- xiv. **Disclose monitoring reports.**

5.5. Comparison of Pakistan's LAA 1894, Telegraph Act 1885 and ADB's SPS 2009

134. A comparison of Pakistan's LAA 1894, TA 1885 and ADB's Policy on Involuntary Resettlement (IR) shows that these instruments are not at par with each other and have gaps to be reconciled/ addressed. The objective of this comparison is to identify if and where the two sets of procedures are in conformity with each other and more importantly where there are differences and gaps. The key issue is that by following the ADB assessment procedures, the requirements of the Pakistan regulatory system are in compliance. Conversely, if the Government of Pakistan systems are followed then there are likely to be shortfall in comparison to the ADB requirements.

135. The key ADB Policy Principles are (i) the need to screen the project early on the planning stage (ii) carry out meaningful consultation (iii) at the minimum restore livelihood levels to the pre-project conditions and improve the livelihoods of the affected vulnerable groups (iv) prompt compensation at full replacement cost is to be paid (v) provide displaced people with adequate assistance (vi) ensure that displaced people who have no statutory rights to the land that they are working are eligible for resettlement assistance and compensation for the loss of no-land assets and (vii) disclose all reports. Table 5.2 below presents a gap-analysis between the Pakistan's LAA and ADB's SPS.

Table 5.2: Comparison of LAA and ADB's SPS 2009

Pakistan's LAA 1894 and TA 1885	ADB Safeguard Policy Statement (2009)
Telegraph Act (1885): The Telegraph act (TA) provides that land for tower construction or under a transmission, line is not to be acquired or compensated as long as the land's permanent productive potential is not affected. Under the TA	Based on ADB policy all land impacts are to be compensated whether rural or urban.
LAA 1894 Only titled landowners or customary rights holders are recognized for compensation.	Lack of title should not be a bar to compensation. Requires equal treatment of those without clear land titles (e.g., squatters or other informal settlers) in terms of their entitlements for resettlement assistance and compensation for the loss of non-land assets.
Only titled landowners or customary rights holders are recognized for compensation.	Lack of title should not be a bar to compensation. Requires equal treatment of those without clear land titles (e.g., squatters or other informal settlers) in terms of their entitlements for resettlement assistance and compensation for the loss of non-land assets.
Only registered landowners, sharecroppers and leaseholders are eligible for compensation of crop losses.	Crop compensation is to be provided irrespective of the land registration status of the affected farmers/share croppers. Crops for two seasons Rabi (winter) and Kharif (summer) for full one year are to be compensated based on existing market rates and average farm produce per unit area.
Tree losses are compensated based on outdated officially fixed rates by the relevant forest and agriculture departments.	Tree losses are to be compensated according to market rates based on productive age or wood volume, depending on tree type. All the removed trees will remain the property of the owner for them to salvage.
Land valuation is based on the median registered land transfer rate over the 3 years prior to Section 4 of the LAA.15% compulsory acquisition charges are paid over and above the assessed compensation. However, recent practice is that prices based on the average over the last one year prior to acquisition commencing is applied.	Land valuation is to be based on current replacement (market) value with an additional payment of 15%. The valuation for the acquired housing land and other assets is the full replacement costs keeping in view the fair market values, transaction costs and other applicable payments that may be required.
The valuation of structures is based on official rates, with depreciation deducted from gross value of the structure and also 15% of the value of salvaged materials,	The valuation of built-up structures is based on current market value but with consideration of the cost of new construction of the structure, with no deduction for depreciation. The DPs can salvage any of their material free of cost and irrespective of compensation payments having been paid.

Pakistan's LAA 1894 and TA 1885	ADB Safeguard Policy Statement (2009)
The decisions regarding land acquisition and the amounts of compensation to be paid are published in the official Gazette and notified in accessible places so that the people affected are well informed.	Information related to the quantification and valuation of land, structures, other immovable assets, entitlements and amounts of compensation and financial assistance are to be disclosed to the displaced persons prior to sub-project appraisal period. This is to ensure that stakeholders are treated in a fair, transparent and efficient manner.
No provision for income and livelihood restoration rehabilitation measures. There are also no special allowances for vulnerable displaced persons including vulnerable groups such as women headed households. There are no requirements to assess opportunities for benefit sharing.	The ADB policy requires rehabilitation for lost income and any expenses by the DP during the relocation process. There are also provisions to be made for transitional period costs, and livelihood restoration. Particular attention must be paid to the poor and vulnerable groups, including women. A guiding principle is that DPs should at least be able to reach a defined minimum livelihood standard. In rural areas, DPs should be provided
Prepare and disclose land acquisition and resettlement plans (LARPs) - there is no law or policy that requires preparation of LARPs.	LARPs are prepared in English and disclosed to the displaced peoples in local language.
Grievance redress is established through the formal land acquisition process at a point in time or through appeals to the court.	Provide a continuous mechanisms/ set-up that are accessible locally and available throughout sub-project implementation.
Only compensation is paid but not resettlement allowances, there is no mechanism to ensure payment is made before displacement.	All compensation and allowances to be paid prior to physical or economic dislocation.
No requirements to prepare and disclose monitoring reports.	Prepare and disclose monitoring reports.

5.6. Reconciliatory Measures to Address the Gaps

136. To reconcile the differences between the LAA 1894, TA 1885 and ADB's SPS 2009, the NTDC has prepared the LARF, ensuring that compensation to be provided to the DPs at full replacement costs for all direct and indirect losses, so that no one could be worsen-off because of the sub-project. The provision of subsidies or allowances will also need to be given for affected households (AHs) that may be relocated, suffer business losses, or may be vulnerable. In this context, the following are the ADB Safeguard principles to reconcile the differences:

- i). the need to screen the sub-project early on in the planning stage
- ii). carry out meaningful consultations
- iii). at the minimum restore livelihood levels to what they were before the sub-project, improve the livelihoods of affected vulnerable groups

- iv). prompt compensation at full replacement cost is to be paid
- v). provide affected people with adequate assistance
- vi). ensure that affected people who have no statutory rights to the land that they are working and eligible for resettlement assistance and compensation for the loss of non-land assets; and
- vii). Disclose all reports.

SECTION 6

COMPENSATION ELIGIBILITY AND ENTITLEMENTS

6.1. Eligibility

137. In accordance with the LARF, the DPs will be eligible for compensation and/or rehabilitation assistance as discussed below:

- i). All land owning affected persons losing land or non-land assets, whether covered by legal title or customary land rights, whether for temporary or permanent acquisition.
- ii). Tenants and sharecroppers, whether registered or not; for all non-land assets, based on prevailing tenancy arrangements.
- iii). Displaced persons/ parties losing the use of structures and utilities, including titled and non-titled owners, registered, unregistered, tenants and lease holders plus encroachers and squatters.
- iv). Displaced persons losing business, income and salaries of workers, or a person or business suffering temporary effects, such as disturbance to land, crops, and business operations both permanently and also temporarily during construction.
- v). Loss of communal property, lands (Shamilat) and public infrastructure.
- vi). Vulnerable displaced persons identified through the social impact assessment survey/ analysis
- vii). In the event of relocation, all affected persons will receive transitional and other support to re-establish their livelihoods.

138. In accordance with the ADB SPS (2009) and LARF, the compensation eligibility will be limited by a 'cut-off date' for the proposed sub-project on the day of the completion of the "census" survey for the impact assessment in order to avoid an influx of outsiders. Each affected person will be identified and issued with a household identification (a card) which confirms their presence on the site prior to the cut-off date. The cut-off date will be announced through the mass media (like pamphlets/ leaflets, newspaper). The affected persons who settled in the vicinity of the sub-project area after the cut-off date will not be eligible for compensation. However, in the sub-project, **April 30, 2016** was established a cut-off-date, which was communicated to the APs publically.

6.2. Entitlement for Compensation

139. The following entitlements are applicable for affected persons losing land, structures, other assets and incurring income losses:

- i) **Agricultural Land Impacts** will be compensated as follows:

a) Permanent Losses: legal/legalizable landowners (legalizable owners assessed by the DPAC include those who may have customary rights to their land which could be converted to statutory rights) are compensated either in cash at replacement cost plus a 15% compulsory acquisition surcharge (CAS) free of taxes and transfer costs; or through land for land compensation mechanisms with plots comparable in area, productivity and location to the plots lost.

Leaseholders/ tenants of public land will receive rehabilitation in cash equivalent to the market value of the gross yield of lost land for the remaining lease years (up to a maximum of three years). Encroachers/ squatters will instead be rehabilitated for land use loss through a special self-relocation allowance equivalent to one year of agricultural income or through the provision of a free or leased replacement plot comparable in area, productivity and location to the plots lost.

(b) Temporary Land Loss: legal/legalizable owners and tenants assessed by the DPAC or encroachers will receive cash compensation equal to the average market value of each lost harvest for the duration of the loss, and by the restoration of both, cultivable and uncultivable land, to pre-construction conditions. Through specification in the contract agreements, contractors will be required to carry out restoration works before handing land back to the original occupiers, or DPs will be provided with cash to rehabilitate the land.

(c) Vulnerable Displaced Persons: Vulnerable households, legal/legalizable owners, tenants or encroachers will be entitled to one vulnerable impact allowance equal to the market value of the harvest of the lost land for one year (summer and winter), in addition to the standard crop compensation.

Other options can be considered, including non-cash based livelihood support and employment, both temporary and permanent. Other additional income restoration measures can be considered based upon the findings of the Social Impact Assessment.

- ii) **Residential and Commercial Land** will be compensated at replacement value for each category of the DPs. Assessments will be conducted by the DPAC. In case a DP may not lose all of their residential and commercial land but it is significant enough to consider relocating. In such cases compensation may need to be made for all of their land even though not all of it needs to be acquired.

Residential and commercial land owners will be entitled to the following:

a) Legal/legalizable owners will be compensated by means of either cash compensation for lost land at replacement cost based on the market value of the lost land plus a 15% CAS, free of taxes and transfer costs; or in the form of replacement land of comparable value and location as the lost asset.

(b) Renters/ sharecroppers are compensated by means of cash compensation equivalent to three months of rent or a value proportionate to the duration of the remaining lease/ sharecropping period, including any deposits they may lose.

(c) Encroachers/Squatters are compensated through either a self-relocation allowance covering six months of income or the provision of a leased replacement plot in a public owned land area. They will be compensated for the loss of immovable assets, but not for the land that they occupy.

iii) **All other Assets and Incomes**

a) Houses, buildings and structures will be compensated for in cash at replacement cost plus 15% CAS. There will also be a 10% electrification allowance and the any transaction costs will be paid. Material that can be salvaged is allowed to be taken by the owner, even if compensation has been paid for them. For evaluation of replacement costs, a survey will be conducted to obtain the current prices for calculation of compensation.

(b) Renters or leaseholders/ sharecroppers of a house or structure are entitled to cash compensation equivalent to three months' rent or a value proportionate to the duration of the remaining lease period.

(c) Crops will be compensated for to owners, tenants and sharecroppers based on their agreed shares. The compensation will be the full market rate for one year of harvest including both winter (locally named as '*rabi*') and summer ('*kharif*') crops.

(d) Fruit and other productive trees will be compensated on rates sufficient to cover income replacement for the time needed to re-grow a tree to the productivity of the one lost. Trees used as sources of timber/ wood will be compensated for based on the market value of the wood production, having taken due consideration of the future potential value.

(e) Businesses will be compensated for with cash compensation equal to six months of income for permanent business losses. For temporary losses, cash compensation equal to the period of the interruption of business will be paid up to a maximum of six months or covering the period of income loss based on construction activity.

(f) Workers and employees will be compensated with cash for lost wages during the period of business interruption, up to a maximum of three months or for the period of disruption.

(g) Relocation assistance is to be paid for DPs who are forced to move from their property. The level of the assistance is to be adequate to cover transport costs and also special livelihood expenses for at least 1 month or based on the severity of impact as determined on a case by case basis SIA.

(h) Community structures and public utilities, including mosques and other religious sites, graveyards, schools, health centers, hospitals, roads, water supply and sewerage lines, will be fully replaced or rehabilitated to ensure their level of provision is, at a minimum, to the pre-project situation.

(i) **Vulnerable people** are defined as households who have monthly income/ household¹ of below Rs.13,000 (Official Poverty Line-OPL 2015) and those who are headed by a widow or identified as vulnerable through the SIA.

140. The compensation and rehabilitation entitlements are summarized in the Entitlement Matrix below:

Entitlement Matrix

Asset	Specification	Displaced Persons	Compensation Entitlements
Arable Land	Access is not restricted and existing or current land use will remain unchanged	Farmers/ Titleholders	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Leaseholders/ Sharecroppers (<i>registered or not</i>)	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Agricultural workers	<ul style="list-style-type: none"> Compensation, in cash or kind, for all damaged crops and trees.
		Squatters	<ul style="list-style-type: none"> Compensation, in cash, for all damaged crops and trees
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmers/ Titleholders	<ul style="list-style-type: none"> Land for land compensation with plots of equal value and productivity to the plots lost; or; Cash compensation plus 15% compulsory acquisition surcharge (CAS) for affected land at replacement cost based on market value free of taxes, registration, and transfer costs
		Leaseholders/ Sharecroppers (<i>registered or not</i>)	<ul style="list-style-type: none"> Renewal of lease/ sharecropping contract in other plots of equal value/ productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease/ contract years (up to a maximum of 3 years).

¹This figure is based on the poverty line using the minimum wages (Rs. 433.3/ day, making a total of Rs. 13000/ month) that are fixed by the Government of the Pakistan.

Asset	Specification	Displaced Persons	Compensation Entitlements
		Agricultural workers losing their contract	<ul style="list-style-type: none"> • Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	<ul style="list-style-type: none"> • 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmers/ Titleholders Leaseholders	<ul style="list-style-type: none"> • 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (<i>registered or not</i>)	<ul style="list-style-type: none"> • 1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	<ul style="list-style-type: none"> • 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crops and additional to standard crop compensation)
Residential/ Commercial Land		Titleholders	<ul style="list-style-type: none"> • Land for land compensation through provision of a plots comparable in value/ location to plot lost or • Cash compensation plus 15% compulsory acquisition surcharge (CAS) for affected land at full replacement cost free of taxes, registration, and transfer costs.
		Renters/ Leaseholders	<ul style="list-style-type: none"> • 1 - 3 months allowance (<i>at OPL level Rs. 13,000/ month</i>)
		Squatters	<ul style="list-style-type: none"> • Accommodation in available alternate land/ or a self-relocation allowance (<i>Rs. 13,000</i>).
Houses/ Structures		All relevant DPs (including squatters)	<ul style="list-style-type: none"> • Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. • In case of partial impacts full cash

Asset	Specification	Displaced Persons	Compensation Entitlements
			assistance to restore remaining structure.
Crops	Crops affected	All DPs (including squatters)	<ul style="list-style-type: none"> • Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. • All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	All DPs (including squatters)	<ul style="list-style-type: none"> • For timber/ wood trees, the compensation will be at market value of tree's wood content. • Fruit trees: Cash compensation based on lost production based on the yearly produce of tree and investment cost needed to re-grow the tree.
Business/ Employment	Temporary or permanent loss of business or employment	All DPs (including squatters, agriculture workers)	<ul style="list-style-type: none"> • Business owner: (i) Cash compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. • Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (<i>at OPL level Rs. 13,000/ month</i>).
Relocation	Transport and transitional livelihood costs	All DPs affected by relocation	<ul style="list-style-type: none"> • Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (<i>Rs. 13,000</i>).
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> • Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).
Vulnerable DPs livelihood	Households' below poverty line & female headed households, & disable persons.	All vulnerable DPs	<ul style="list-style-type: none"> • Lump sum one time livelihood assistance allowance (<i>Rs. 13,000 at OPL</i>) on account of livelihood restoration support. • Temporary or permanent employment during construction or operation,

Asset	Specification	Displaced Persons	Compensation Entitlements
			where ever feasible.
Unidentified Losses	Unanticipated impacts	All DPs	<ul style="list-style-type: none"> • LARF and project-specific LARP prepared in accordance with SPS 2009 will apply to any unanticipated LAR impacts.

6.3. Valuation and Replacement of Assets

141. The following methodology will be adopted for assessing unit compensation rates:

- (i) Land will be valued at full replacement cost in accordance with SPS 2009 and LAA 1894 procedures. In case where LAA compensation falls short of full replacement cost, the compensation differential will need to be assessed by independent valuation expert(s) and paid to the DPs by NTDC. .
- (ii) Houses, buildings and other structures will be valued at full replacement costs plus labor cost based on the area, type and material of the affected item. No deductions will be made for depreciation, salvageable materials or transaction costs and taxes. Rates for building structures will be evaluated by the Building Department/Works Department using the latest quarterly report that is regularly published by the Building Department.
- (iii) Crops will be valued at current market rates of gross value of harvest as valued by the Agricultural Department.
- (iv) The loss of fruit bearing trees will be compensated for based on their type, productive age and the market value of the produce for the remaining period of its average life. The value of younger fruit trees will be based on the expenditure made to bring the tree to its current state. This will be assessed by the Horticultural Wing of the Agriculture Department.
- (v) The value of trees that would have been used for timber will be calculated based on the average volume and quality of wood produced and taking into consideration the size classes as determined by girth, diameter at breast, height and volume as assessed by the Forest Department.

142. Thus, the valuation of affected land/ other assets will be carried out to establish full replacement cost (RC) keeping in view the methodology referred under ADB's SPS 2009 and the land prices determined under LAA 1894 and the field investigation qualified and experienced valuation experts. The LARPs of each subproject will be prepared by using the full replacement cost criterion and will be validated by an independent land valuation expert.

SECTION 7

RESETTLEMENT BUDGET AND FINANCING

7.1 Introduction

143. All LAR preparation and implementation costs, including cost of compensation and LAR administration, will be considered an integral part of Project cost. This LARP will include a budget section including; i) methodology followed for the computation of unit compensation rates; ii) unit compensation rates for all affected items and allowances; iii) a table showing resettlement budget including administrative costs and contingencies.

144. In preparing the budget for LARP, the costs for affected crops and trees is worked out based on the current market value of the lost crops and replacement value of the trees. This budget is indicative of outlays for different expenditure categories assessed through Field Surveys carried out in February – April 2016. All the compensation funds will be provided by the Project.

145. The Project will ensure that the resettlement funds are delivered on time to the District Collector. The Project will also ensure that funds for entitlements under the LARP are fully provided to APs prior to the commencement of civil work. Compensation funds will be provided to the APs in two separate ways: (i) Compensation under law for acquisition of land will be disbursed through the District Collector; and (ii) Additional assistance for resettlement of PAPs will be disbursed directly by PIU with the assistance of the respective Team.

7.2 Approval of the Resettlement Budget

146. All the funds for compensation will be provided to the district collector by the project and district collector will be responsible to pay the compensation to individual APs according to their losses. However project will be responsible for the implementation of other resettlement and rehabilitation activities.

147. The Project will determine the annual inflation rates to be applied to all cash entitlements. The PIU will assist the PMU in identifying additional loss/s of assets during construction and proposing entitlements for such APs. These budget revisions will be approved by NTDC with the concurrence of the ADB.

7.3 Management of Resettlement Budget

148. District Collector is authorized by LAA 1894 to pay compensation to eligible persons for loss of land and structures, trees and crops. Other compensation payments as per the entitlement matrix will be contingent upon payments by District Collector to confirm the identity of the eligible person. These payments will be made by PIU under the supervision of E&SIC.

149. Detailed implementation procedural guidelines will be required to implement the RAP at the field level. Both E&SIC and PIU will follow the implementation procedure after it has been approved by NTDC/PMU if no change in cost otherwise it has to approve by NTDC

with concurrence from ADB. The implementation procedure will include definition of various resettlement terms, the entitlements, detail procedure for identification of eligible persons for resettlement entitlements of the LARP, and preparation of losses and entitlement files of individual APs, processing payments, effecting their disbursement and documentation. E&SIC with the assistance of Consultants will prepare the implementation procedural guidelines.

150. The PMU as per requisition for payments under quarterly assessment of E&SIC will place funds in the District treasury. The implementation guideline will contain details of management aspects and monitoring mechanism. All payment to the affected persons will be paid by crossed bank cheques. Vouchers on payment will be prepared in triplicate, for PIU, PMU and Authority. The E&SIC/LAC will sign the vouchers. Payment will be made and record maintained as per approved implementation guidelines.

7.4 Compensation Methodology

151. Based on the field survey, it was observed that due to the implementation of the proposed sub-project, there will be impact on crops, trees and other assets. To represent the current market rates equivalent to the replacement cost, the requisite data was collected from different departments including agriculture, forest, & Marketing. In addition, during the field survey, Parwari of concerned area also accompanied the survey team to assist in estimating the current market prices of agricultural commodities. The crop compensation is presented in Table 7.1.

Table 7.1: Assessment of Value of Crops for Transmission line

Crops	Area Sown (Acre)	Average Yield/ Kgs	Total Production (Kgs)	Market Price (Rs/kg)	Value of Crop as per Compensation/acre	Total Compensation (Rs,)
Wheat	375	1400	525000	30	42000	15750000
Sugarcane	35	28000	980000	3	84000	2940000
Rabi Fodder	38.28	11000	421080	2	22000	842160

152. Similarly, the Table 7.2 illustrates the detail of crop compensation for the Tower installation and cover the entire three stages (Tower base, tower erection and stinging) of the project. Each stage requires the compensation for an area of 6.42 acres that count for 19.26 acres for the three stages.

Table 7.2: Assessment of Value of Crops for Tower Installation

Crops	Area Sown (Acre)	Average Yield/ Kgs	Total Production (Kgs)	Market Price (Rs/kg)	Value of Crop as per Compensation/acre	Total Compensation (Rs,)
Wheat	14.16	1400	19824	30	42000	594720
Sugarcane	0.09	28000	2520	3	84000	7560
Rabi Fodder	5.01	11000	55110	2	22000	110220
Total	19.26					712500

153. Fruit and other productive trees will be compensated on rates sufficient to cover income replacement for the time needed to re-grow a tree to the productivity of the one lost; fruit tree compensation is given in Table 7.3. Trees used as sources of timber/ wood will be compensated for based on the market value of the wood production, having taken due consideration of the future potential value, as reflected in Table 7.4.

Table 7.3: Unit rate of Fruit Trees

Plant Age (Years)	Ber (Rs.)	Orange (Rs.)	Mulberry (Rs.)	No of Trees	Compensation (Rs.)
2	2320	-	-	1	2320
2	-	2011	-	4	8044
4	2653	-	-	3	7959
6	2822	-	2822	1	2822
Total				09	21145

Table 7.4: Unit Rate of Wood and Compensation Cost

Description of Wood Trees	Up to 2 Feet (Rs.)	Number of tree	Between 2-4 Feet (Rs.)	Number of tree	Between 4-6 Feet (Rs.)	Number of tree
Shesham	29304.05	39	50014.88	11	0	0
Kiker	3909.63	14	17844.32	5	22393	03
Eucalyptus	217.12	1	4217	1	0	0
Total	33430.8	54	72076.2	17	22393	03

7.5 Vulnerable Allowance

154. The project has identified 3 vulnerable people, whose income is falling below the poverty line, i.e., Rs.13000/- wage rate fixed by the government. These vulnerable will be paid onetime cash allowance of Rs.39000/per person that is equal to three months wage rate. Hence the project will pay Rs.117, 000/- to the identified three DPs. The detail is given in Annexure-V.

7.6 Resettlement and Restoration Cost

155. The cost was calculated based on the current market value of land and other assets, the detailed is provided in section 6 of the RAP. The total cost worked out is PKR 23.99 Million, as reflected in Table 7.5.

Table 7.5: Summary of Cost for Compensation and Assistance

Sr. No.	Description	Quantity/Total Number	Unit	Unit/Rate (Rs.)	Total Cost (Rs.)	Rs. (Million)
A	Compensation					
1	Crop Compensation (T/L)					

Sr. No.	Description	Quantity/Total Number	Unit	Unit/Rate	Total Cost	Rs.
				(Rs.)	(Rs.)	(Million)
1.1	Crop Compensation for Private Land	438.28	Acre	Various	19,112,160	19.11
1.2	Crop Compensation for Government Land	10	Acre	Various	420,000	0.42
2	Crop compensation (Tower Installation)					
2.1	Tower Base	6.24	Acre	Various	237,500	0.24
2.2	Erection	6.24	Acre	Various	237,500	0.24
2.3	Stringing	6.24	Acre	Various	237,500	0.24
2.4	Government Land	0.54	Acre	Various	22,680	0.02
3	Tree Compensation					
3.1	Fruit Tree	9	No.	Various	23,156	0.02
3.2	Wood Tree	74	No.	Various	127,900	0.13
Sub-total of A					20,395,716	20.40
B	Assistance					
4	Vulnerability Allowance @ of Rs.13000*3=39000	3	Family	39000	117,000	0.11
Total (A+B)					20,512,716	20.51
5	Monitoring and Evaluation @ 5% of the Total Cost				1,025,636	1.02
6	Administrative & Security Cost @ 2% of the Total Cost				410,254	0.41
7	Contingencies @ 10% of the Total Cost				2,051,272	2.05
Grand Total					23,999,878	23.99
Total in US\$ (Million) @ Rs. 105= 1\$						0.23

SECTION 8

INSTITUTIONAL ARRANGEMENTS AND IMPLEMENTATION

156. The coordination involved for various institutions for the implementation of LARP include NTDC (Executing Agency) and other line Departments, such as Revenue, Forest, Agriculture and other concerned.

157. The PMU (NTDC) will be responsible for the preparation of draft LARP of this project of tranche-I and accordingly update at final detailed design. The LARP will be implemented by the PMU through the assistance of Environment and Social Impact Cell (E&SIC) in accordance with the LARF, SPS 2009 and loan documents.

8.1 National Transmission and Despatch Company

158. The NTDC (Executing Agency) will be responsible for the project preparation, implementation and financing of all LAR tasks and coordination with line agencies. NTDC will perform its functions through the Project Management Unit, which is headed by the General Manager (Projects) and is responsible for general project execution through PIU at field (District) level.

159. For updating, implementation and monitoring of LAR activities, the PMU (GM-Projects) will be facilitated by i) E&SIC at project level, ii) PIU at field level, iii) GRC at both field and project level to ensure timely implementation of LARP.

8.2 Environment and Social Impact Cell

160. At project level, an E&SIC is already in place at PMU, NTDC, which needs to be strengthened by adding social safeguard management consultant including the positions of a resettlement specialist, 3 social mobilizers (2 male & 1 female), LAR database/ MIS and 1 M&E specialist). The team composition of E&SIC includes:

- i). Manager, E&SIC, NTDC
- ii). Deputy Manager (Environment)
- iii). Assistant Manager (Environment), NTDC
- iv). Deputy Manager Resettlement
- v). Social Safeguard Management Consultant
- vi). Field Surveyor/Land management staff/*patwari*

161. The E&SIC with the assistance of social safeguard management consultant (SSMC) will have the following functions under the project:

- i). The E&SIC with assistance of SSMC will be responsible for the updation, implementation and internal monitoring of land acquisition and resettlement plan through the PIU, including the activities of surveys, measurements/ assessment,

valuation in coordination with concerned department. The SSMC will have regular monthly meetings to review the progress regarding LARP implementation and accordingly prepare actions plans in accordance with the implementation schedule given in the LARP.

- ii). The SSMC will be the part of PIU and Grievance Redress Committee (GRC) to redress the community grievances.

162. Some specific functions of the E&SIC with the assistance of SSMC at PIU level include:

- i). Implementation of approved LARP of tranche-I as per implementation schedule given in LARP.
- ii). Preparation of internal monitoring reports, initially on monthly basis and then quarterly basis and accordingly submits to ADB.
- iii). Updation of LARP (if necessary depending upon the final design) including surveys, measurements/ assessment, valuation in coordination with concerned department and community consultations.
- iv). Disclosure of final LARP in local language to the DPs and place at field office (PIU).
- v). Close coordination with concerned departments during the LARP implementation
- vi). Other relevant activities assigned by NTDC/E&SIC

163. All activities related to the LARP updation, and implementation of LARP and preparation of internal monitoring reports will be the responsibility of E&SIC with the assistance of SSMC under the overall supervision of PMU (GM Projects). While the disclosure of LARP after translating into local language and continuous community consultations/ mobilization will be under the purview of social mobilizers of SSMC team for a smooth and timely implementation of LARP.

164. An independent monitoring agency or individual external monitor with appropriate qualification in social sciences and adequate experience of monitoring of the implementation of LARP and corrective action plan (CAP) as required under ADB's SPS 2009 will be hired by the NTDC (PMU) to conduct the external monitoring report on quarterly and semi-annual basis. As per SPS 2009, all monitoring reports will be disclosed to the DPs including the preparation of corrective action plan depending upon the requirements.

8.3 Project Implementation Unit (PIU)

165. The project implementation Unit (PIU) to be in place at Field level and will be notified by the PMU. The composition of PIU will be as follow:

- i). Executive Engineer (NTDC)
- ii). DO (Revenue)/ LAC

- iii). Representative of E&SIC
- iv). SSMC team (social mobilization staff)
- v). Contractor
- vi). Patwari
- vii). Representative of Displaced Persons Committee (DPC).

166. The PIU to be notified at Field level headed by the Executive Engineer, NTDC.

The major responsibilities of PIU with the assistance of SSMC will include:

- Distribute the notices to the entitled DPs regarding their payment of compensation;
- Facilitate the DPs in completion of necessary documentation to receive their entitled payments;
- Develop a close interaction with the DPs/ community to address their possible concerns.
- Provide proper guidance for the submission of their requests for compensation as per eligibility & entitlement.
- Help the DPs to put their complaints (if any) in front of GRC, if still issue not resolved consult the Court of law.
- Help the DPs in other related activities.

167. The PIU& SSMC staff will have close interaction with E&SIC.

8.4 District Government

168. The concerns relating to the land acquisition (if any) will be dealt by the concerned District Officer (Revenue)/ LAC. Other supporting staff especially the Patwari will carry out some specific functions like titles identification as per Revenue record. The functions pertaining to compensation of other assets, such as trees, crops, and income rehabilitation/ livelihood assistance, the assessment and valuation will be carried out by the LAC in coordination with District Officer (s) of concerned Departments.

8.5 ADB

169. Provide technical guidance to NTDC/ESIC and the consultants and supervise social safeguards preparation, and implementation monitoring of LARP and CAPs, and ensure compliance with social safeguard requirements of the loan. Review safeguard plans and internal and external monitoring reports and provide approval if the plans and reports meet the requirements of SPS 2009.

8.6 LAR Coordination Committee

170. With the effective coordination of all concerned departments/ agencies, the assessment and valuation of losses will be carried out and accordingly, payment of compensation will be made to eligible and entitled DPs. Timely payment to the DPs will ensure the smooth implementation of project. This committee will be notified by the EA (PMU-NTDC) in order to coordinate the updation and implementation of LARP and resolution of community/ DPs complaints & grievances.

171. The composition of the committee will include:

- i). GM Projects (PMU, NTDC)
- ii). Manager (E&SIC)
- iii). SSMC representative (s)
- iv). Executive Engineer (PIU)
- v). DO (Revenue)/ LAC
- vi). DO (s) of concerned Departments (such as Agriculture, Forest, C&W, PHE)

172. The LARCC will meet monthly to ensure proper and timely implementation of the approved LARP of the project.

8.7 Displaced Persons Committee

173. The displaced person committee (DPC) will be formed representing the participation from each village constituting a President, Vice president, Secretary and 2-5 member(s).

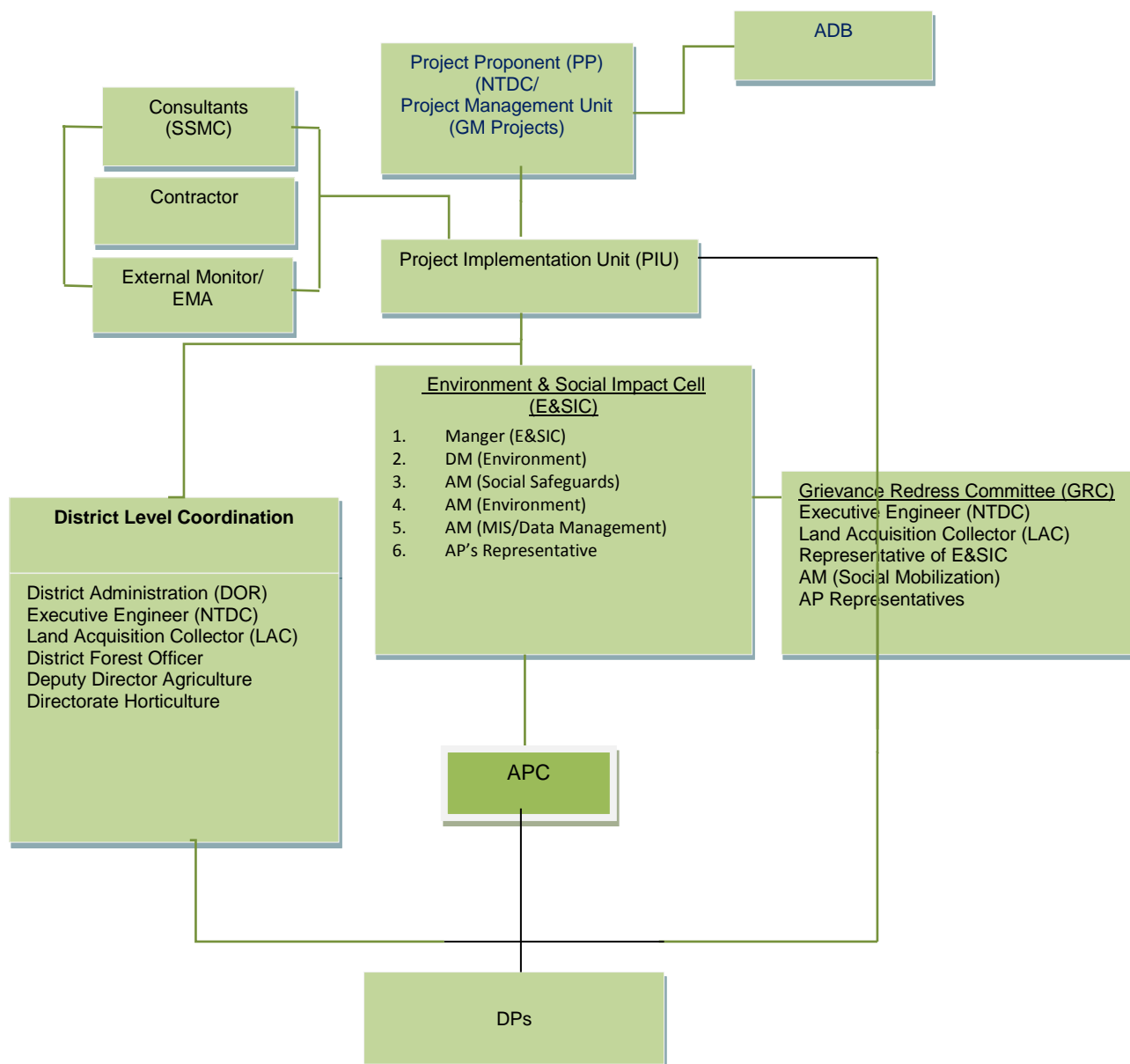
The DPC will be responsible for the following activities:

- Interaction between the community/ affectees and the PIU
- Information disclosure and consultations
- Help in the completion of requisite documents for payment
- Ensure the payment of compensation in accordance with the entitlement matrix/ LARP of concerned sub-project of the tranche.
- Redress complaints at local level
- Other

8.8 Organogram

174. An Organogram showing the institutional arrangements for the implementation of LARP has been illustrated through a diagram presented in Figure 8.1

Figure 8.1: Institutional set-up for the Implementation of LARP



SECTION 9

GRIEVANCE REDRESS MECHANISM

9.1 General

175. This section of the LARP describe mechanism to receive and facilitates the resolution of affected party including women' concerns and grievances. A grievance mechanism will be available to allow the DPs to contest and get resolved any issue concerning affected assets, ownership and compensation related matters. DPs will be fully informed by ESIC through SSMC (Social Mobilizers) of their rights and of the procedures for addressing complaints whether verbally or in writing during consultation, survey, and time of compensation.

9.2 GRC Mechanism

176.

177. DPs/ local community will enter their complaints/ concerns and issues formally including the information of date, name and address of complainant, description of complain. The PIU with the assistance of SSMC will maintain a register named as "community complaint register (CCR)". The register will include the information as date, name and address of complainant, description of complaints, and will enter the complaints in a date covering the minimum information of name and address of complaint, description of complaints, action taken, status of redress of complaints and reasons in case issue not resolved.

178.

179. GRC will work at field level, while unsettled issues will be referred to the PMU at sub-project level. The field level PIU (SSMC) will inform the affected persons about GRC and its mechanism by passing the information at known places.

180. The composition of GRC at PIU level will as below:

GRC at PIU Level

- i). Executive Engineer (NTDC)
- ii). DO (Revenue)/ LAC
- iii). Representative of E&SIC
- iv). SSMC (resettlement specialist & social mobilizer)
- v). Representative of DPC
- vi). Patwari

9.3 GRC Process

181. A comprehensive grievance redress process (Table 9.1) regarding land compensation and other compensation is described below. The grievance redress

mechanism will be gender responsive, culturally appropriate, and readily accessible to the APs at no cost and without retribution.

Table 9.1: Grievance Redress Process

Land Compensation Issues	Other Items Compensation Issues
<ul style="list-style-type: none"> First, complaints will be redressed at field level through the involvement of PIU and DPC as well as other local committees. 	<ul style="list-style-type: none"> First, complaints will be redressed at field level through the involvement of PIU and DPC as well as other local committees.
<ul style="list-style-type: none"> If issue is unresolved, then it will be lodged to the DO (Revenue)/ LAC who will have 14 day to make decision on it. 	<ul style="list-style-type: none"> If no solution is accomplished, then grievance will be lodged to GRC. The GRC will provide the decision within 3 weeks. The GRC decision must be in compliance with this LARP of concerned sub-project and provisions given in the LARF.
<ul style="list-style-type: none"> If issue still unsettled, then grievance will be forwarded to GRC. GRC will provide decision within 3 weeks, which should be in compliance with the LARP of concerned sub-project and provisions given in the LARF. 	<ul style="list-style-type: none"> If the grievance redress system does not satisfy the DPs, then, the grievance can be submitted to the PMU (GM Projects), where decision will be made in a period of 2 weeks.
<ul style="list-style-type: none"> In case, the grievance redressal system does not satisfy the DPs, then they can pursue by submitting their case to the appropriate court of law as per the process set out in Section 18 to 22 of the LAA 1894. 	<ul style="list-style-type: none"> If still DPs are not satisfied, they can pursue their case to appropriate Court of law.

SECTION 10

LARP IMPLEMENTATION SCHEDULE

10.1 Introduction








182. A time-bound implementation schedule is presented in Figure 10.1. The implementation schedule has been formulated to accommodate different phases of the Project and therefore different times of resettlement as necessitated by the civil works. Social preparation, particularly information dissemination and maintaining a constant dialogue with the DPs, will commence from the beginning of 2016 and continue till the end of this year.

The relocation of the DPs will be required towards the end of the 2016 and the schedule has taken these into consideration. The compensation payments if delayed for more than a year after computation will be indexed considering rate of inflation and rates prevailing at the time.

10.2 Implementation Schedule

183. The commencement of civil work will be subject to the satisfactory implementation of this LARP including payment of compensation of land acquisition and redress of community concerns. Based on the implementation experience of previous projects, it is expected that the implementation of transmission line will take about 4–6 months. The LARP implementation schedule, shown below, envisages the following sequence of activities; some of these steps will overlap in their timing and some will be repeated throughout the project schedule.

Fig 10.1: LARP Implementation Schedule

Sr. No	Items	Status	2016									Responsibility
			APR	MAY	JUN	JULY	AUG	SEP	OCT	NOV	DEC	
1	Preparation of Draft LARP and submission to ADB	Done										E&SIC & Consultant
2	Finalization of LARP in the light of ADB comments	Not Yet										E&SIC & Consultant
3	Conducting public Consultations and negotiations	Going -on										E&SIC & Consultant
4	LARP disclosure: Distribution of LARP and information pamphlets in local language to APs and in English at ADB Website	Not Yet										PIU, E&SIC & Consultant
5	Publication of Notice expressing the intent to Acquire Land under Section 4 of LAA 1894.	Not Yet										PMU & Revenue Department
6	Establishing of PMU	Done										
7	Setting up of ESI&C	Done										
8	Formation of GRC: Complaint from Aggrieved DPs, Investigation and Actions & Monitoring Resolution of Complaint	Not Yet										LAC & PMU
9	Formation of APC at District level representing to all concerned villages	Not Yet										LAC & PMU

10	Compensation Payment: Compensation vouchers for Land Compensation, Award of cheque for other Compensation , Assistance/ Rehabilitation & Receipt of Compensation Payment	Not Yet										LAC, PMU, Consultant & APs
11	Approval of Contract awards	Not Yet										ADB
12	Relocation of Affected Structures/ Assets: Distribution of land acquisition & resettlement/ relocation notices to the APs	Not Yet										E&SIC, Consultant, Contractor & APs
13	Monitoring and Reporting: Review of LARP Implementation & If LARP Implementation found satisfactory, notice to proceed for Civil works is issued	Not Yet										PMU, E&SIC, EMA, Contractor & APs
14	Contractor mobilization/ commencement of civil works	Not Yet										PMU & Contractor

SECTION 11

MONITORING AND REPORTING

11.1 General

184. LAR tasks under the Project will be subjected to both internal and external monitoring. Internal monitoring will be conducted by the PMU. External monitoring will be carried out by an External Monitoring Agency (EMA) hired by PMU but acceptable to ADB. The EMA will be selected among local consultants/ consulting firms with demonstrated experience in planning, preparation, implementation and monitoring of LARP.

185. ADB will prepare the Terms of Reference (TOR) for the EMA before to start the LARP implementation.

11.2 Internal Monitoring

186. Internal monitoring will be carried out by the PMU& E&SIC with the assistance of SSMC (M&E specialist). The results will be presented in the quarterly internal monitoring reports and accordingly submitted to ADB.

187. The internal monitoring reports include the 'process' and 'output' indicators. This information will be collected directly from the field and reported monthly by SSMC and compiled quarterly and submitted to PMU to review the progress and results of LARP implementation, and to adjust the work plan/ activities in accordance with the LARP of sub-project requirements as well as implementation schedule.

188. The following are the specific aspects to be covered under the internal monitoring report.

- a) Consultation with APs and information disclosure;
- b) Disbursement of compensation for the affected items – crops, trees and other assets;
- c) Relocation of community structures/ public utilities;
- d) Payments for loss of income;
- e) Land for land compensation (if any);
- f) Income restoration activities;
- g) Status of grievance redressal;

189. The above information will be collected/ and compiled; and prepared report by SSMC with the assistance of PIU and revenue staff.

11.3 External Monitoring

190. External monitoring will be carried out by the External Monitoring Agency or an individual consultant. The external monitoring activities will have quarterly and semi-annual reports. EMA reports will be prepared in accordance with the requirements of to start civil works. The quarterly EMA report will include the monitoring of the effectiveness of the compensation package. Depending upon the impacts of sub-projects, the external monitoring report will be prepared at initial stage and later-on quarterly and semi-annual basis. However, some additional external monitoring report may be prepared depending upon the requirements of ADB.

191. The proposed indicators for external monitoring tasks include:

- a) Review and validate the internal monitoring reports prepared by SSMC;
- b) Status of LARP implementation including payment of compensation to the DPs;
- c) Status of redressed community complaints and time spent to resolve the community grievances;
- d) Carry out the consultations with DPs, officials of project management and other concerned departments to share the feedback/ lessons learnt;
- e) Identify gaps regarding LARP implementation and suggest remedial measures; and also develop a corrective action plan;
- f) Assess the LAR implementation efficiency, effectiveness, impact and its sustainability;
- h) The EMA will also assess the status of project affected vulnerable groups such as female-headed households, disabled/elderly and families below the poverty line;

11.4 Reporting Requirements

192. Internal Monitoring Executing Agency will prepare monthly progress reports on resettlement implementation activities with the assistance of PIU. PMU will prepare quarterly reports to the donor agency with the assistance of PIU. The Independent Consultant/ External Monitoring Agency will submit quarterly review/report (through PMU) to the donor agency to assist in ascertaining whether resettlement goals have been achieved, and more importantly, whether livelihoods have been restored/enhanced. The reports will include suitable recommendations for improvement. Monitoring reports will be submitted at regular intervals as specified. The M&E documents will also be publicly available, including posting in project website.

SOCIO-ECONOMIC BASELINE SURVEY QUESTIONNAIRE**FAISALABAD WEST (220 KV) TRANSMISSION LINE PROJECT****ID # []****Date: _____****1. IDENTIFICATION****Name of Respondent _____ Father's****Name _____****Village: _____ District: _____****Settlement Type: 1 Rural 2 Semi- Urban 3 Urban [_____]****2. CATEGORY OF RESPONDENT:****Status of Respondent (Tick the relevant):****Resident Owner [], Resident Tenant [], Resident Owner cum Tenant [], Resident Absentee []****Business Owner [], Business Tenant [], Business Owner cum Tenant [], Business Absentee []****Farm HH [], Business Tenant [], Business Owner cum Tenant [], Business Absentee []****3. DEMOGRAPHIC PROFILE****Total Family member (No.) [_____] Male (No.) [_____] Female (No.) [_____]****Children below 10 years (No.) [_____] Male (No.) [_____] Female (No.) [_____]**

Sr. No.	Sex (M / F)	Age (Yrs.)	Education	Occupation		Monthly Income (Rs.)		Other* Annual Income (Rs./annum)	Source of other income (Agreed)
				Main	Secondary	Main Occupation	Secondary Occupation		
AP									
1.									
2.									
3.									
4.									
5.									

	Sex (M/F)	Age (Yrs.)	Education	Occupation	Monthly Income (Rs.)	Other* Annual Income	Source of other income
6.							
7.							
8.							
9.							
10.							
11.							
12.							
13.							
14.							

*Other: Rent from property, remittances, pension and other incomes during the year.

3A: Average Monthly Income (PKR): _____

3.1. Social set-up/ethnicity (castes, tribe, decision making etc.)

3.2. ANY VULNERABLE PERSON IN THE HOUSE.

Widow (No)	Disable (No)	Woman Headed HH (No)	Orphans (No)	Mentally sick/Ret (No)	Others

4. AGRICULTURE

4.1 Land Utilization

Area owned (ac): _____ Area rented/shared out (ac): _____

Cultivated area (ac): _____ Area rented-in/shared-in (ac)

Area cropped (ac): _____ Average Land Rent per Acre (Rs.)

- Rabi (winter): _____
- Kharif (summer): _____

4.2 Cropping Pattern, Yield and Cost

Sr. No.	Major Crops	Area sown (acres)	Av. Yield/acre	Price/40 kgs	Total cost incurred (Rs.)
1					

2					
3					
4					
5					
6					
7					

4.3 Affected Land

Sr. No.	Owner	Total Landholding (acres)	Affected Land (acres)	% Impact	Total number shareholders in affected land
1					
2					
3					

4.4 Trees

Sr. No.	Owner	Type of Tree	Number of Tree	Girth (ft.)	Price (Rs.)
1					
2					
3					
4					
5					
6					
7					

5. Household Durable Goods

Item	No.	Value (Rs.)	Item	No.	Value (Rs.)
Refrigerator/	<input type="text"/>	<input type="text"/>	Car	<input type="text"/>	<input type="text"/>

Deep freezer	<input type="text"/>	<input type="text"/>		<input type="text"/>	<input type="text"/>
Television/VCR	<input type="text"/>	<input type="text"/>	Van/Pickup	<input type="text"/>	<input type="text"/>
Washing machine	<input type="text"/>	<input type="text"/>	Telephone/Mobile	<input type="text"/>	<input type="text"/>
Geyser	<input type="text"/>	<input type="text"/>	Air Conditioner	<input type="text"/>	<input type="text"/>
Electric fan	<input type="text"/>	<input type="text"/>	Computer	<input type="text"/>	<input type="text"/>
Electric iron	<input type="text"/>	<input type="text"/>	Other	<input type="text"/>	<input type="text"/>
Sewing machine	<input type="text"/>	<input type="text"/>			
Radio/tape recorder	<input type="text"/>	<input type="text"/>			
Motor cycle/scooter	<input type="text"/>	<input type="text"/>			

6. INDEBTEDNESS (Rs)

6.1. Do you have debt or loan? 1. Yes 2. No

6.2. If yes, please indicate your borrowings during last one year (in Rs):

SL. No	Source	Amount taken	Amount returned	Balance	Interest Rate
1	Bank (Name).....				
2	NGO (Name)/ Funding Agencies				
3	Relatives				
2	Private money lender				
3	Others (Specify)				
Total					

7. AVERAGE MONTHLY EXPENDITURE

Average Monthly Expenditure in Rs.

Sl. No.	Particulars / Source	Expenditure (Rs)
---------	----------------------	------------------

		Monthly	Annual
1	Food		
2	Transportation		
3	Clothing		
4	Health		
5	Education		
6	Communication		
7	Social functions		
8	Agriculture (such as seeds, hiring of farm implements etc.)		
9	Consumption of fuel for household		
10	Electric Bill		
11	Others (Specify)		
12	Total		

8. HOUSING CONDITIONS

Type of Room	No.	Katcha (tick)	Pacca (tick)	Katcha + Pacca (tick)	Other	Present Value (Rs.)
Living rooms	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Animal shed/room	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Other shed etc.	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
Bathroom	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
LATRINE						
- Open	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
- Flush	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>
- Other	<input type="text"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="text"/>

9. ACCESS TO SOCIAL AMENITIES

<u>Social Amenities</u>	<u>Tick</u>	<u>Distance (Km)</u>
Electricity	<input type="checkbox"/>	[]
Sui Gas	<input type="checkbox"/>	[]
Water Supply	<input type="checkbox"/>	[]
Telephone	<input type="checkbox"/>	[]
Sewerage/Drainage	<input type="checkbox"/>	[]

Education ☐ []
 Health ☐ []
 Road ☐ []
 Other (*specify*) ☐ []

10. ASSETS DATA

Value (Rs.)

House: _____

Business/Commercial Structures: _____

Farm House: _____

Tube well: _____

Fruit Trees: _____

Wood Trees: _____

Lined Watercourse: _____

Other (*specify*): _____

11. LIVESTOCK INVENTORY

<u>Livestock</u>	<u>No.</u>	<u>Present Value (Rs.)</u>
Buffaloes	<input type="text"/>	<input type="text"/>
Cows	<input type="text"/>	<input type="text"/>
Horse	<input type="text"/>	<input type="text"/>
Donkey	<input type="text"/>	<input type="text"/>
Camel	<input type="text"/>	<input type="text"/>
Sheep/Goat	<input type="text"/>	<input type="text"/>
Other	<input type="text"/>	<input type="text"/>

12. DISEASES OCCURED DURING LAST ONE YEAR

Cholera	Typhoid	Malaria	Snake	Stomach Problems	Others
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

13. ANY NGO WORKING IN THE AREA

13.1 Name of NGO _____

13.2. Scope of Work: _____

14. WOMEN PARTICIPATION IN DIFFERENT ACTIVITIES

14.1 Extent of women involvement in different household activities:

<u>Activities</u>	<u>Extent of Participation (%)</u>
Household activities	
Child caring	<input type="text"/>

	<input type="text"/>
Farm/crop activities	<input type="text"/>
Livestock rearing	<input type="text"/>
Sale & Purchase of properties	<input type="text"/>
Social obligations (<i>marriage</i> , birthday & other functions)	<input type="text"/>
Local representation (councilor/ political gathering)	<input type="text"/>
Business Activities	<input type="text"/>
Employment	<input type="text"/>
Other (specify):	<input type="text"/>

Women
Issues: _____

15. WHAT ARE YOUR NEEDS AND PRIORITIES?

NO	DEMANDS	PRIORITY LEVEL
	Water Supply	
	Waste Waterage System	
	Health	
	Education	
	Access Road/Transportation	
	Owned House	
	Employment	

16. COMMUNITY'S PERCEPTIONS OF ACTIONS ASSOCIATED WITH THE PROJECT

	<u>Extent of Impact</u>	
	% Increase	% Decrease
<u>Possible impacts of the Project</u>		
Employment opportunities	<input type="text"/>	<input type="text"/>
Marketing facilities	<input type="text"/>	<input type="text"/>
Living standard	<input type="text"/>	<input type="text"/>
Unemployment	<input type="text"/>	<input type="text"/>
Income generating activities	<input type="text"/>	<input type="text"/>
Communication	<input type="text"/>	<input type="text"/>
Other specify_____	<input type="text"/>	<input type="text"/>

17. GENERAL REMARKS OF THE RESPONDENTS
(Social Issues/Concerns and Mitigation Measures)

18. GENERAL OBSERVATIONS OF INTERVIEWERS

Name & Signature of Interviewer: _____

Annexure 2

Detail of Trees an Cost Estimation								
S.NO	Name	Father Name	Type of Tree	Girth	Number of Trees	Shisham Unit	Rate	Amount Rs.
Chak 334								
1			Kikar	0'-9"	1	0.21	368	77
2			Sheesham	1'-0"	1	0.97	368	357
			Sheesham	0'-10"	1	0.434	368	160
3			Kikar	1'-11"	1	1.96	368	721
4			Eucalyptus	1'-5"	1	0.59	368	217.12
Total					5			1532
Chak 278 Dharam Kot								
6			Sheesham	2'-10"	1	12.3	368	4526
7			Sheesham	1'-10"	1	4.44	368	1634
			Sheesham	1'-0"	1	0.97	368	357
Total					3			6517
Chak 90 Tharu								
8			Kikar	2'-3"	1	4.41	368	1623
9			Sheesham	2'-5"	1	7.29	368	2683
			Sheesham	2'-5"	1	7.29	368	2683
10			Sheesham	2'-0	1	6.73	368	2477
			Sheesham	1'-6"	1	2.59	368	953
11			Sheesham	2'-0"	1	6.73	368	2477
					6			12895
Chak 91JB								
12			Sheesham	1'-3"	1	1.78	368	655
13			Sheesham	1'-0"	1	0.97	368	357
			Sheesham	0'-10"	1	0.434	368	160
			Sheesham	0'-9"	1	0.434	368	160
			Kikar	0'-9"	1	0.21	368	77
			Kikar	0'-8"	1	0.21	368	77
14			Sheesham	1'-7"	1	2.95	368	1086
			Sheesham	1'-9"	1	4.44	368	1634
15			Sheesham	1'-3"	1	1.78	368	655
			Sheesham	1'-0"	1	0.97	368	357
			Kikar	0'-8"	1	0.21	368	77
			Kikar	0'-9"	1	0.21	368	77
16			Sheesham	1'-9"	1	3.93	368	1446
			Kikar	1'-8"	1	0.97	368	357

		Kikar	3'-7"	1	12.35	368	4545
		Kikar	1'-1"	1	0.48	368	177
17		Sheesham	3'-11"	1	26.74	368	9840
		Sheesham	0'-10"	1	0.425	368	156
Total				18			21893
Chak 280							
18		Sheesham	1'-8"	1	2.95	368	1086
		Sheesham	1'-0"	1	0.97	368	357
		Sheesham	3'-0"	1	12.3	368	4526
19		Sheesham	0'-10"	1	0.434	368	160
		Sheesham	1'-6"	1	2.95	368	1086
20		Kikar	4'-6"	1	19.4	368	7139
		Kikar	4'-10"	1	22.05	368	8114
21		Kikar	1'-5"	1	0.8	368	294
22		Sheesham	0'-10"	1	0.42	368	155
		Sheesham	2'-6"	1	9.66	368	3555
23		Sheesham	1'-5"	1	1.78	368	655
		Sheesham	2'-10"	1	12.3	368	4526
24		Sheesham	1'-6"	1	2.95	368	1086
		Kikar	1'-5"	1	0.8	368	294
25		Sheesham	2'-6"	1	9.66	368	3555
		Sheesham	3'-6"	1	18.78	368	6911
		Sheesham	1'-4"	1	1.78	368	655
		Kikar	2'-7"	1	5.66	368	2083
		Kikar	0'-10"	1	0.21	368	77
26		Kikar	4'-6"	1	19.4	368	7139
Total				20			53453
Chak 272 Semma							
27		Sheesham	0'-7"	1	0.494	368	182
28		Sheesham	0'-9"	1	0.434	368	160
29		Sheesham	0'-10"	1	0.434	368	160
30		Kikar	1'-7"	1	2.95	368	1086
31		Kikar	0'-9"	1	0.434	368	160
32		Sheesham	2'-10"	1	12.3	368	4526
Total				6			6273
Chak 530							
33		Sheesham	1'-5"	1	1.78	368	655
34		Kikar	2'-3"	1	7.29	368	2683
Total				2			3338
274 Chimmah							

35			Sheesham	1'-6"	1	2.95	368	1086
			Sheesham	1'-7"	1	2.95	368	1086
			Sheesham	1'-4"	1	1.78	368	655
36			Sheesham	1'-5"	1	1.78	368	655
			Sheesham	1'-4"	1	1.78	368	655
Total					5			4136
Chak 138								
37			Sheesham	1'-6"	1	2.95	368	1086
38			Kikar	1'-0"	1	0.97	368	357
			Kikar	3'-4"	1	18.78	368	6911
Total					3			8354
Chak 51								
39			Sheesham	1'-9"	1	4.44	368	1634
			Sheesham	2'-4"	1	7.29	368	2683
40			Sheesham	10"	1	0.434	368	160
			Sheesham	10"	1	0.434	368	160
			Sheesham	1'-3"	1	1.78	368	655
41			Eucalyptus	3'-8"	1	11.46	368	4217
Total					6			9508
Grand Total					74			127900

Detail of Fruit Trees and Cost Estimation										
S.NO	Village	Name	Father Name	Type of Tree	Girth	Age	Number of Trees	Total Number of Trees	Rate	Amount Rs.
1				Bair	1'-0"	4	1	2	1011	4485
				Bair	1'-0"	4	1		3474	
2				Bair	1'-11"	2	1	1	2320	2320
3				Bair	1'-3"	4	1	2	3474	8307
				Bair	1'-2"	6	1		2822	
				Orange		2	1	4	2011	8044
				Orange		2	1		2011	
				Orange		2	1		2011	
				Orange		2	1		2011	
Total								9		23156

ANNEXURE 3

List of Affected Persons along with the compensation of Tower installation

ID No.	Name of Respondent	Father's/ Husband Name	Caste	Address		Area (Acre)	Tower Installation (Acres)			Total Affected Land (Acres), Tower	Compensation Acre.
				Village	District		(Tower Base)	Tower Erection	Stringing		
1					Faisalabad	25	0.12	0.12	0.12	0.36	15120
2					Faisalabad	10	0.06	0.06	0.06	0.18	7560
3					Faisalabad						
4					Faisalabad	25	0.12	0.12	0.12	0.36	7920
5					Faisalabad						
6					Faisalabad						
7					Faisalabad	6					
8					Faisalabad	9	0.06	0.06	0.06	0.18	3960
9					Faisalabad						
10					Faisalabad						
11					Faisalabad						
12					Faisalabad	8	0.03	0.03	0.03	0.09	3780
13					Faisalabad	50	0.18	0.18	0.18	0.54	11880
14					Faisalabad						
15					Faisalabad						
16					Faisalabad	12	0.06	0.06	0.06	0.18	7560
17					Faisalabad						
18					Faisalabad						
19					Teshil and District Faisalabad						
20					Faisalabad						
21					Faisalabad						
22					Faisalabad	7	0.12	0.12	0.12	0.36	15120
23					Faisalabad						
24					Faisalabad						
25					Faisalabad						
26					Faisalabad						
27					Faisalabad						
28					Faisalabad						
29					Faisalabad	18	0.18	0.18	0.18	0.54	22680

30					Teshil and District Faisalabad	15	0.09	0.09	0.09	0.27	11340
31					Teshil and District Faisalabad	17	0.06	0.06	0.06	0.18	7560
32					Teshil and District Faisalabad						
33					Teshil and District Faisalabad	8	0.06	0.06	0.06	0.18	7560
34					Teshil and District Faisalabad						
35					Teshil and District Faisalabad	11	0.06	0.06	0.06	0.18	7560
36					Toba Tek Singh						
37					Toba Tek Singh	24	0.06	0.06	0.06	0.18	7560
38					Toba Tek Singh						
39					Toba Tek Singh	9	0.06	0.06	0.06	0.18	3960
40					Toba Tek Singh						
41					Toba Tek Singh						
42					Toba Tek Singh						
43					Toba Tek Singh	6	0.06	0.06	0.06	0.18	7560
44					Toba Tek Singh						
45					Toba Tek Singh						
46					Toba Tek Singh						
47					Toba Tek Singh	2	0.06	0.06	0.06	0.18	7560
48					Toba Tek Singh						
49					Toba Tek Singh						
50					Toba Tek Singh	2	0.03	0.03	0.03	0.09	1980

51					Toba Tek Singh	2	0.03	0.03	0.03	0.09	1980
52					Toba Tek Singh	3	0.03	0.03	0.03	0.09	7560
53					Toba Tek Singh						
54					Toba Tek Singh						
55					Toba Tek Singh						
56					Toba Tek Singh	5	0.03	0.03	0.03	0.09	3780
57					Toba Tek Singh	4	0.03	0.03	0.03	0.09	1980
58					Toba Tek Singh						
59					Toba Tek Singh						
60					Toba Tek Singh						
61					Toba Tek Singh						
62					Toba Tek Singh	5	0.06	0.06	0.06	0.18	7560
63					Toba Tek Singh						
64					Toba Tek Singh						
65					Toba Tek Singh						
66					Toba Tek Singh						
67					Toba Tek Singh	8	0.12	0.12	0.12	0.36	7920
68					Toba Tek Singh						
69					Toba Tek Singh						
70					Toba Tek Singh						
71					Toba Tek Singh						
72					Toba Tek Singh	8	0.06	0.06	0.06	0.18	3960
73					Toba Tek Singh						
74					Toba Tek Singh						

75					Toba Tek Singh						
76					Toba Tek Singh	11	0.06	0.06	0.06	0.18	7560
77					Toba Tek Singh						
78					Toba Tek Singh						
79					Toba Tek Singh						
80					Toba Tek Singh	12	0.09	0.09	0.09	0.27	11340
81					Toba Tek Singh						
82					Toba Tek Singh	14	0.06	0.06	0.06	0.18	3960
83					Faisalabad						
84					Faisalabad	12	0.06	0.06	0.06	0.18	7560
85					Faisalabad						
86					Faisalabad	57	0.75	0.75	0.75	2.25	49500
87					Faisalabad	57	1	1	1	3	126000
88					Faisalabad	90	1.25	1.25	1.25	3.75	157500
89					Faisalabad	80	1	1	1	3	126000
90					Faisalabad						
91					Faisalabad						
92					Faisalabad						
93					Faisalabad	6	0.03	0.03	0.03	0.09	3780
94					Faisalabad	7	0.03	0.03	0.03	0.09	1980
95					Faisalabad						
96					Faisalabad						
97					Bhawana, Chioit	11	0.03	0.03	0.03	0.09	3780
98					Bhawana, Chioit	11	0.03	0.03	0.03	0.09	3780
99					Bhawana, Chioit						
100					Bhawana, Chioit						
101					Bhawana, Chioit	6	0.03	0.03	0.03	0.09	1980
102					Bhawana, Chioit	5	0.03	0.03	0.03	0.09	3780
103					Bhawana, Chioit						
104					Bhawana, Chioit						
105					Bhawana, Chioit						
106					Bhawana, Chioit						
107					Bhawana, Chioit	4	0.03	0.03	0.03	0.09	1980
108					Bhawana, Chioit	5	0.03	0.03	0.03	0.09	3780
109					Bhawana, Chioit						

110					Bhawana, Chioit						
111					Bhawana, Chioit						
112					Bhawana, Chioit						
113					Bhawana, Chioit	7	0.08	0.08	0.08	0.24	5280
114					Bhawana, Chioit						
115					Bhawana, Chioit						
Total										19.26	712500



NATIONAL TRANSMISSION & DESPATCH COMPANY LIMITED

☐042-9202545
042-9202211/2141, 2860
Fax-042-9202414
e-mail pmu@ntdc.com.pk

Office of the
General Manager (Projects)
Environment & Social Safeguard Cell
141-WAPDA House, Lahore.

No. ME&SIC/PMU/NTDC/ 884

Dated : 14- 04 -2016

OFFICE ORDER

Establishment of a Grievance Redress Mechanism (GRM) in the ADB funded Multi-tranche Finance Facility-II (MFF-II) is a requirement and accordingly NTDC has established a GRM at the project and field levels. The LARF and EARF of MFF II provide details about how the GRM operates at both levels. Within this mechanism, NTDC is notifying the following GRM which will work through the project cycle of MFF II. The GRM consists of the following officials and representatives of the displaced persons and displaced persons consultation committees, set up in project specific LARPs and IEEs/EIAs. Further within the GRM, a project-specific Grievance Redressal Committee will also be established during preparation and implementation of LARPs and EMPs and LARDDRs. The GRM and GRC will comprise of the following:

- | | |
|---|----------|
| 1. Project Director (EHV-I) | Convenor |
| 2. Assistant Manager (Env & Social (ESIC) | Member |
| 3. XEN (EHV-I) | Member |
| 4. SDO (EHV-I) | Member |
| 5. ALO (EHV-I) | Member |
| 6. Concerned DP or representative of DPC | Member |


(KHALID MEHMOOD)
Manager (ESIC)