

Resettlement Plan

Project Number: 48402-002
December 2015

PAK: National Motorway M-4 Gojra–Shorkot– Khanewal Section Project – Additional Financing

Prepared by M/S NESPAK for the National Highway Authority and the Asian Development Bank.

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Subject: - **Disclosure Of LARP of Section-III of M-4 Project**

Reference: Email dated 13th January 2016 by ADB

National Highway Authority endorsed the approved LARP of Section-III M-4 Project and same be disclosed for information of DPs and other concerned on the NHA's website.

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NATIONAL HIGHWAY AUTHORITY
Ministry of Communication
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LAND ACQUISITION AND RESETTLEMENT PLAN (LARP)
OF
NATIONAL HIGHWAYS M-4 (SHORKOT TO KHANEWAL)
PROJECT.

December
2015

PREPARED BY
M/S NESPAK (Consultant) For National Highway Authority
M-4 Project

<i>Abbreviation</i>	<i>Description</i>
AD	Assistant Director
ADB	Asian Development Bank
DPs	Displaced Persons
COI	Corridor of Impact
CBO	Community Based Organization
DCR	District Census Report
DD	Deputy Director
DO(R)	District Officer (Revenue)
EDO	Executive District Officer
EIA	Environmental Impact Assessment
EMP	Environmental Management Plan
Ft.	Feet
GM	General Manager
GOP	Government of Pakistan
IP's	Indigenous People
Km.	Kilometers
LAA	Land Acquisition Act 1894
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
M-4	Faisalabad- Khanewal Motorway (M-4)
M&E	Monitoring and Evaluation
NESPAK	National Engineering Services Pakistan (Pvt.) Ltd.
MFF	Multi-Tranche Financial Facility
NTC	National Trade Corridor
NGO	Non Governmental Organization
NHA	National Highway Authority
PMU	Project Management Unit
ROW	Right-of-Way
R.ft.	Running Feet
S.ft.	Square Feet
SPS	Safeguard Policy Statement 2009

GLOSSARY

Affected Household	A household affected by the project related changes in use of land, water, natural resources, or income losses.
Compensation	Payment in cash/voucher or kind to which the affected people are entitled in order to replace the lost asset, resource or income.
Cut-off-date	Eligibility for entitlements by a cut-off date, determined at the time of social impacts assessment (SIA) survey, census of displaced persons (DPs), inventory of losses (IOL) and socioeconomic baseline survey.
Encroachers	People who move into the project area after the cut-off date and are therefore not eligible for compensation or other rehabilitation measures provided by the project or persons who have trespassed government land, adjacent to his/her own land or asset, to which he/she is not entitled, by deriving his/her livelihood there. Such act is called "Encroachment".
Entitlement	Entitlement means the range of measures comprising compensation in cash/voucher or kind, relocation cost, income rehabilitation assistance, transfer assistance, income substitution, and business restoration which are due to DPs, depending on the type and degree nature of their losses, to restore their social and economic base.
Household	Household means all persons living and eating together as a single-family unit and eating from the same kitchen whether or not related to each other.
Implementing agency	Implementing agency means the agency, public or private, that is responsible for planning, design and implementation of a development project.
Income restoration	Income restoration means re-establishing income sources and livelihoods of DPs.
Involuntary Resettlement	Land acquisition and resettlement for a public purpose on the basis of eminent domain law without the consent of displaced persons.
Kacha	A house is considered kacha, if both the walls and roof of the house are made of material that includes grass, leaves, mud, un-burnt brick or wood.
Land Acquisition	Land acquisition means the process whereby a person is compelled by a public agency to alienate all or part of the land she/he owns or possesses, to the ownership and possession of that agency, for public purposes in return for fair compensation.

Mouza	A demarcated territorial unit for which separate revenue record including a cadastral map is maintained by the Revenue Department
Pucca	A house/Structure is considered pucca, if both the walls and roof of the house are made of material that includes tiles, cement sheets, slates, corrugated iron, zinc or other metal sheets, bricks, lime and stone or RBC/RCC concrete.
Semi Pucca	A house/structure is considered Semi Pucca, if both the walls and roof of the house are made of material that includes wood, planks, grass, leaves and wall are made of bricks walls with mud masonry or un-burnt brick.
Rehabilitation	Assistance provided to affected persons to supplement their income losses in order to improve, or at least achieve full restoration of, their pre-project living standards and quality of life.
Replacement Cost	Compensation for acquired land, structures and other assets, including (i) fair market value, (ii) transaction costs, (iii) interest accrued, (iv) transitional and restoration costs, and (v) other applicable payments, if any.
Vulnerable DPs	Distinct groups of people who might suffer disproportionately from resettlement effects. They are the households below poverty line or will become below poverty line as a result of loss to assets and/or livelihoods, female headed households, or disabled persons.
Country Safeguard Systems	A country's legal and institutional framework, consisting of its national, sub national, or sectoral implementing institutions
Economic Displacement	Loss of land, assets, access to assets, income sources, or means of livelihoods 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.
Physical Displacement	Relocation, loss of residential land, or loss of shelter as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or no access to legally designed parks and protected areas.

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EXECUTIVE SUMMARY

ES -1 PROJECT DESCRIPTION

1. This Land Acquisition and Resettlement Plan (LARP) has been prepared by National Highway Authority (NHA) for the construction of 64 Km long M-4 Section – III (Shorkot-Khenewal Section) of the Faisalabad – Khanewal Motorway (M-4) Project. The M-4 Motorway starts from the end point of M-3 near Faisalabad and end point of the M-4 Motorway is at Khanewal. The alignment of the Motorway with a total length of 184 Km crosses through four districts of the Punjab Province (Faisalabad, Toba Tek Singh, Jhang and Khanewal). The construction of M-4 Motorway will link major cities of the country like Peshawar, Islamabad, Lahore and Faisalabad with Multan and southern areas. Figure 1.2 shows the location of the M – 4 Motorway.

2. Originally the construction of 184 Km of Motorway (M-4) from Faisalabad to Khanewal was envisaged under MFF 0016 agreed for NTCHIP¹; and entire alignment (184 km) of the Motorway M-4 was divided into three (03) sections as: i) M-4 Section – I (Faisalabad – Gojra __58 Km); ii) M-4 Section – II (Gojra – Shorkot __62 Km); and iii) M-4 Section – III (Shorkot –Khanewal __64 Km); which were to be implemented through multiple tranches; however, except for M-4 Section-1 implemented as tranche-1 project, no other section of M-4 was processed under NTCHIP MFF. A brief status of each section is given below.

M-4 Section – I (Faisalabad – Gojra __58 Km): It has already been implemented under Pak Loan 2400 as Tranche-01 Project under NTCHIP MFF and is operational since April 2015 after completion of construction works.

M-4 Section – II (Gojra – Shorkot __62 Km): This Section is already processed and approved as standalone project (Project No 48402); because leftover time before MFF completion period² was not sufficient enough for implementation of any further tranche project before MFF closure date.

M-4 Section – III (Shorkot –Khanewal __64 Km): Like Section-II above the Section-III was also excluded from processing under MFF NTCHIP, and is planned to be processed as standalone project as National Highways M-4 (Shorkot-Khenewal) Project .

NATIONAL HIGHWAYS M-4 (SHORKOT-KHENEWAL) – A STANDALONE PROJECT

3. The construction of M4 (Section III- Shorkot Khenewal) was originally planned to be processed/implemented as a tranche project of the MFF-NTCHIP. However, the time remaining in the MFF completion (less than three years) was thought to be insufficient to execute/complete the construction before MFF closure in December 2017. Due to this time constraint, NHA decided to implement this project (M4 Section III) outside the existing MFF of NTCHIP arrangement as a standalone project named “National Highways M-4 (Shorkot-Khenewal) Project” financed by ADB.

4. This Section of the Motorway includes construction of new 4-lane carriage way with four interchanges for which ROW (100 meter wide carriageway and 40 meter wide for interchanges loops carriageway) has been acquired. The M-4 section-III starts at RD

¹ The MFF (0016) for NTCHIP, was approved in 2007 with an implementation period of 10 years.

² The MFF (0016) completion deadline date is December 2017.

120+200km in Mouza Kaki Kohna (Shorkot) and after crossing through agricultural land of 36villages/mouzas³, ends at chainage 184+487 km in Mouza Shamkot (Khanewal). The major cities and towns along the Section – III of the proposed Motorway are Shorkot, Kabirwala and Khanewal Tehsils of Jhang and Khanewal Districts. Figure 1.1 shows the location of project road (Shorkot – Khanewal Section) of the Motorway.

5. This LARP has been prepared for M4 Section III by the National Highway Authority based on 100 % census of the displaced persons (DPs) linked to all different types of impacts including land, different types of structures, trees, crops with compensation and allowances. The DPs census has been prepared based on the socio-economic survey and impacts assessment carried out during the months of July & August 2015 covering the project area and on-going consultations through meetings, interviews, focus group discussions with the DPs and other stakeholders, in accordance with the requirements of ADB's Safeguard Policy Statement (SPS) 2009.

6. Total number of villages/mouzas affected by the project is 36 (including 06 mouzas of interchanges). Of these, privately owned land is acquired as carriageway and interchanges ROW in 35villages, while the land in remaining 01 village is government owned unfettered barren land which will be transferred to the project's name. The land acquisition process under law is at advance stage and awards of 31 villages have already been announced and disbursement of land compensation is in progress as per National Law i.e Land Acquisition Act 1894. While, in remaining 4 villages, after completing due course of law, the land awards are expected by January 2016. Similarly, the land award for 02 mouzas falling in interchanges row is announced and for the remaining 04 mouzas is under process which are expected in April 2016⁴. The payment of land compensation to the DPs is being managed currently by the LAC and his field staff and M-4 team led by General Manager M-4.

ES – 2 SCOPE OF LAND ACQUISITION AND RESETTLEMENT

7. Implementation of project requires acquisition of 1616.7 acres of privately owned agricultural land in 35 villages/mouzas and 79.1 acres uncultivated barren government land for Motorway ROW as per alignment and design. Due to land acquisition, affected structures include 162 residential houses and 22 commercial structures (i.e shops, poultry and fish farms affected to the tune of 100%) and 1 partially impacted commercial structure resulting in physical and economical displacement of affected households. It is identified that 2754 (46-%) land affected persons will lose more than 10% and 3282 DPs (54-%) will lose less than 10% of their productive agricultural land. Besides, the project will impact 162 residential structures and 22 commercial structures to the tune of 100% resulting in physical dislocation of 1302 persons due to loss of residential structures and economic dislocation of 23 persons facing loss of business structures and 21 persons facing loss of employment. The details of project impacts and DPs are given in the table below: The completion date of DPs census was 15thAugust2015 which is taken and announced as cut off date for LARP entitlements.

³ Each land revenue estate in Punjab is either defined village/chak or mouza as per land record and for land acquisition purposes each village or mouza is considered separate entity and land acquisition process is started separately for each chak/mouza under LAA 1894.

⁴ The land to be acquired for interchanges is located in the same villages as of main carriageway. However, after finalization interchanges location with alignment and design of interchange ascending and descending carriage ways, land acquisition process for interchanges ROW was initiated in 2015 and the Process under law could be completed by target date.

Table ES-I: Summary of Project Impacts and DHs/DPs

Serial No.	Project Impacts	Unit and quantity affected	Displaced Households	Displaced Persons
1. Land				
1.1	Private Land (carriageway ROW)	1469.50 Acres	3231	5741
	Interchanges	68.1 Acres	198	295
Total private owned land acquired		1537.6 Acres	3429	6036
1.2	Barren Government Land	79.1 Acres	Government land with no tenants, encroachers or squatters using it.	
Total Land (Private owned and government)		1616.7 Acres	3429	6036
2. Crops				
2.1	Total area under cropping	1156.62 Acres	-	1005
3. Structures				
3.1	Residential houses	162	162	1302
3.2	Cattle yards	13	-	13
3.3	Fish Farms	9	9	22
3.4	Poultry Farms	5	5	15
3.5	Shops	8	8	76
3.6	Agro Factory	1	1	1
3.7	Mosque	2	-	-
	Prayer place/patio with small boundary	1		
3.8	Schools	2	-	-
3.9	Tube wells	39	DPs have already been estimated under the category of affected land owners and residential structures	39
3.1	Hand pumps	143		143
3.11	Miscellaneous(abandoned on farm rooms & walls)	33		33
4. Trees				
4.1	Fruit Trees	61842	-	712
4.2	Non Fruit Trees	29819	-	693
5. Employment Loss		21	-	21
6. Significantly affected households/Displaced Persons				
6.1	DPs facing Land loss s more than 10%			2754
6.2	Physically displaced due to residential structures loss.	162	162	1302
6.3	Economically displaced due to loss of commercial structure.	23	23 ⁵	23
Against land, tree and crops impact, the affected land owners facing land loss and entitled for compensation as per law are identified as DPs representing respective affected households and in Structure Loss category the DPs are family members of affected household who may be physically or economically displaced and relocated due to residential or business structure.				

⁵ The total number of affected persons in 23 affected households facing business structure loss is 114 (refer rows 3.3 to 3.6) but the economically displaced DPs are the business owners who were running their business in acquired structures and 21 employees (refer heading 5).

**Number of DPs may be increased or decreased with the change of ownership record due to inheritance, separation of land parcels.*

ES- 3 SOCIO-ECONOMIC INFORMATION AND PROFILE

8. A complete census of the DPs, on 100 % basis, was carried out by using a pre-structured questionnaire. A sample survey was also carried out during July & August 2015 to develop a socio-economic baseline of the general population along the proposed ROW of the Section-III of Motorway- M4.

9. The project road section traverses through agricultural fields (privately owned) of 35 villages of Jhang and Khanewal Districts of Punjab province and unencumbered barren state land in one government owned revenue estate/village. The entire acquired ROW passes through irrigated agricultural land of surrounding rural settlements of Jhang and Khanewal Districts where agriculture is a predominant economic activity. The predominant religion in project area is Islam with 98% and 97.5% muslim community living around the project corridor in respective villages of Jhang and Khanewal districts. The affected population represents mainstream population of the country as the project area is a "settled area" where all National statutory laws apply and administrative framework and dispute resolution mainly follow the national laws and prevailing judicial system. Besides, Panchayat system (informal dispute resolution through council of village elders) is also effective in the area that provides a mechanism at village level for adjudicating the grievances/disputes through arbitration and mutual consultation with involvement of family elders or notables of the area.

10. Although the economy of the project area is agriculture based, however, some agro base industries are also established in the area. The major industrial units in the area are sugar mill, ice factory, ginning factory, cold storage, oil expeller, flour mill and poultry feed factories etc. As per secondary data, The overall literacy rate in the Districts falling in project corridor is 39.94% and 37.1% for population in Khanewal and Jhang Districts respectively. The census of displaced persons illustrates that the literacy rate in affected villages follow the general trends and analysis show that the overall literacy rate of affected households in both districts is 60% with a gender disparity in literacy rate as 71% in male and 49% in female household members.

11. The findings of the socioeconomic survey have revealed that the land surrounding project corridor is irrigated agricultural land which is mostly cultivated. Analysis reflects that about 86% of land in project area is cultivated and remaining 14% land is uncultivable land. Mostly the affected households represent the small land owners and the average size of land holding of the AHs in the project corridor comes to 2 acres. The reported cropping pattern along the project corridor is comprised of wheat, cotton, sugarcane, rice and maize crops. Per acre average gross income calculated on per acre yield basis from these crops as provided by Ayub Agriculture Research Institute, Faisalabad and validated through socioeconomic survey comes to Rs. 60000/=, 140000, 108000, 99000 and Rs. 90000/= respectively.

12. Population of all 35 villages along the project corridor in the year 2015 stood as 126897 persons, including 66129 males and 60768 females by taking growth rate of 2.45% for Khanewal and 2.23% for District Jhang, according to 1998 district census report. As per census of project affected persons total affected population representing- 3429 affected households facing loss of their assets (land and land based assets including structures, trees and crops) and livelihood opportunities is 23186 with the average household size

comprising of 6.75 members. With an emerging trend of nuclear family structure, the observed family structure in project affected population is of mix type i.e nuclear as well as joint families. The analysis reflects that 41% affected households live in joint family system and 59% live as nuclear families. The project area has many government and private health facilities including hospitals, rural health centers, basic health units and private clinics and dispensaries. The average income per household per month, of the study sample works out up to Rs 23,000 –whereas per household per month expenditure income comes between the ranges of Rs. 13,000 – 23,000 i.e. can be say as average Rs. 18,000 per month expenditure.

13. According to census of DPs, farming is the main occupation and 29 percent of the households are practicing it, however, due to small land holding size the affected households and DPs have adapted to multiple income sources. The other major occupations include 29% are farmers, 08% are businessmen, 21% are Agriculture & Business, 05% are laborers, 15% are in Government service, 13% are in private services and 09% are Agriculture & labour. Census and Socio-economic survey revealed that the 103 households are vulnerable including 21 employees in affected commercial structures, 36 poor residential structure owners, 42 female headed and 04 in disabled category.

ES- 4 INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

14. The consultative process was started from the early stages of the project. Initially, a series of consultations were held with the DPs at the village level during the month of January, 2007 as part of finalizing the alignment and preparation of umbrella LARP to process the M-4 Faisalabad-Khanewal project. Since then the consultation process continued and DPs were consulted during the whole land acquisition process to keep them informed about developments in the land acquisition and delivery of compensation for land and land based assets. However, for preparation of LARP for M-4 Section-III, fresh consultations were conducted with project stakeholders including affected persons, local communities, in line government departments and the EA, during census and collection of socio-economic base line data of the project affected persons in July and August 2015. Consultations were aimed to promote public understanding amongst various stakeholders through focus group discussions and individual interviews with various sections of DPs and other stakeholders and discuss way forward for fruitful solutions of developmental problems such as local needs, problems and prospects of land acquisition and resettlement. The consultations focused to update the community and particularly the affected persons about the key components of the project, land acquisition and resettlement issues, ADB's safeguards requirements, project based grievance redress system, compensation eligibility criteria and entitlement provisions etc. The consultation process was gender inclusive which comprised of key informant interviews, gender sensitive focus group discussions and information dissemination campaigns etc.

Table ES-II: Schedule and Number of Participants during Consultations

District	Tehsil	No. of Villages	Name of Village	Date	No of Participants	
					Male	Female
Jhang	Shorkot	02	5-G & Kaki Kohna	06-07-15	24	-
		02	17-G & 18-G	07-07-15	27	15
Khanewal	Kabirwala	03	9-D, 8-D &	08-07-15	49	-

District	Tehsil	No. of Villages	Name of Village	Date	No of Participants	
					Male	Female
			17-D			
		03	14-D, 15-D & 29-G	09-07-15	38	19
Khanewal	Kabirwala	03	Allah Hoo, Nihalewala & Kalkanwala	28-07-15	49	-
		04	Jihanpur, Alipur, Hassanpur and Umeed Garh	29-07-15	36	-
		03	Shahdat Kandala, tarholi & Saesahu	30-07-15	45	23
		03	Nurpur, 13-V & 14-V	31-07-15	29	-
		02	I-KM, 7-V	01-08-15	61	-
		02	Jalaphore & 23-G	03-08-15	26	13
		02	10-D & Dinpur	04-08-15	70	-
	Khanewal	03	09/V, 07/V, 08/V	05-08-15	30	18
		02	15/V, Khanewal Kohna	06-08-15	37	-
	Total		34		-	521

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

15. As the consultation is a continued process throughout project implementation period hence, several additional rounds of consultations with APs and communities will form part of the future consultation and participation at different stages of project implementation. The Land Acquisition and Resettlement Unit with support from Safeguards Management Consultant and Supervision Consultants will be entrusted with the task of conducting these future consultations during LARP implementation, which will involve disclosure of LARP provisions, dissemination of information on asset valuation and compensation, resettlement assistance options, entitlement package and income restoration measures, compensation delivery timeline and grievance redress mechanism put in place for redressing APs concerns/complaints.

ES- 5 GRIEVANCE REDRESS MECHANISM

16. A three tiered project based grievance redress mechanism has been provided to address the project related issues including the impact assessment asset valuation, resettlement and social issues with active participation of the DPs at village level, Project Level and NHA HQ level. At village level, the grievances will be recorded and addressed with participation of Displaced Persons committees, and at Project Level, a gender sensitive grievance redress committee has been notified (Office Order No. 1(1)/NHA/EALS/2009/26 Dated 8/10/2009) and functional since date of notification. While at NHA HQ level, the EALS will be responsible to review and address the grievances if not resolved at Project Level.

17. The representation of gender is ensured at all levels of GRM by inducting female members in the GRCs. At the first instance the efforts will be exhausted to address the grievance at village level before invoking formal grievance redress system by approaching project GRC. At this stage the concerns of the aggrieved DPs will be examined at the village level through involvement of the Displaced Persons Committees (DPCs), notified at village level. The Displaced person's committees with assistance from the Project LARU and SMC safeguards staff will act as informal level of grievance recording and redress at village level and after scrutiny of the complaint it will recommend remedial measures to be implemented by the Project Team.

18. In case the grievance is unresolved, it will be elevated to Project GRC by tendering a formal complaint by the aggrieved person in person or through DPC. After receipt of complaint the GRC will send acknowledgment to DP; the complaint will be investigated and issue will be resolved through consultation with DP and other stakeholders; and GRC decision will be communicated to DPs in 21-days. The progress and decision on the complaints will be communicated in a manner understandable to the DPs / complainants and in case the DP is unsatisfied with GRC decision, the complaint will be elevated to the EALS either by GRC or the complainant himself if he intends so. The EALS will acknowledge the complainant and after scrutiny of record and hearing of complainant shall communicate its decision to the complainant, project GRC, LARU and PMU within-15-days. Besides, the project based grievance redress mechanism the DPs will be at liberty to invoke the legal remedial system available under National statutes at any time.

ES- 6 LEGAL AND POLICY FRAMEWORK

19. The LARP has been prepared under the country laws, Land Acquisition Act, 1894 (LAA, 1894), ADB Safeguard Policy Statement, 2009 (SPS, 2009) and LARF. To reconcile the inconsistencies between national laws (LAA, 1894) and the ADB Policy (SPS 2009), A detailed comparison of both policy instruments has been carried out and measures to bridge the gaps between the two have been identified. The objective of this comparison was 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 consideration was to bridge the gap to ensure that the LAR process and procedures by following the requirements of the Pakistan and Punjab regulatory systems are in compliance with the ADB assessment procedures and processes as outlined in SPS 2009. Based on analysis, the NHA has provided and endorsed to implement a set of project-specific mitigation and gaps filling measures including determination of compensation of land and other acquired assets on replacement costs basis, delivery of compensation free of taxes and depreciation costs to both titled and non-titled displaced persons and providing resettlement/rehabilitation costs for lost income sources to all entitled to ensure that compensation to all DPs is provided at full replacement costs for all direct and indirect losses so that no one is worse off as a result of the project.

20. Accordingly, an Independent Land Valuation Study has been carried out through independent appraiser (Messrs NESPAK) to identify gap between compensation calculated and awarded by BOR (compensation under law) and full replacement cost as is required under SPS 2009 for ensuring compensation paid for land and other assets is fully reflective of replacement costs as standard of compensation. The independent appraiser conducted sample based land valuation study of acquired ROW; replacement cost value for sampled land parcels was calculated considering international valuation standards and ADB's SPS

2009 requirements; and land acquisition process and the amount of land compensation awarded by Board of Revenue (BOR) was reviewed and analysed with calculated replacement cost value to identify gap (if any); and The LVS study concluded that the land compensation awarded by the BOR is reflective of full replacement cost value required under SPS 2009⁶. The key ADB Policy Principles, gap analysis and land valuation are elaborated in Chapter 6.

ES- 7 ENTITLEMENTS, ASSISTANCE AND BENEFITS

21. Entitlement provisions for DPs losing land, structures, assets, income; and entitled for rehabilitation subsidies, include land losses, residential and commercial structures losses, crops and trees losses, a relocation subsidy, and a business losses allowance on actual bases based on tax declarations and / or lump sums, in case of non-availability of such documentation, in accordance with the inflation adjusted official Poverty Line (OPL). Agricultural land impacts of title holders have been compensated at full replacement cost in accordance with SPS, 2009 and LAA provisions plus a 15% compulsory land acquisition surcharge and free of taxes, registration, and transfer costs. The non-titled persons will not be eligible for land compensation, however they be compensated for their lost assets except land on full replacement cost basis. Vulnerable people (those below the poverty line, the landless, the elderly, women and children headed households, and those without legal title to land) have been supported by a one-time allowance paid in cash equal to 03 months of inflation adjusted OPL, in addition to other admissible allowances such as livelihood and transportation allowance. For delivery of compensation for lost assets, compensation costs for resettlement, rehabilitation and livelihood restoration measure the provisions provided in Entitlement Matrix below will be followed.

Table ES-III: Entitlement Matrix

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
Compensation provisions for Loss of Land			
Agricultural land, including cultivable land and uncultivable wasteland	All land losses irrespective of impact severity	Owner (Legal/realizable)	<ul style="list-style-type: none"> • Cash compensation at (current market value/ full replacement cost plus 15% CAS, free of taxes, of registration and transfer costs; • If paid compensation (BOR approved resettlement assistance paid in awards) falls below RC, the project will pay the differential as resettlement assistance to the DPs to restore their livelihood as per Land Valuation Study.
Residential/commercial land	All land losses irrespective of impact severity	Title Holder (legal/localizable)	<ul style="list-style-type: none"> • Cash compensation at replacement cost plus 15% compulsory acquisition surcharge (CAS) free of taxes, registration and transfer costs; • If BOR approved compensation falls below RC, the project will pay the differential as resettlement assistance to the DPs to restore their livelihood as per Land Valuation Study.

⁶ Refer Annex-XII "Land Valuation Study conducted by M/s NESPAK". .

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
	Squatters / encroachers	Non Title Holder facing residential/commercial structure loss located on government land)	<ul style="list-style-type: none"> For non-titled occupant DPs, instead of compensation for land, self relocation allowance in cash equivalent to 6 months livelihood based on OPL.
<ul style="list-style-type: none"> Compensation for Crops and Trees 			
Crops	Affected crops	Cultivator of crop	<ul style="list-style-type: none"> Crop compensation in cash at the current market rate for one year's agricultural income (both Rabi and Kharif harvests). To this end first crop included in awards will be paid at gross income based on average yield/acre and second crop will be paid on net income value based on average yield/acre.
Trees	Affected Fruit and Non Fruit Trees	Owners	<ul style="list-style-type: none"> Fruit trees: compensation to reflect income replacement as assessed by Horticulture Department based on market value of annual produce, projected for number of years the tree can potentially produce fruit. Timber trees: trees grown and/or used for timber. The compensation is to reflect the market value of tree's wood content, based on the unit rates as provided by the Forest Department. Compensation to be paid as announced in the land awards.
<ul style="list-style-type: none"> Compensation provisions for Structure Loss. 			
Residential and commercial structures	Structure Loss	Owner of the Structure	<ul style="list-style-type: none"> Cash compensation at full replacement cost for affected structures and other fixed assets, free of depreciation and transaction cost; Right to salvage material of lost structure and utility relocation at rates below: House rent @ Rs 5000 for 3 months. Electricity shifting charges @ Rs. 40,000/ for those households who had electricity connection installed on their impacted residential/commercial structures. Hand pumps and other domestic water supply installations at replacement cost.

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
Cattle yards/ farm house (deras)	Structure Loss	Structure Owners	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected structures and other fixed assets, free of salvageable materials, depreciation and transaction cost. Fees and taxes (if applicable) will be waived. • Right to salvage material of lost structure and Transportation costs at rates provided in allowances part:
Tube wells	Impacted Water Resource	Structure Owner	<ul style="list-style-type: none"> • Full compensation of tube well structure for its relocation out of ROW which will include cost of boring, piping and structure (if any) at replacement cost bases. • Right to salvage material of lost structure and transportation costs at rates provided in allowances part: • Electricity shifting charges @ of Rs. 40,000/ for those households who had electricity connection installed on their impacted residential/commercial structures.
Community Assets	Masjid, School and other community assets		Rehabilitation of the affected structures and utilities.
Allowances for Relocation and Rehabilitation.			
Transitional Allowance	Businesses Loss	All DPs of shops, poultry farms, fish farms and other business structure owner	Cash compensation during the interruption period, as per income of the DP, supported by tax payments records or in the absence of such documents, equal to 06 months of inflation adjusted OPL (1942.66 X 6.8 X 6= 79260) as transitional allowance in case of poultry farms and for 03 months in case of tube wells.
Employment		All DPs so impacted due to loss of business structures	<ul style="list-style-type: none"> • For permanent loss, cash compensation for lost wages equal to 3 months of inflation adjusted OPL with preferential treatment in project related work opportunities.⁷
Transportation/ Relocation Assistance	Structure loss.	DPs to be relocated- Owners of residential and commercial/ business structures	<ul style="list-style-type: none"> • One time paid in lump sum, an amount of Rs. 15000/- in case of residential/farm house (Dera) /cattle yard structures, Rs. 20000 in case of poultry farms and Rs. 10000 in case of tube wells as transport allowance to shift the materials of affected structures.

⁷ General labour, skilled workers, office attendants, drivers, security guards, etc.

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
Vulnerable DP livelihood support/ DPs under severance		All DPs identified vulnerable as of SPS 2009 ⁸	<ul style="list-style-type: none"> •Additional Cash allowance equivalent to 03 months of inflation adjusted OPL. •Wherever appropriate, preferential treatment to provide opportunity in project related employment, ensured through bidding document.
Unidentified Losses	Unanticipated Impacts	All DPs	Dealt with as appropriate during sub-project implementation according to the updated LARF and ADB Policy.

ES- 8 RELOCATION, REHABILITATION AND INCOME RESTORATION

22. The DPs are being compensated based on compensation entitlements and relocation and income restoration strategies agreed with DPs during public consultation phases. The compensation for acquired assets is provided on replacement cost bases as per provisions under LAA 1894 and ADB policy requirements. To restore income loss of all AFs whose livelihoods are affected due to loss of commercial structures will be supported for their income losses, on actual basis as supported by tax payment records, or in the absence of any supporting documents, calculated on the basis of minimum wage rate announced by the government, for a period in which they are unable to attain their routine livelihood earning activities which could be up to 03 or 06 months maximum in case of temporary or permanent loss of business/livelihood source respectively. As per compensation entitlements following relocation, rehabilitation and income restoration strategy has been adopted:

- The owners of the assets including land, structures and crops etc, will be compensated for the lost asset on full replacement cost bases.
- In addition to the replacement cost for acquired asset (land and structures); the AHS facing loss of residential structure will be paid, rental assistance (maximum up to three months) to acquire alternate structure for a period new structure is constructed in remaining land out of project corridor or the place of their choice; and the AHS facing loss of business structure will be provided with livelihood business / transitional allowance equal to 06 months (permanent loss of asset) or 03 months (temporary loss asset) income losses.
- The structure owners will also be provided with transport facility or Transportation charges for shifting of salvage material (free of deduction of salvage cost) and belongings to the relocation site.
- The structure owners will be given 01 month advance notice for vacation of affected structure at the time of payment of compensation amount.
- Besides above, the DPs in general and the vulnerable households in particular will be provided project based employment opportunity to ensure their living standard is maintained.

ES- 9 RESETTLEMENT BUDGET AND FINANCING PLAN

23. Resettlement Budget includes the compensation for land, building structures/houses, crops, community assets, forests and fruit trees, and different type of allowances. The total

⁸ The vulnerable comprise, displaced poor and other groups disproportionately affected due to land acquisition for execution of the project and include landless, elderly, disabled and female headed households etc.

amount of resettlement budget works out to be Rs.2177994404/= (2177.99 Million). Details are provided in table ES-3 below.

Table ES-III: Summary of Budget

Sr. No.	Description	Quantity/Number	Unit	Unit/Rate	Total Cost	Rs.
				(Rs.)	(Rs.)	(Million)
A	Compensation Costs					
1	Land Acquisition Cost					
a	Land Compensation as of BOR for Carriageway ROW	1469.5	Acre	Various	1,437,955,954	1437.95
b	Land Compensation as of BOR for Interchanges Carriageway ROW	68.1	Acre	Various	92788716	92.79
e	Govt. Land	79.1	Acre	To be transferred without cost.		
Total of Land Acquisition Cost		1616.7	Acre	Various	1,530,744,670	1,531
2	Crop Compensation					
a	1st Crop Compensation	1156.62	Acre	Various	87,833,577	87.83
b	2nd Crop Compensation	1156.62	Acre	Various	43,916,788	43.91
Total Yearly Crop Compensation		1156.62	Acre	Various	131,750,365	131.74
3	Structure (Residential, Commercial, Cattle yard/Farm House)					
a	Residential	162	No.	Various	83,390,566	83.39
b	Commercial	23	No.	Various	20,425,261	20.43
c	Mosque/school	5	No.	Various	5,861,009	5.86
d	Cattle Yard/Farm dera	13	No.	Various	3,090,010	3.09
e	Miscellaneous	33	No.	Various	2,700,036	2.70
Total compensation for Structures		236	No.	Various	115,466,882	115.47
4	Other Assets					
	Tube wells	39	No.	Various	7,831,550	7.83
	Hand pumps	143	No.	Various	2,822,800	2.82
Total compensation for other Assets		182	No.	Various	10,654,350	10.65
5	Trees Compensation					
	Fruit and Non Fruit	91,661	No.	Various	62,852,386	62.85
Sub Total (A)					1,851,468,653	1851.47
B	Relocation and Rehabilitation Costs					
6	Livelihood Allowance					
	House	162	HH	13210 for 3 months	6,420,060	6.42
7	Business/ Transition Allowance					
a	Fish Farm	9	HH	13210 for 6 months	713,340	0.71
b	Poultry Farm	5	HH	13210 for 6 months	396,300	0.40
c	Shops	8	HH	13210 for 6 months	634,080	0.63
d	Factory	1	HH	13210 for 6 months	79,260	0.08
f	Tube wells	39	HH	13210 for 3 months	1,545,570	1.55
Total					3,368,550	3.37
8	House Rent Allowance	162	HH	5,000	810,000	0.81
9	Employment Losses	21	Employees/ DP	13210 for 3 months	832,230	0.83

Sr. No.	Description	Quantity/Number	Unit	Unit/Rate	Total Cost	Rs.
				(Rs.)	(Rs.)	(Million)
10	Transportation/Shifting Allowance					
a	Household	162	HH.	15000	2,430,000	2.43
b	Fish Farms	9	HH.	20000	180,000	0.18
c	Shops	8	HH.	10000	80,000	0.08
d	Factory	1	HH.	20000	20,000	0.02
f	Poultry farms	5	HH.	20000	100,000	0.10
g	Tube wells	39	HH.	10000	390,000	0.39
	Total	-	-	-	3,200,000	3.20
11	Electricity Allowance					
	Commercial Structure	23	No.	40000	920,000	9.20
	Houses	162	No.	40000	6,480,000	64.80
	Total				7,400,000	74.00
12	Vulnerable People Allowance					
	Employees	21	DP	13210 for 3 months	832,230	0.83
	Female Headed	42	HH	13210 for 3 months	1,664,460	1.66
	Disable	4	HH	13210 for 3 months	158,520	0.16
	Below OPL	36	HH	13210 for 3 months	1,426,680	1.43
	Total				4,081,890	4.08
	Sub Total (B)				26,112,730	26.11
	Sub - Total (A+B)				1,877,581,383	1877.58
C	Monitoring and Evaluation @ 5% of the Total Cost				93,879,069	93.88
D	Administrative Cost @ 1% of the Total Cost				18,775,814	18.78
E	Contingencies @ 10% of the Total Cost				187,758,138	187.76
	Grand Total				2,177,994,404	2177.99

ES -10 INSTITUTIONAL ARRANGEMENTS

24 The NHA is overall responsible for project implementation including acquisition of land and other assets compliant with ADB's safeguard Policy statement 2009. For safeguards management at NHA HQ level EALS is established to ensure the safeguards management is compliant with ADB's safeguards requirements. At Project Level a Project Management Unit (PMU) headed by GM Project assisted by Land Acquisition and Resettlement Unit (LARU) is established at Faisalabad to oversee day to day LAR implementation progress.

25 At HQ level, the EALS is over all responsible for safeguards management and at Project Level the LARU notified as such has been assigned responsibility for planning, preparation, implementation and monitoring of LARP. It is bestowed with onsite supervision of day to day land acquisition and resettlement activities and timely delivery of compensation and redress of grievances if any as per LARP provisions. Besides placing institutional arrangement at NHA and PMU level, services of a firm as Safeguards Management Consultants are being hired to assist EALS and PMU LARU team in handling the safeguards of the Project in a manner consistent with SPS 2009 requirements. In brief, the primary institutions that will be involved in LARP implementation process are the following:

- National Highway Authority (NHA), Pakistan as EA of Project.
- Environment, Afforestation, Land and Social Wing in NHA HQ, responsible unit for LAR at NHA HQ level.

- Project Management Unit (PMU) and Land Acquisition and Resettlement Unit (LARU) at project level responsible to supervise, implement and monitor day to day LAR activities of the project.
- Social Safeguard Management Consultants (SSMC), will assist EALS and LARU in PMU to implement and monitor (internal) the LAR progress in a manner consistent with ADB's safeguards requirements.

26 Besides above implementation arrangements, a grievance redress committee and DPs Consultation Committees (DPCs) have also been formed to function throughout the project implementation phase to ensure the grievances are recorded and addressed in a manner consistent with LARP provisions. An Independent Monitor is hired for external monitoring and evaluation of the project. The external monitor will review implementation progress of LARP provisions and submit monitoring reports bi-annually confirming the LARP implementation status and corrective actions required in case any discrepancies are identified.

ES -11 IMPLEMENTATION SCHEDULE

27 Implementation of LARP consists of preparation, implementation (delivery of compensation to the DPs for affected assets and other entitlements under LARP provisions) and monitoring of LAR Provisions to ensure the project implementation is consistent with ADB's safeguards requirements. Under ADB's SPS 2009 requirements, the delivery of full compensation is mandatory before physical/economical displacement of affected households or commencement of civil works. Accordingly, in implementation schedule provided below all activities related to the land acquisition and resettlement are planned and scheduled to ensure delivery of compensation prior to physical displacement of affected persons and subsequent commencement of civil works. Meanwhile, disclosure of information, public consultation, monitoring of LAR progress and grievance redress are ongoing activities which will be undertaken intermittently throughout the project implementation duration and are scheduled accordingly.

28 The LARP is prepared on the basis of final design, updated/finalized impact inventory and land acquisition process under Law nearly completed. Hence, under LARP implementation schedule, the project's land acquisition and resettlement activities are divided into two broader categories i.e. i) Preparation, disclosure of LARP provisions, review and clearance of LARP by ADB; ii) Implementation and monitoring of LARP that includes a) disclosure of ADB cleared LARP, b) institutional arrangements to be placed for safeguards management and redress of grievances, c) redress of grievances (if any), d) payment of all entitled compensations to respective DPs with resettlement/rehabilitation measures in place before commencement of civil works, e) Monitoring and Reporting of LARP implementation. Accordingly, in LARP implementation schedule time lines are worked out for different LAR activities outlined under each border category and are presented in the LARP implementation schedule (EX Fig.1) below.

ES-12 Monitoring and Evaluation

29 Monitoring and reporting are critical activities in involuntary resettlement which helps in assessment of implementation progress, rescheduling key actions to meet the objective timelines, early identification of issues, resolve implementation issues and problems faced by the DPs and develop solutions immediately to meet resettlement objectives. Keeping in view the significance of resettlement impacts, the monitoring mechanism for this project will have both internal monitoring (IM) and external monitoring (EM). Internally, the LARP implementation for the subproject will be closely monitored by the EA through the LARU and Safeguards Management Consultants at Project level; while for external monitoring the services of an independent external monitoring agency will be hired.

30 LARP implementation and monitoring of land acquisition and resettlement (LAR) tasks will be internally conducted by Land Acquisition and Resettlement Unit, NHA with the assistance of Safeguards Management Consultants. Specific monitoring benchmarks for LAR monitoring include (i) information campaign and consultation with affected persons; (ii) status of compensation paid to displaced persons for acquired land and other affected assets; (iii) status of payments for income loss and livelihood restoration measures implemented; (iv) update on grievances received and addressed during the monitoring period and (v) any un-anticipated impacts identified and corrective actions implemented.

31 The Project is subject to external monitoring to ensure the project is compliant with monitoring requirements as outlined for IR category A project under SPS 2009. The main objective of external monitoring is to review LARP implementation progress, determine whether resettlement objectives and social safeguards goals have been achieved, suggest appropriate corrective measure to address the social safeguard issues (if any) to ensure project LAR management is consistent with ADB's safeguards requirement. The External Monitor will prepare biannual LARP implementation and Social Monitoring Reports for EA and ADB's review, clearance and disclosure on NHA and ADB website.

1 PROJECT DESCRIPTION

1.1 INTRODUCTION

1. The Government of Pakistan (GOP) gives major emphasis on improving the existing roads and building new motorways and expressways to improve and expand the country's road network. The National Highway Authority (NHA) under the Federal Ministry of Communications is responsible for the 7000 km long National Highway Network and Motorway systems, which carries 75% to 80% of the total commercial traffic. The road network in Pakistan is expanding rapidly and the pace of this development is gradually accelerating which is continuing till now.

2. In spite of overall resource constraints in the country, Government of Pakistan (GOP) made substantial investments to develop National Trade Corridor linking major urban centers and construction of Faisalabad-Khanewal Motorway (184 Km) M-4 is an important step to achieve this goal. The Asian Development Bank (ADB) has provided funding through Multi Tranche Financing Facility (MFF 0016) approved in 2007 for the implementation of National Trade Corridor Highway Investment Program (NTCHIP).

3. The on-going MFF NTCHIP originally had 2 subprojects; Peshawar-Torkham Expressway and Faisalabad-Khanewal Motorway (184 Km) to be executed under multiple tranches of the MFF. However in 2008, NHA replaced the Peshawar Torkham Project with Hassanabdal - Havelian Expressway (58.6 Km). Since approval of this MFF only three sub projects including Faisalabad to Gojra (58 Km) Section of Faisalabad-Khanewal Motorway (M-4) as Tranche-1 project, Burhan-Srai-Saleh (39 Km) Section and Sarai-Saleh-Hevalian (19 Km) Section of Hassanabdal - Havelian Expressway are processed as tranches 2 and 3 project respectively.

4. The M4 (Section III) Shorkot-Khanewal section was originally planned to be processed/implemented under the MFF-NTCHIP, However in view of the remaining MFF completion period (less than three years) NHA realized the time being insufficient to complete the construction work before closure of MFF December 2017. Due to this time constraint, NHA decided to implement this project (M4 Section III) as a standalone project financed by ADB as National Highways M-4 (Shorkot-Khanewal) Project outside the existing MFF of NTCHIP.

1.2 FAISALABAD-KHANEWAL (M-4 PROJECT), OF NTCHIP

5. Faisalabad Khanewal (M-4) Motorway starts from the end point of M-3 near Faisalabad and end point of the Motorway is at Khanewal. The total length of the proposed Motorway is 184 km. The alignment of the Motorway crosses through four districts of the Punjab Province (Faisalabad, Toba Tek Singh, Jhang, and Khanewal). The construction of M-4 Motorway will link major cities of the country like Peshawar, Islamabad, Lahore and Faisalabad with Multan and southern areas. Figure 1.2 shows the location of the M-4 Motorway.

6. The entire alignment of the Motorway M-4 was divided into three (03) sections as: i) M-4 Section – I (Faisalabad – Gojra__58 Km); ii) M-4 Section – II (Gojra – Shorkot__62 Km); and iii) M-4 Section – III (Shorkot –Khanewal__64 Km); which were to be implemented through different tranches under MFF (0016) NTCHIP; however, except for M-4 Section-1 implemented as tranche-1 project, no other section of M-4 was processed under NTCHIP. A brief status of each section is given below.

M-4 Section – I (Faisalabad – Gojra __58 Km): It has already been implemented under Pak Loan 2400 as Tranche-01 Project under NTCHIP MFF and is operational since April 2015 after completion of construction works.

M-4 Section – II (Gojra – Shorkot__62 Km): This Section is already processed and approved as standalone project (Project 48402); because leftover time before MFF completion period⁹ was not sufficient enough for implementation of any further tranche project before MFF closure date.

M-4 Section – III (Shorkot –Khanewal__64 Km): Like Section-II above the Section-III was also excluded from processing under MFF NTCHIP, and is planned to be processed as standalone project as National Highways M-4 (Shorkot-Khanewal) Project.

7. Section-1 of M-4 (Faisalabad to Gojra Section_58Km) Project is already implemented as Tranche-1 of NTCHIP through ADB Financing under Loan Pak 2400, and the construction works on this section has been completed. The M-4 Section-II (Gojra-Shorkot Section_62 Km) is already processed and approved as standalone project (Project 48402). To complete the construction of Faisalabad-Khanewal (184 Km) Motorway (M-4), now NHA has planned to implement M-4 Section-III (Shorkot-Khanewal Section_64 Km), starting at end point of M-4 Section-II and terminating near Khanewal City i.e the end point of Faisalabad-Khanewal (184 Km) Motorway project. Initially, this Section of M-4 (carriage way component with four interchanges) was included as Tranche project under NTCHIP, however, due to delayed readiness, the project was dropped from the MFF NTCHIP and is positioned for financing by ADB as a standalone project. Although the project section will be financed as a standalone project, the LARP of M-4 Shorkot-Khanewal Section has been prepared in accordance with updated Land Acquisition and Resettlement Framework (approved in March 2014) to ensure consistency with agreed safeguard measures for MFF and compliance with SPS 2009, Safeguards Requirements-2.

1.3 NATIONAL HIGHWAYS M-4 (SHORKOT-KHENEWAL) PROJECT

8. The M-4 (Shorkot - Khanewal Section) is positioned for ADB Financing as standalone project named as National Highways M-4 (Shorkot-Khanewal) Project. The project Section of the M-4 includes the construction of four lane carriage way with four (04) interchanges. The total length of this Section is 64 km and it starts from end point of M-4 Section-II (Chainage 120+200) at Mouza Kaki Kohna (Shorkot) and ends at chainage 184+487 km near Khanewal City (Mouza Shamkot) after crossing through various rural settlements. The entire alignment of the project crosses through green fields and 100 meter ROW for 64 Km long carriageway and 40 meter ROW for interchanges loop carriageways at four locations has been acquired to execute the project civil works. Project design includes construction of four lane (each lane 3.65 m wide) motorway with new Jersey barrier along with 3.65 meter outer and 1 meter inner shoulders), regulated exit and entry point i.e interchanges with ascending and descending single lane 7.3 m wide interchange carriageway (3.65 m carriageways with 3.65 m shoulder) at six locations and fencing of ROW to avoid encroachments, control unregulated exit or entry and improve road safety. But all structures including bridges, box and pipe culverts are to be constructed to meet six lane carriageway requirements. However, LAR cover 100 meter ROW acquired for the project. In future, if it

⁹The MFF is subject to close by December 2017 and it is perceived that the left over time (less than three years) is not insufficient to process new tranche under NTCHIP and complete project civil works.

requires extending this four lane motorway into a six lane motorway, it will not involve any additional land acquisition and resettlement impacts because of 100 m ROW already acquired and fenced to avoid encroachments in public ROW.

9. The major cities and towns along the proposed Section of Motorway are Shorkot, Kabirwala and Khanewal. Shorkot is in District Jhang and Kabirwala & Khanewal are in District Khanewal. Figure 1.1 shows the location of the M-4 Motorway.

1.4 PROJECT COMPONENTS INVOLVING LAR ISSUES

1.4.1 Carriageway

10. The total length of the Shorkot-Khenewal section of M-4 is 64 km with 100 meter ROW. The entire length is new alignment and crosses through 36 land revenue states (rural settlements mouzas) out of which 04 villages are located in Tehsil Shorkot of District Jhang, 32 villages are located in Kabirwala and Khenewal Tehsils of District Khenewal. In 35 villages, the land acquired is privately owned agricultural land while the land acquired from the remaining one village named 2 KM is state land. The privately owned land falling within ROW has been acquired following provisions of Land Acquisition Act, 1894 and updated LARF¹⁰ agreed for NTCHIP to comply SPS 2009 requirements. Acquisition of agricultural land for ROW has also affected trees, crops structures and other assets including tube wells and hand pumps.

1.4.2 Interchanges

11. The proposed Project Road section will contain four (04) interchanges. For all four interchanges land required for 40 meter ROW of interchanges loop carriage way is being acquired and will be completed by October, 2015, while the land falling within interchange's loops will not be acquired to minimize the resettlement impacts. However, to ensure uninterrupted access to land within interchange loops and along the carriage way a 5 meter service roads¹¹ will be provided for the farmers to carry out agriculture related activities and keep it fully usable and viable. The interchanges are provided to link provincial roads with the motorway and provide in and out access to the traffic and the local commuters using Pul Baghar - Abdul Hakeem Road (Motorway RD 148+400), Makhdum pur - Kabirwala Road (Motorway RD 166+000), Kabirwala - Khanewal Road (Motorway RD 178+100) and Khenewal-Multan Road (Motorway RD 184+487). The interchanges are named as:

- Abdul Hakeem Interchange (RD 148+400)
- Makhdum pur Interchange (RD 166+000)
- Kabirwala Interchange(RD 178+100)
- Khenewal Interchange(RD 184+487)

Figure 1.2 shows the Alignment Layout Plan of M-4 Motorway.

¹⁰ The M-4 Section-III was initially included in NTCHIP to be financed under MFF 0016 and accordingly the Land Acquisition Process was started. However, due to delayed readiness it could not be processed under the NTCHIP but for LARP purposes the LARF agreed for NTCHIP is used as reference.

¹¹ The ROW fence will be installed by leaving 5 meter acquired row as service road for local use on both sides of the motorway and interchange carriageway loops.

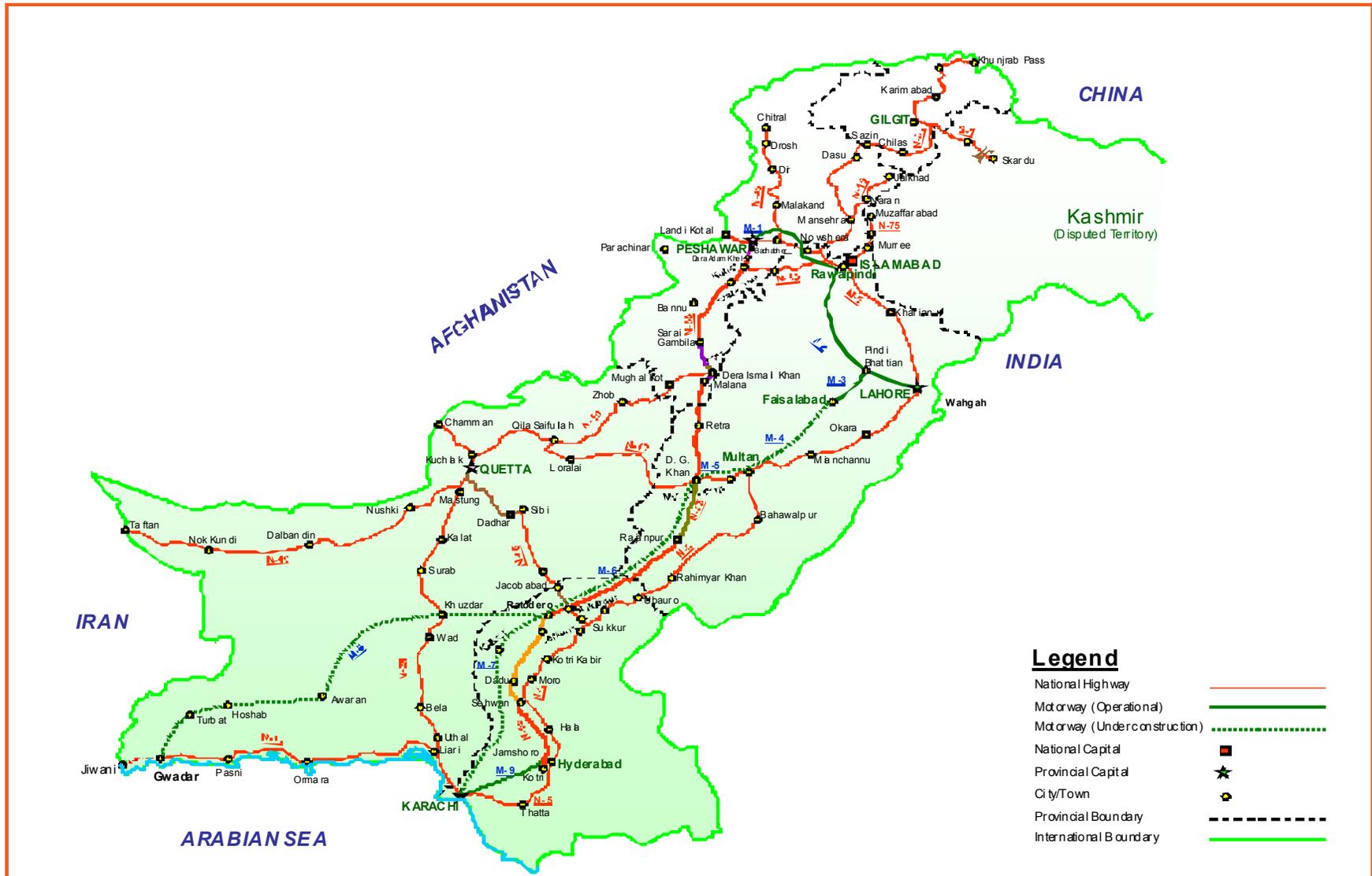


Figure 1.1: Location of M-4 Motorway

M-4 ALIGNMENT LAYOUT PLAN

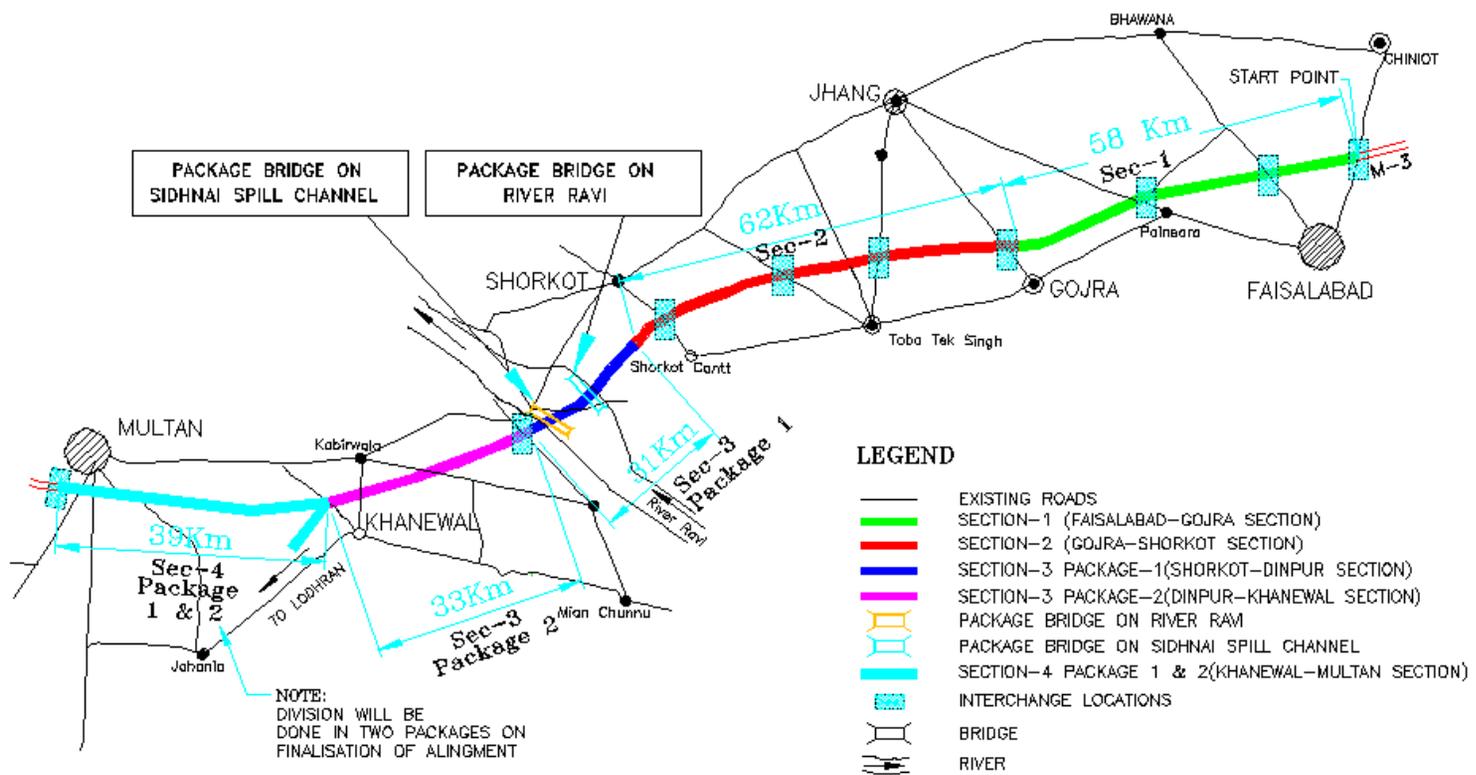


Figure 1.2: Alignment Layout Plan of M-4 Motorway

1.5 NEED FOR LARP

12. The involuntary resettlement may cause severe long-term socioeconomic hardships, impoverishment and environmental damages unless appropriate measures are carefully planned and carried out. The Involuntary Resettlement under ADB's SPS 2009 requires that i) involuntary resettlement should be avoided where feasible, ii) minimized by exploring all viable alternative project/design options and iii) if it becomes unavoidable, then the affected persons (DPs) should be fully compensated for their lost assets and earnings to ensure that their living standards should be restored at pre-project level if not improved. This Policy endorses the eligibility of all the categories of persons, whether with formal legal rights or without these rights in a project, but occupying project area prior to the cut-off date. The persons/encroachers coming in project corridor after cut-off date are not eligible for compensation but they are allowed to remove their assets and take salvage material.

13. In consonance with SPS principles, this LARP has been prepared by the National Highway Authority (with consultants services of NESPAK) to compensate and rehabilitate DPs for their losses against acquired assets on replacement cost basis. In this regard an impact inventory of losses including land, trees, structures and other assets linked with census (on 100 % basis)¹² was prepared and the affected assets were evaluated on replacement cost basis through respective government entities under country law and policy principles agreed in LARF for the project. In the event, a sample based socio-economic survey (15% sample of DPs) covering entire project corridor area as well as consultations through meetings, interviews, focus group discussions with the DPs and other stakeholders were conducted in accordance with the ADB Involuntary Resettlement guidelines as described in the agreed LARF in consonance with SPS 2009.

14. The LARP is aimed to comply with IR requirements under ADB's SPS 2009, hence the LARP objectives are as follows:

- Avoid involuntary resettlement where feasible, or minimize IR by exploring all viable project options, if population displacement is unavoidable.
- Compensate and assist DPs so that their economic and social future would be generally as favorable as it would have been in the absence of the project.
- Identify, assess and evaluate the project impacts on the privately owned assets within and along the ROW acquired for the project with range of adverse impacts on DPs.
- Provide details on the policies governing acquisition of land, assets valuation and compensation mechanism;
- Provide an entitlement framework for compensation of the affected assets on full replacement costs to ensure timely acquisition of assets, payment of compensation

¹² The impact inventory is prepared on updated land record at the time of preparation of LARP, however, during process of payment of compensation it is likely that DPs may change due to inheritance mutation of acquired land.. Hence, the impact inventory is required to be updated to confirm entitled DPs before delivery of compensation as per entitlement matrix and LARP provisions.

and delivery of other benefits to displaced persons facilitating them to improve their living standards, income earning capacity and production levels or, at least restore them to pre-project levels;

- Provide details on the public information, consultation and participation, and grievance redress mechanism in project planning, design and implementation;
- Identify and provide an estimate of required resources (institutional and financial) for implementation of LARP provisions; and
- Provide a framework for supervision, monitoring and evaluation of LARP implementation
- Inform all DPs and consult them on resettlement and compensation options.
- Pay compensation and livelihood restoration assistance (as relevant) to all DPs including those without titles.

15. The LARP also provides Land Acquisition and Resettlement (LAR) conditions that have been synchronized with project procurement and construction plan (see Implementation Schedule). This includes LAR conditions for (i) award of civil works contract and (ii) contractor mobilization and commencement of civil works which are discussed in section below.

1.6 ALTERNATIVES CONSIDERED TO MINIMIZE LAR IMPACTS

16. A number of alternatives¹³ for constructing the Motorway to connect major urban centers in south of Punjab with Motorways network were considered during the initial design phase in the mid-nineties. M-4 alignment connecting Faisalbad to Khenewal (184 Km) was selected as having the least LAR impacts and most socio-economically viable option. The Project road section (Shorkot to Khenewal (64 Km) is part of that originally finalized Project (refer section 1.2 above). To minimize the physical and economic dislocation, the alignment avoided passing through urban centers and rural settlements, the alignment passes through agricultural fields with impacts limited to agricultural land and a few structures. During the finalization of design, flyovers were replaced with underpasses at all roads crossing the Motorway and at each interchange; ascending and descending lanes are designed to avoid acquiring land within interchange carriageway loops. Further, the design options considered and incorporated box culverts, pipe culverts and access roads on both sides of the acquired ROW to enable land owners to continue cultivating their land on both sides of ROW.

1.7 LAND ACQUISITION AND RESETTLEMENT (LAR) CONDITIONS

17. Implementation of LAR provisions and delivery of full compensation to the affected households for their lost assets is imperative before taking possession of acquired assets and subsequent commencement of project civil works, under ADB's safeguard requirements. Hence, following LAR conditions are set to ensure the LAR processing requirements are fully complied with during project design and implementation phases.

¹³The Alternatives reviewed in mid nineties included: i)Pindi Bhattian-DG Khan Motorway 370 Km (NHA Alternative); ii)Pindi Bhattian-DG Khan Motorway 375 Km (Punjab Government Alternative); iii)Pindi Bhattian-DG Khan Motorway 405 Km (BCEOM-NESPAK Alternative); iv)Sheikhupura – Multan D.G. Khan Motorway– 402 KM (BCEOM-NESPAK alternative) and v) Faisalabad – Khanewal Motorway (M-4) – 184 Km. For details refer EIA for Faisalabad-Khenewal Motorway Project.

18. **Award of Civil Works Contract:** is conditional upon the EA endorsed and ADB cleared Final LARP¹⁴ prepared based on final assets inventory linked with the affected persons, entitlements with compensation costs on replacement value/cost as determined by the independent appraiser, rehabilitation and restoration measure in place, grievance redress mechanism and institutional arrangement for LAR implementation and monitoring on board and functional.

19. **Mobilization of Civil Works Contract and commencement of works:** the mobilization of contractor will be conditional upon the full implementation of ADB approved LARP (full delivery of compensation by type of impacts with resettlement and rehabilitation allowances) and confirmation by external monitoring agency (EMA), to be hired/mobilized before signing of loan for the project, which is in view of the on-going compensation disbursement status of acquired land for project in advance of LARP approval.

¹⁴The LARP prepared on the basis of final design reflecting i) final impact inventory with complete census of DPs, ii) BOR approved and awarded final land prices/land rates, iii) Findings of land valuation with gap bridging measure (if required) to ensure land compensation is fully reflective of Replacement Cost as of SPS, iv) unit rates for assets other than land (land based or non-land based assets) approved by relevant government offices, iv) agreed rates for all other resettlement costs and entitled allowance by EA, v) adequate institutional arrangements including engaging SSMC to the project in the field for implementation and monitoring (internal by NHA and external by EMA) of the LARP vi) DPs lists reflecting type, category and severance of impact with all entitled compensations against recorded losses.

2 SCOPE OF LAND ACQUISITION AND RESETTLEMENT

20. The construction of the proposed Motorway will involve land acquisition through 64 km length of alignment, since all the Section-III will be constructed on the new alignment. It will also involve construction of four (04) Interchanges. With the construction of the carriageway and Interchanges at four locations, the land & land based assets and the entire infrastructure falling within the ROW of main carriageway and interchanges loops carriageway is acquired. In addition to the land acquisition, it also impacted the residential & commercial structures, public & common property resources, drinking & agricultural water resources which are limited in numbers, etc.

2.1 PROJECT IMPACTS

21. In July and August, 2015, NHA, through its consultants undertook detailed impact identification and assessment of land acquisition and other affected infrastructure. The assessment process included identification and measurement of acquired land with land type, use and ownership status, affected structures, crops, trees and other assets including water resource infrastructure. Besides the details about the project displaced persons (DPs), were collected as per updated land revenue record of acquired land. This all assessment is based on the awards data collected from the Land Acquisition Collector (LAC) and through consultation with project affected communities and other stakeholders including local land revenue authorities and government departments like buildings department, agriculture, horticulture and forest departments of District Jhang and Khanewal.

2.2 SCOPE OF LAND ACQUISITION

22. The project will require a total of 1616.7 acres of the land. Out of total required land main carriageway RoW will require 1469.5 acres and 68.1 acres of privately owned land for interchanges in 35 villages of District Jhang and Khanewal and remaining 79.1 acres are government (state owned) land. Table 2.1 below provides the summary of land acquired.

Table 2.1 Summary of Land Acquired

Sr. No.	Description	Proposed Facilities	Area to be Acquired
		(Nos.)	(Acre)
1	Carriageway ROW		
	Private Owned Land	Carriageway ROW	1469.5
	Govt Owned Land	Carriageway ROW	79.1
2	Interchange ROW	4 interchanges loops carriageway ROW	68.1
	Total		1616.7¹⁵

¹⁵As per updated land revenue record Out of 1616.7 acres acquired land, the 28.9 acres land is in on-road category land and land in off in road agricultural land category is 1587.8 acres which is assessed and compensated accordingly as per BOR approved compensation rates.

23. The acquisition process under Land Acquisition Act 1894 for entire ROW including Interchanges is under process. The project alignment passes through agricultural land at a fair distance from en-route settlements. As per updated land revenue record the acquired land for ROW is classified as on road agricultural and off road agricultural land only with no commercial or residential land types identified as such. The land Awards have been announced accordingly by the Land Acquisition Collector (LAC) for 31 villages and payment of compensation to the DPs/ as per land awards is going on. In remaining 4 villages the land acquisition process is at advance stage and the land awards are expected to be announced during January 2016 for main carriageway ROW and by April 2016 for interchanges ROW. The land acquired has been categorized as on road and off road agricultural land.

24. The government owned land (79.1 acres) falling in ROW is state land that is either uncultivable barren land or being used for roads, irrigation water channels and drainage infrastructure. The state land is not included in land awards. In project design, it is provided that all such infrastructures will be restored by providing pipe and box culverts across the acquired ROW limits for community use without any interruption in facilities. However, during consultation with project affected persons and respective government departments, it is agreed that number and design of the pipe culverts for irrigation water channels will be decided in mutual consultation during execution of project works.

25. For assessment of acquisition of land, latest revenue record (2014 and 2015) from the Land Acquisition Collector (LAC) based on land awards has been used. According to these records, all affected land is agricultural. The detail of total acquired land with number of affected persons is given in Table 2.2 below. Annex-I gives mouza wise detail of affected land and owners.

Table 2.2: Detail of Affected Land and Landowners

District	No of Villages	Land Acquired for ROW.	Number of DPs by ROW	Land Acquired for Interchanges ROW	No of DPs by Interchanges.
		(Acre)		(Acre)	
Jhang	4	180.68	574	0	0
Khanewal	31	1288.82	5167	68.1	295
State Land ¹⁶	1	79.1	Barren uncultivable land with no DPs		
Total	36	1537.6	5741	68.1	295

26. The project alignment traverses through irrigated agricultural lands and acquisition of land for ROW to execute the project will affect the DP's productive assets (agricultural land) in varying degree. Accordingly, to determine impact significance, village wise details about the affected household's/displaced person's total and acquired land was reviewed; percentage loss of agricultural land for each household is worked out; and consolidated results are reflected in

¹⁶ The state land is located in one government owned revenue estate (village) named 2 KM and the land under use as waterways and farm access roads etc in all villages. The government land will be transferred for project purpose without cost and accordingly the compensation cost for government land are not calculated and included in LARP budget.

table 2.3-below. It is identified that 2754 DPs (46-%) will lose more than 10% and 3282 DPs (54-%) will lose less than 10% of their productive agricultural land. Besides, the project will impact 162 residential structures to the tune of 100% resulting in physical dislocation of 162 affected households and 1302 displaced person due to loss of above said residential structures (for details refer table 2,9 below and ES Summary table).

Table 2.3 Impact Significance due to lost assets

Sr. No.	Impacted Assets	Impact Significance	Number	Percentage
1	Land	More than 10%	2754 DPs	46
		Less than 10 %	3282 DPs	54
2	Residential Structure	Physical Displacement Due to Shelter Loss	162 AHs	100
3	Commercial Structure	Economic Displacement Due to Business Loss	23 AHs	100
Land impact significance is represented at entitle DPs whereas, residential & commercial impact is represented at entitle households.				

27. The project passes through the agricultural lands with minimum en-route commercial enterprises. However, during census it is determined that the economic displacement will include 23 households due to permanent physical dislocation of commercial structures including 08-shops, 05 poultry farm and 09 fish farms facing permanent dislocation and 1 agro factory facing partial impact.

2.3 LOSS OF CROPPED AREA

28. The land acquired for the project is irrigated agricultural land. The land revenue record show that out of total 1537.6 acres of acquired privately owned land, the project has impact on 1156.62 acres of cropped area. In the project corridor, it is identified that majority of the affected land owners are not self-cultivators and the land owned by such affected households is cultivated either by one person of that family or is leased out to others in few cases. As per land harvest record the crop loss is identified on 1005 Displaced Persons only. Village wise summary of the affected cropped area with entitled crop cultivators is tabulated in Table 2.4 below. Annex-II provides mouza wise detail of affected cropped area and DPs.

Table 2.4: Affected Cropped Area and DPs

District	No. of Village	Land Acquired (Acres)	Cropped Area (Acres)	Number of DPs
Jhang	4	180.68	151.81	104
Khanewal	31	1288.82	948.96	846
Total	35	1469.5	1100.77	950
Interchanges				
Khanewal	6	68.1	55.85	55
Total	35	1537.6	1156.62	1005

* To avoid double count in village's column, out of six villages affected for interchange ROW, only one villages is counted because 5 village are same as of Carriageway ROW.

2.4 LOSS OF TREES

29. The project has impact on the fruit and non-fruit trees which will ultimately be removed from the ROW. Total number of such trees come to 91661 (89380 trees fall with carriage way ROW and 2281 trees in Interchanges loops carriageway). Out of these 61842 are different type of fruit trees and 29819 are non-fruit trees of different species. The tree loss will affect 1405 persons (1345 persons in carriageway and 60 in interchanges). The trees have been included in the Awards announced by the Collector for the respective mouzas. The mouza-wise information in respect of number and ownership of trees by type are summarized in Table 2.5 below (Annex-III consist of mouza detail of the PDs and trees).

Table 2.5: Affected Trees and DPs

District	No. of Villages	DPs by Non Fruit Trees	Affected Non Fruit Trees	DPs by Fruit Trees	Affected Fruit Trees	Total No. of DPs	Total No. Of Trees
Carriageway							
Jhang	4	83	1126	112	342	195	1468
Khanewal	28	576	28127	574	59785	1150	87912
Total	32	659	29253	686	60127	1345	89380
Interchanges							
Khanewal	6	34	566	26	1715	60	2281
Total	33*	693	29819	712	61842	1405	91661

* The impacted trees not identified in two villages while in remaining 33 villages, to avoid double count in village column, out of six villages affected for interchange ROW, only one village is counted because 5 village are same as of Carriageway ROW.

2.5 LOSS OF STRUCTURES

30. During impact identification it was found that residential structures, farm houses/cattle yards and commercial structures (fish farms and poultry farms) were also located within acquired ROW. According to the field inventory survey of the project affected assets, the project will impact 236 structures having 162 houses, 13 cattle yard/ farm yard, 09 fish farms and 05 poultry farms, 02 mosques and 1 prayer place/patio with boundary wall, 02 schools, 06 shops, 01 factory¹⁷ and 33 miscellaneous structures. Mouza-wise comparison of the total and affected areas of these structures shows that all these structures are affected to the extent of 20 % to 100 %. These are compensated on 100 % basis in the Awards.

Table 2.6 Detail of Affected Structures

Sr.No	Types of Structures	Number	Affected Area	
			Area(Sft)	Wall(Cft)
1	Residential structures	162	219986.5	79471.69
2	Commercial Structures (Shop, Fish Farm, Poultry Farm etc)		799827.75	6083.8
	Poultry farms	5		
	Fish farms	9		
	Shops	8		
	Factory	1		
3	Cattle Yard	13	11088	5210.3
4	Public Structures (Mosque, School etc)	5	9641.5	9943.78

¹⁷ The Agro factory will be impact partially to the extent of only room, part of boundary wall and gate while the productive unit will remain in contact and operational.

Sr.No	Types of Structures	Number	Affected Area	
			Area(Sft)	Wall(Cft)
5	Miscellaneous	33	5995	16107.75
	Total	236	1046538.8	116817.32

2.6 LOSS OF OTHER ASSETS

31. The project will also impact 182 privately owned water resource assets including 39 irrigation tube wells, and 143 hand pumps. The tube wells are used for irrigation purposes whereas the hand pumps are located within the affected houses and farm house/cattle yards for meeting the domestic water needs of the household/labor working on farm (List consisting of mouza wise detail of affected assets is attached as Annex-IV).

Table 2.7: Detail of Impacted water resources.

Sr. No	Types of Structures	Number
1	Tubewells along with structures Room Peter Houze etc, (irrigation Use)	39
2	Hand/Electric Water pumps (Domestic use).	143
	Total	182

2.7 IMPACT ON INCOME / LIVELIHOOD

32. Out of 23 identified commercial structures, the project will impact 22 business/commercial structures permanently (including 09 fish farms, 05 poultry farms, 08 shops) and 01 factory will face partial and temporary impact. As per census data, the source of livelihood of owners of permanently dislocated structure will be affected due to acquisition of land. They will have permanent impacts on their source of livelihood until re-establishment of their businesses in a new location. In addition, 21 persons will lose their employment on permanent basis. All such displaced households have been provided with livelihood allowance and additional compensation in case of being vulnerable.

2.8 INDIGENOUS PEOPLE

33. Indigenous peoples are peoples defined in international or national legislation as having a set of specific rights based on their historical ties to a particular territory, and their cultural or historical distinctiveness from other populations that are often politically dominant. The project is being executed in irrigated agricultural area of Punjab Province and the screening of project confirmed that no IP groups were found existing in the project areas. Therefore, the Indigenous Peoples Safeguards of the SPS (2009) of ADB are not triggered.

2.9 ARCHEOLOGICAL, HISTORICAL AND RELIGIOUS SITES

34. No archaeological and historical site was found within the RoW or in the vicinity of proposed project corridor however, two mosque and one prayer place patio with small wall is being affected by the project and will be relocated.

2.10 IMPACT ON SEVERELY AFFECTED/ VULNERABLE HOUSEHOLDS

35. Displaced poor and other groups disproportionately affected by land acquisition for execution of the project including landless elderly, disabled and female headed households are termed as vulnerable. Besides DPs physically and economically displaced due to loss of their residential and commercial structures, the DPs losing significant part (more than 10%) of their

productive lost assets (land) are termed as significantly affected. As per census, significantly affected displaced persons include 2754 DPs facing more than 10% of their agricultural land (refer table 2.3 above), 1302 physically displaced persons representing 162 households facing residential structure loss and economically displaced person including 23 business structure owners and 21 employees in such lost commercial structures. However, the professions analysis conducted based on census and socio-economic survey revealed that the land owner affected households have multiple income sources (refer table 3.5 “professional status). Accordingly income analysis of the DPs losing land more than 10% of their productive assets shows that they do not necessarily fall under the category of severely affected DPs as they have significant resource remaining after 10% acquisition; their dependency on agriculture as source of livelihood is limited because they have income source other than agricultural land; and only 1005 displaced persons facing crop loss (refer table 2.4 and 3.5) are directly engaged with agriculture farming and will face severe impact on their source of livelihood. Besides compensating DPs on full replacement cost for their acquired land by which they can buy similar piece of land to augment their lost income, the DPs, facing physical and economic displacement due to residential and commercial structure loss are provided with livelihood assistance and those engaged with agriculture farming are provided with one year two crops compensation (first, on the basis of gross income and second on the basis of net income) for their livelihood restoration.. However, based on census and socio-economic analysis of the project affected persons/households, it is identified that 103 affected households due to their fragile status will be affected disproportionately and accordingly are termed as vulnerable Displaced households entitled for special assistance (vulnerability allowance) to ensure their living standard is not worsen off. These vulnerable households include, poor households representing 21 DPs falling in employees category of the commercial structures 42 female headed households 36 poor residential structure owners and 4 households having disabled affected persons with monthly income below poverty line. Table 2.8 shows the summary of the vulnerable DPs.

Table2.8: Summary of the Vulnerable HHs/DPs

Sr. No.	Vulnerable HH	Number
1	Employees	21
2	Female Headed	42
3	Disable	04
4	Residential Households	36
Total		103

2.11 CUT-OFF DATE

36. Compensation eligibility is limited by an officially declared and publicized cut-off date which is determined for each subproject to avoid flux of encroachers in project corridor and false claims if any. In land acquisition matters the cut of date is taken as publication date of Notices under Section-4, while under LARP entitlements the cut-off date is preferably the time of start or completion of survey of inventory of losses linked with census and socio-economic survey of project displaced persons DPs. For the purpose of land acquisition under law the cutoff date established was the date of publication of formal declaration of acquisition of land under

section-5 of LAA 1894 which is 17 June 2009. However, for LARP purpose, the cut-off date was set by NHA/Project office as a part of its LARP preparation and implementation program, in consultations with DPs and other stakeholders during the socio-economic, focus census survey and consultation meetings at village level. As the impacts assessment survey for M-4 Section-III was completed on 15 August 2015, hence, the same date was established and announced as cut-off date by NHA for LARP entitlements.

2.12 SUMMARY OF PROJECT IMPACTS AND AFFECTED HOUSEHOLDS/DISPLACED PERSONS

37. Even though, field investigations undertaken during engineering design phase (2007) and recently July, August 2015 show that no person has encroached in the project ROW since after commencement of land acquisition process under law. It is clarified that any person who settles or occupy the ROW after cut-off date will not be considered eligible for compensation. Nevertheless, such person (if any) is found present during the LARP implementation; he/she will be given at least one-month advance notice to vacate the encroached/occupied area by removing affected assets prior to project implementation. Their removed assets will not be confiscated and they will not pay any penalty. Forced eviction will only be considered after all other good efforts and legalities are exhausted. (Annex-V- mouza wise detail of project impacts).

38. Implementation the project requires acquisition of ROW with impacts on land and land based assets which are discussed in detail in preceding sections. The table 2.9 below summarises the impacts in each category with number of displaced households/displaced persons as well as Ahs/DPs by different impacts.

Table 2.9: Summary of Project Impacts and DHs/DPs

Serial No.	Project Impacts	Unit and quantity affected	Displaced Households	Displaced Persons
1. Land				
1.1	Private Land (carriageway ROW)	1469.50 Acres	3231	5741
	Interchanges	68.1 Acres	198	295
Total private owned land acquired		1537.6 Acres	3429	6036
1.2	Barren Government Land	79.1 Acres	Government land with no tenants, encroachers or squatters using it.	
Total Land (Private owned and government)		1616.7 Acres	3429	6036
2. Crops				
2.1	Total area under cropping	1156.62 Acres	-	1005
3. Structures				
3.1	Residential houses	162	162	1302
3.2	Cattle yards	13	-	13
3.3	Fish Farms	9	9	22
3.4	Poultry Farms	5	5	15
3.5	Shops	8	8	76
3.6	Agro Factory	1	1	1
3.7	Mosque	2	-	-
	Prayer place/patio with small boundary	1	-	-

Serial No.	Project Impacts	Unit and quantity affected	Displaced Households	Displaced Persons
3.8	Schools	2	-	-
3.9	Tube wells	39	DPs have already been estimated under the category of affected land owners and residential structures	39
3.1	Hand pumps	143		143
3.11	Miscellaneous(abandoned on farm rooms & walls)	33		33
4. Trees				
4.1	Fruit Trees	61842	-	712
4.2	Non Fruit Trees	29819	-	693
5. Employment Loss		21	-	21
6. Significantly affected households/Displaced Persons				
6.1	DPs facing Land loss s more than 10%			2754
6.2	Physically displaced due to residential structures loss.	162	162	1302
6.3	Economically displaced due to loss of commercial structure.	23	23 ¹⁸	23
Against land, tree and crops impact, the affected land owners facing land loss and entitled for compensation as per law are identified as DPs representing respective affected households and in Structure Loss category the DPs are family members of affected household who may be physically or economically displaced and relocated due to residential or business structure.				

¹⁸ The total number of affected persons in 23 affected households facing business structure loss is 114 (refer rows 3.3 to 3.6) but the economically displaced DPs are the business owners who were running their business in acquired structures and 21 employees (refer row heading 5).

3. SOCIO-ECONOMIC INFORMATION AND PROFILE

39 This section provides the baseline information relating to the socioeconomic assessment of the project affected people and project area. Information has been obtained from the available published sources, field surveys in the project area, consultations with the stakeholders; and information obtained through visits to the government departments and other agencies.

3.1 INFORMATION/ DATA COLLECTION METHODOLOGY

40 As appropriate, a combination of research methods were used, including a quantitative sample survey, focus group discussions, key informant interviews, in addition to a desk study of relevant secondary sources from official records and statistics. The key variables covered in the surveys and qualitative interviews include (i) demography; (ii) social organization; (iii) income and assets; (iv) occupational structure; (v) access to public services; and (vi) personal property.

41 For sample based socio-economic assessment study of the project corridor, the sample size for the survey depends on the size of the total population of displaced persons in a project. As per agreed LARF for NTCHIP, a socio-economic survey of at least 10% affected population is appropriate. Accordingly, a stratified sampling technique was adopted and a sample population of 500 households was selected at random from all affected villages which is 15% of total affected households.

42 The LARP has been prepared by collecting the data / information from the real field settings. Data / information were collected from primary and secondary sources. Secondary information was gathered from all available documents i.e. (District Population Census Reports 1998 of District Jhang and Khanewal, land folders, from the design consultants and ADB Guidelines on Involuntary Resettlement vide SPS 2009. Meetings were held with the officials of revenue department, agricultural and irrigation department; feedback of all these meetings has also been kept in view for this study. For primary data collection, different types of field surveys and consultation sessions were conducted. The respondents belonged to all walks of life and included resident affectees, passengers, community leaders, key influential persons, women, and farmers. The following surveys were conducted during the month of July and August, 2015 by NHA Consultant:

- Census survey to document the displaced persons (DPs), their assets, family profiles and economic status.
- Socio-economic survey to develop an overall baseline profile of the people of the area in respect of their socio-economic behaviours, living standards, vulnerability and attitudes towards the developmental activity to be carried out in the area.

3.2 IDENTIFICATION OF DPS

43 Any person, whose land, asset / infrastructure, source of income or access to resources/ workplace is likely to be affected by the project's operations, is a Displaced Person (DP). These include mainly the residents, land owners, business operators and owners of assets/structures

located within ROW. The total number of such affected households along the project corridor comes to 3429.

3.3 CENSUS OF DPS/ AND THEIR ASSETS

44 A complete census of the DPS, on 100 % basis, was carried out by using a pre-structured questionnaire, the census aimed at to register and document the number and status of DPS/ DPS likely to be physically displaced or affected otherwise as a result of the project and, therefore, entitled to compensation. The cut-off date for the census of the DPS was established as 15 August 2015 for entitlements under the project to determine the eligibility for compensation. Any person moving into the ROW after this date was not considered as entitled to any compensation. The following features of the DPS/ DPS were addressed in the census:

- Demographic Profile
- Nature of business / occupation
- Type and value of affected land
- Type and value of affected crops
- Type of affected trees and their value
- Type and value of affected structures / assets owned
- Replacement costs of affected structures / assets
- Ownership documentation, if any
- Income from affected source and other sources
- Vulnerable groups (identified below the poverty line)
- Identification of loss of income sources

3.4 SOCIO-ECONOMIC BASELINE SURVEY

45 As per SPS requirements, a sample survey was carried out to develop a socio-economic baseline of the general population along the proposed ROW of the Motorway. A sample of 500 (15%) respondents including 100 women was selected by applying stratified random technique. For this purpose, the total number of DPS/ was taken as the universe of the sample. A pre-structured questionnaire was used for data collection. The survey focused on the following features of the sample population:

- Demographic characteristics
- Education and literacy
- Nature of business / occupation
- Income and expenditure pattern
- Housing characteristics and amenities
- Women role in socio-economic life

- Conflict Resolution Mechanism

3.5 DESCRIPTION OF THE PROJECT AREA

46 The total length of the Section-III is 64 km. Out of that 09.50 km passes through administrative jurisdiction of Tehsil Shorkot, District Jhang and 54.50 km falls in Tehsils Kabirwala & Khanewal of District Khanewal. The total area of the District Jhang is 8809 km². The district consists of 03 tehsils, namely Tehsil Jhang, Tehsil Ahmadpur Sial and Tehsil Shorkot. The total are of District Khanewal is 4349 km². The District Khanewal consists of four tehsils namely Kahnewal, Jahanian Mian Channu and Kabirwala.

3.5.1 Administrative Setup

47 The administrative set up consists of District Coordination Officer (DCO), Executive Development Officer (Revenue) and District Officer (Revenue). The DO (Revenue) directly looks after the matters of the revenue offices at Tehsil level. Each Tehsil (sub-division) has a revenue setup consisting of Tehsildar and Naib Tehsildar, who have a number of Quanugos under each. Each Quanogo looks after the work of several Patwaris of his Patwar Circle. The Patwaris (village revenue accountant) stay in their villages and maintain an updated land record of their 'Mouzas. The project area falls in Tehsil Shorkot & Kabirwala of District Jhang and Khanewal respectively. The demographic profile of the affected tehsils is given below.

3.5.2 Demographic Profile

48 According to the District Census Report 1998, total population of the Project affected Tehsils is as follows:

- a) **Shorkot:** Total population of Shorkot Tehsil of District Jhang is 670,255 with a growth rate of 2.23% and urban and rural distribution of population is 15% and 85% respectively. The women/men ratio is 108:100 and average household size is 6.9. Overall literacy rate for both sexes is 37.12.
- b) **Khanewal:** Total population of Khanewal is 2068490 with 2.45% growth rate. Urban rural distribution of population is 18% and 82% while women/ men ratio is 108/100 with. Average household size is 7.0 and overall literacy rate for both sexes is 39.94%.

3.5.3 Caste and Ethnic Groups and language

49 Project Area lies in center of Punjab province wherein each village has a mix of population from different castes and ethnic groups. The rural population of affected Tehsils of Jhang and Khanewal districts relates to Syed, Jatt, Sial, Malik, Rajput, Kathia, Hanjra, Hiraj, Ludhyana and Noon castes and ethnic groups. According to the findings of the sample survey, Punjabi is the predominant language of the project corridor and is spoken by 100% population. Other languages spoken include Urdu which is widely used among the educated segment of the local population.

3.5.4 Religion

50 The predominant religion in Jhang and Khanewal is Islam, with 98% and 97% of the population respectively. A negligible proportion of the population belongs to other religions, including Christianity and Qadiani / Ahmadi. However, the census results of the project affected population reflect that entire population is Muslim by religion.

3.5.5 Family Life

51 Mostly people live with parents and brothers in joint families. Families live in a shared house and share all productive resources such as land, crops, trees and cattle. The internal domestic management and arrangements are in the hands of the oldest men and women of the family. The external matters are dealt by the male head of the household. However, the nuclear family trend is emerging in the area. During census and socio-economic survey the family structure of affected households was analyzed. The analysis reflects 59% and 41% households respectively have nuclear and joint family structure. Table 3.1 below depicts family structure in project area.

Table 3.1 Family System in Project Area

Affected HHs	Nuclear	%	Joint	%
3429	2026	59%	1403	41%

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.5.6 Settlement Pattern

52 Majority of the population in project area resides together in the form of compact blocks of houses established as such in each revenue estate locally known as village. However, some families prefer to reside in their agricultural farms to watch and ward their belongings. The villages are connected with the each other and nearest towns mainly with paved roads. Most of the construction of houses is made of bricks and mud mortar and kacha/semi-pacca house are common. Although, the population of the villages falling in project corridor relates to different castes but culture is homogeneous throughout project corridor as the languages being spoken, traditions and rituals are common.

3.5.7 Conflicts Resolution Mechanism and Laws

53 The project area is located in central Punjab where all National laws and judicial system apply. Under National laws and judicial system, the disputes/cases are resolved according to the prevailing legal framework and courts located in project area in case, if laws of the country are violated. Once a case is registered the legal course takes place through normal courts starting from civil court, District/Session courts etc. Besides, the informal arbitrary system (Punchayat system) is also effective in the area especially in matters of dispute among different caste groups. Under Punchayat system, the family/village heads and locally influential persons play a vital role in arbitration between conflicting parties to resolve their grievances. The decision of Punchayat is binding on the parties and it has a legal acceptance as well in local judicial system of the Province under law of country.

3.5.8 Industry

54 As compared to adjoining District Faisalabad, Jhang and District Khanewal is lagging behind in industrial growth as there is no specified industrial estate established in the district so far. However, a number of industrial units including agricultural implement manufacturing cotton ginning and pressing units, cotton yarn seizing and textile factories, seed oil expellers, flour mills. Nestle milk plant, poultry feed units and cold storage/ice factories are located in the Districts.

55 There are seven large scale industries in the district Jhang. The Government Woolen Centre, Jhang City manufactures blankets for supply to Pakistan Army. Carpets and Durries are also produced for sale among government departments and the public. There is a number of Hand Looms and Power Looms at Jhang and Chiniot. The Wood Carving and masonry of Chiniot is very famous.

3.5.9 Trade and Trade Centres

56 TT Singh, Jhang , Chiniot and Khanewal are the main trading centre of the Project area. As the main commodity of the project corridor is agricultural produce which is traded to other areas of the country. However, the area lacks in processing and packaging of agricultural produce hence, most of the processed edible items and all non-edible items are being brought from other areas of country which are further supplied to the interior areas of these districts. The major industrial and commerce hub of the project area is adjoining city Faisalabad and local people from project area frequently visit Faisalabad and Multan for business and shopping.

3.5.10 Transportation and Accessibility

57 Khanewal and Jhang Districts are connected to the other main cities of the country through a well-established road network of provincial highways and railways. The Districts headquarters are connected with their Tehsil Headquarters and adjoining Districts of Faisalabad, Sargodha, Multan through provincial highways network and with rural centers with district council roads network. Major mode of transportation in the Project area includes intercity buses, minibuses (for local passengers), cars, vans, tractor trolleys, and trucks. Out of all these transportation modes, mainly, minibuses, cars and vans are used to travel to the settlements along proposed Motorway.

3.5.11 Fuel and Energy

58 As the project corridor is located in agricultural area of rural Punjab where wood and agricultural waste is predominantly used as fuel for domestic needs. According to socio-economic assessment, 70.2%of the population uses fuel wood, agricultural waste or dried cow dung, 9.2 percent of inhabitants use gas cylinders, while 1.5% use kerosene oil stoves in Khanewal. While in Jhang District 91% housing units are using wood, as cooking fuel in their houses while 5.1% are using gas for this purpose. About 3.9 percent are using kerosene oil and other sources of cooking fuel in their houses. Petrol pumps exist along the road to fulfill the energy requirements to operate agricultural machinery and meet transportation needs of the area.

3.6 CHARACTERISTICS OF THE PROJECT CORRIDOR POPULATION

3.6.1 Description of the Project Corridor

59 The total length of the Section-III is 64 km. Out of that 09.50 km falls in District Jhang and 54.50 km falls in District Khanewal. The alignment passes through three (3) Tehsils i.e. Shorkot and Kabirwala and Khanewal Tehsils of District Jhang and Khanewal. A total of 37 rural settlements/villages will be affected with the construction of Section-III of M-4 Motorway.

60 The project corridor is rural in nature. The area is mainly canal irrigated. The ground water is of good quality and some farmers have installed tube wells to irrigate their lands. Cotton, Rice, wheat, sugar cane and maize are the major crops. Almost all the area is irrigated by canals and tube wells.

3.6.2 Average Landholdings

61 According to socio-economic survey, out of the total 3429 respondent households, 42% have landholding up to 2.5 acres, 25% have between 2.5 to 5 acres, 16% have between 5 to 10 acres, and 15% families have their landholding more than 10 acres. While, 2.0% respondents did not give any answer about their landholding status. **Table 3.2** shows the landholdings status of the respondents.

Table 3.2: Average Landholdings of the Respondents

Sr. No	Landholding	(No. of AHs)	Percentage
1	Up-to 2.5 acres	1440	42%
2	2.5 ~ 5 acres	857	25%
3	5 ~ 10 acres	549	16%
4	Above 10 acres	514	15%
6	No Response	69	2%
	Total	3429	100%

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.6.3 Per Acre Income from Crops

62 During field survey and consultations the farmers informed that they prefer multi cropping pattern during winter (Rabi) and summer (Kharif) seasons. In Rabi season the main crop is wheat with fodder crop for livestock raised for domestic use by the farmers. While in kharif the major crops grown are cotton and Rice. Besides, people also grow sugarcane and maize (hybrid) crop in summer which is limited by availability of water. As the socio-economic survey was conducted in summer month of August, so the grown crops along project corridor included, Wheat, rice, cotton, sugarcane, and maize (hybrid) crops. Per acre average gross income from these crops as provided by Ayub Agriculture Research Institute, Faisalabad and validated through socioeconomic survey comes to Rs. 60000/=, 99000, 140000, 108000 and Rs. 90000/= respectively.

3.6.4 Population

63 As per census results ROW corridor population in 3429 households of 35 villages stood as 23186 persons, including 11130 males and 12057 females. The average household size is

6.75. The census results reflecting gender segregated population are provided in Table 3.3 below.

Table 3.3: Population of Project Corridor (Gender Segregated)

District	Village	HHs	Population	Female	Male
Jhang	4	326	2207	1148	1060
Khenewal	31	3103	20979	10909	10070
	Total	3429	23186	12057	11130

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.6.5 Education Level

64 According to census data analysis, 40% population is illiterate and remaining 60% population is literate. The literacy rate among male population is higher than their female counterparts. The literacy results reflect that 23% population had education up to primary level, 15% up to Middle level, 12% up to Matriculation, and 10% had college and university level education. Table 3.4 below depicts gender segregated educational status of the project population.

Table3.4: Educational Status

Sr. No.	Education Level	Male	%	Female	%	Over all %
1	Illiterate	3661	29	5788	51	40
2	Primary	2436	24	3014	23	23
3	Middle	2003	18	1326	12	15
4	Matric	1892	17	845	7	12
5	Inter	414	6	724	4	5
6	Above	724	7	362	4	5
	Total	11130	100	12058	100	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.6.6 Major Occupations of Respondents

65 The project corridor passes through rural settlements with agricultural farming as major source of income. Detailed socio economic survey of respondent population reflected that project affected households have multiple income sources and their dependency on land as income source is limited. The income analysis do not include women population interviewed during sample survey as they are not involved in income generating activity and their role is mainly limited to the household work. **Table 3.5** details the respondents' major income earning sources. Among the respondent households 29% are engaged with farming, while 08% are running their own businesses, 21% involved in agro-based business including trading of agricultural inputs and produce etc. Rest 13% and 15% families are involved in other income sources including private services & service and agriculture each. 09% & 05 are involved in labour with agriculture related activities. Major income source analysis reflect that the income earning of affected land owners is not solely dependent on agricultural land as the household members of the farming communities are also engaged in other income earning sources. Therefore, impact on income of affected households facing loss of agricultural land for project is perceived to be limited.

Table 3.5: Professional Status

Sr. No	Major Income source	Respondents	Percentage
1	Farming	1005	29%
2	Business	272	8%
3	Agriculture and Business	718	21%
4	Private Service	444	13%
5	Service and Agriculture	513	15%
6	Labor	171	5%
7	Agriculture and Labor	306	9%
	Total	3429	100%

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7 SOCIOECONOMIC PROFILE OF THE POPULATION ALONG THE PROJECT CORRIDOR

66 The socioeconomic profile of the people of project corridor as emerged from the sample surveys is discussed as follows. A sample of 500 respondents was randomly selected for this survey.

3.7.1 Housing Characteristics

67 During the Socio-economic survey respondents were also inquired about their house construction type to see the living standard of the respondents. 47.20% of the respondents live in Pacca houses that are constructed with superior materials and workmanship. 36% respondents have Semi pacca houses that are houses made of bricks masonry with mud mortar. Whereas, the remaining 16.80% of the respondents are living in Kacha houses that are constructed with unbaked mud bricks. Table 3.6 shows the house construction type.

Table 3.6: House Construction Type

Sr. No.	Construction Type	Number	Percentage (%)
1	Pacca	236	47.20
2	Semi Pacca	180	36
3	Kacha	84	16.80
	Total	500	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7.2 Housing Area

68 The total population of the survey sample is 3375 with average household size of 6.75. During the Socio-economic survey respondents were also inquired about their house sizes to see the living standard of the respondents. **Table 3.7** shows that 37% of the respondents have their house area up to 5 marla and 50% of the respondents have their house size in the range of more than 5 marla but less than 15 marla. 10 % respondents have big houses and have house area around 1 kanal and 03% respondents have large size houses more than 25 marla.

Table 3.7: House Size

Sr. No	Area (Marlas)	Number	Percentage (%)
1	Up to 5	185	37%
2	5-15	250	50%

Sr. No	Area (Marlas)	Number	Percentage (%)
3	15 - 25	50	10%
4	More Than 25	15	03%
Total		500	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7.3 Income of the Respondents

69 Table 3.8 shows the income levels of the DPs, which have been derived after their income analysis after detailed census. Most of them (40%) had incomes up to Rs 23000/ month. 42% had income between Rs. 23000 to Rs.33000/ month. 06 % respondents belonged to the income group ranging between Rs.33000 to 43000/ month, and 08% had an income more than Rs.43000/ month. These income classes belong to various professions. Mostly labor class belongs to income group less than 13000/ month below official poverty line (OPL).

Table 3.8: Income Levels

Sr. No.	Income Level	No. of Respondents	Percentage
1	Less than 13000 (OPL)	20	04
2	13000-23000	200	40
3	23000-33000	210	42
4	33000-43000	30	06
5	43000 & above	40	08
Total		500	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7.4 Monthly Expenses

70 Table 3.9 shows that majority (42%) of the respondents have their monthly expenses between the range of Rs. 23000 – 33000. 40% respondents have monthly expenses ranging Rs.13000 – 23000, whereas only 14% respondents have their monthly expenses above 33000. Mostly people are farmers and therefore most of the products of domestic use are produced in their own farms. Still their domestic expenses are less as compared to urban areas of Pakistan. 04% respondents have their home expenses less than Rs. 13000.

Table 3.9 : Monthly Expenses

S. No.	Monthly Income Group (Pak Rs)	Number	Percentage (%)
1	Up to 13000	20	04
2	13000-23000	200	40
3	23000-33000	210	42
4	33000 and above	70	14
Total		500	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7.5 Available Social Amenities in the Project Corridor

71 During socio-economic survey, the respondents were inquired about the utilities in their homes to develop the social baseline of the Project Area. Most of the respondents (92%) had electricity in their homes. None of the respondents was enjoying the facilities of sewerage and landline telephone in their homes. Water supply facility is available to 15% of the respondents; the remaining 85% are using bore water. **Table 3.10** presents the social amenities available in the project area.

Table 3.10: Social Amenities

Sr. No.	Social Facility	Available	%	Not Available	%
1	Electricity	460	92	40	08
2	Sewerage	00	00	487	100
3	Telephone	00	00	487	100
4	Water Supply	75	15	425	85

Source: Socioeconomic Survey of the Project Area by NHA Consultant

3.7.6 Education Facilities

72 The project area lacks educational facilities. The institutions for primary and middle level education seem functioning satisfactorily but these need to be increased in numbers particularly for girl students. In 35 villages situated along Section-III of the Motorway, there are 33 government schools for boys and 39 schools for girls. There are also 41 private schools in these villages. Table 3.11 below shows the status of educational institutions along the project route.

Table 3.11: Education Facilities along the Project Area

Sr. No.	Govt. Schools	Male	Female	Private School (Male + Female)	Total
1	Primary	13	18	17	48
2	Middle	13	12	22	47
3	High	07	09	02	18
Total		33	39	41	113

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7.7 Health Facilities

73 There is a District Headquarters Hospital and City Hospital at Jhang and a Civil Hospital each at Ahmadpur Sial and Shorkot. Besides, there are 13 Rural Health Centers, 43 Sub Health Centers, 93 Basic Health Centers, 14 MC Centers, 54 Dispensaries, 2 TB Clinics and 1 Mobile Dispensary in the district. In Khanewal, there are 8 Urban Hospitals, 27 Dispensaries, 4 Rural Health Centers, 82 Basic Health Units 2 T.B Clinics, 2 Sub Health Centers and 11 M.C.H Centers located in the district area.

3.7.8 Borrowing Status

74 During census and socio-economic survey of the affected households, it was identified that a nominal proportion of the respondents (95), i.e. 19 % had borrowed money from different sources such as Agriculture Banks, relatives/friends and non-government organizations dealing

in micro financing. While, major proportion of the respondents (405) i.e (81%) are free from any kind of debt burden. **Table 3.12** shows the barrowing status of the respondents.

Table 3.12: Borrowing Capacity

S. No.	Borrowing Status	Number	Percentage (%)
1	Under Debt	95	19
2	Without Any Debt	405	81
Total		500	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7.9 Borrowing Source

75 During census of the affected households, respondents who are under debt burden were inquired about their borrowing source. The results depict that most of the respondents (70%) have taken loan from commercial bank, 11% have taken loan from relative or friend and only 19% respondents have taken loan from community based micro financing organizations like NRSP/PRSP working in the area. Table 3.13 shows the borrowing status of the respondents.

Table 3.13: Borrowing Source

S. No	Borrowing source	Number	Percentage (%)
1	Bank	66	70
2	Relative/Friend	11	11
2	Non-Government Organization	18	19
Total		95	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.7.10 Vulnerable DPs/DPs

76 The individuals and groups who may be differentially or disproportionately affected by the project because of their disadvantaged or vulnerable status and include the landless, elderly, disabled and female headed households with fragile income status are termed as vulnerable. The DPs with income less than inflation adjusted OPL are considered as vulnerable DPs. The vulnerable DPs as identified during census and socio-economic survey comprised of the households with their income status below OPL. Breakdown of 103 vulnerable households reveal that, 21 are in employee category, and 42 are female headed poor households, 4 disabled and 36 poor residential structure owners. DPs losing significant part (more than 10%) of their productive lost assets are termed as significantly affected. However, income analysis of the DPs losing land more than 10% of their productive assets shows that they do not necessarily fall under the category of severely affected DPs as they have significant resource remaining after 10% acquisition. Moreover, those DPs have developed other sources of income to maintain their daily household requirements.

3.8 GENDER ISSUES AND ANALYSIS

77 In order to ensure gender issues are sufficiently identified, steps for making LARP more gender inclusive and responsive were taken which included selection of sample size with 20% representation of women. The women were interviewed by female staff to determine their

access to social amenities like education and health facilities, participation in household income generating activities and decision making, project impacts on mobility of women and to record gender concerns if any and provide appropriate mitigation plan if required. Besides, during consultation separate focus group discussions were also arranged with women at selected points in affected villages to address the overall gender issues. FGDs analyzed the existing situation of the affected communities from gender perspective, assessed the possible project impacts on women of the affected villages and recommended actions to improve gender dimensions of the LARP.

3.8.1 Access to Education and Health

78 During Socio-economic assessment 100 women (20% of population surveyed) from the project area were interviewed by the female staff by using a pre-structured proforma to collect information related to socio-economic conditions of women, available education and health facilities, project related awareness, anticipated project impacts on mobility of women and their concerns if any. During survey, it was observed that the women in project affected villages mainly resides in the house and do household works. However, few women were found engaged in teaching, nursing and stitching at home. As per level of awareness on the project, most women were aware of the construction of road project. Table 3.14 indicates the social condition of women surveyed. Out of total interviewed women 60 women (60%) were literate with different literacy levels i.e 66.7% had access to school, 20% to college level education and only 13.3% women having university level education. This reveals that they were free in getting education if they were willing and school level educational facilities were available in their surrounding areas (villages), while higher education facilities and vocational colleges were available in nearby urban centers, i.e. Khanewal ,Kabirwala and Shorkot city. On the other hand, 32% women had access to lady health visitor, 20% consult qualified government doctor in nearby hospitals and rural health centers, 28.0% consult private doctor and 20% consult quacks in case of sickness/ ailments.

Table 3.14: Social Condition of Women of the Project Area

Age	Access to Education			Access to Health Facility			
	School	College	University	Nurse/ LHV	Govt. Doctors	Private Doctors	Quacks
16-25	21	20	10	14	6	9	6
26-35	19	4	2	5	2	5	5
36-45	25	1	2	8	4	6	5
46-55	9	4	0	2	2	3	2
55/above	5	2	0	3	6	5	2
Total	40	12	8	32	20	28	20
% age	66.7%	20.0%	13.3%	32%	20.0%	28.0%	20%

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

3.8.2 Project Impacts on Women's Mobility and Access

79 During public consultation sessions with the females, it was observed that very few girls travel for higher education or accessing vocational facilities located in the urban centers and occasionally travels for consulting doctors. But women working in the agriculture fields feared that their routine movements may disturb during and after the construction of Motorway.

3.8.3 Power of Decision at Household Level

80 Out of total 100 women, 41% women have power of decision making at household level while 59% did not have any power to take decision and have less contribution in the household decision making in various matters (Table 3.15).

Table 3.15: Power of Decision Making at Household Level

Sr. No	Status	Number	Percentage
1	Yes	25	25
2	No	75	75
Total		100	100

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

4. INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

4.1 GENERAL

81 The consultation and information disclosure to the DPs and other stakeholders during project planning, designing and implementation stages is a key to sustainable development. Likewise, participation of stakeholders is essential to meet the objectives of meaningful consultation under resettlement policy and achieve the aims of resettlement planning and implementation by effective consultative process through different stages of the project cycle. So during, preparation of the land acquisition and resettlement plan, project displaced persons and other stakeholders from different fields of life were consulted meaningfully to learn their concerns and adopt appropriate measure in project design, resettlement planning and implementation and disseminate requisite information about project impacts, ADB's policy guidelines and land acquisition parameters.

82 In order to meet the criteria of meaningful consultation process, the consultation was started from early stages of the project. Initially, at the start of the project, a series of consultation sessions were held with the project affected persons at the village level from January 21st to 24th, 2007 to prepare the LARP for entire M-4 (Faisalabad-Khanewal) Project. These consultation meetings proved very useful in information sharing, consensus building, prioritizing and sequencing of interventions and collaborative monitoring and evaluations. Concerns raised during the preliminary village meetings were incorporated in the LARP prepared and afterwards, LARP public disclosure meetings were held during the months of March and May 2007 with the affectees to disclose the LARP findings.

83 This consultative process continued during different stages of land acquisition for M-4 Section-III and the local communities and project affected persons were kept informed about developments in land acquisition process at different time periods up to July, August 2015 to share the latest development interventions in the project and take responses from the DPs. Since, the LARP preparation work for M-4 Section-III project started in 2015, other round of structured gender inclusive consultation were carried-out during census and socio-economic survey of project affected persons in July and August 2015. In a project cycle, consultation is an ongoing process till project completion. Accordingly, the consultation will be kept continued at different time periods during implementation of the project to share latest development interventions in the project and take responses from the DPs.

84 However, to update consultation for finalizing the LARP, gender inclusive focus group discussions were arranged at different locations along project corridor during July & August, 2015, where it was ensured that people from all project affected villages may participate. The venue and time of FGD was communicated to the project affected persons and other stakeholders including village headmen and local community through NHA land staff. At this stage, specific objectives of the public consultation were as follows:

- share updated information about the M-4 Section-III project, its components, ongoing activities and various latest interventions in the project development;

- understand concerns of the DPs about the on-going land acquisition and compensation process, social issues associated with project civil works phase and mitigations required;
- disseminate information about impacts of the project, measures proposed to minimize the resettlement related impacts, entitlements, eligibility and grievance redress mechanisms;
- obtain co-operation and participation of the DPs and other stakeholders in resettlement planning/implementation process as well as during execution of civil works till completion of project; and
- Promote public confidence about the proponent, reviewers and decision makers by ensuring transparency in all the project activities through sharing the information in timely manner.

4.2 IDENTIFICATION OF STAKEHOLDERS

85 Project affected persons losing their assets and project executors including DPs, PMU M-4 Section-III, and local revenue staff was taken as primary stakeholders and their concerns were recorded during census/ socio-economic survey and compiling information about the project and land acquisition process. While other stakeholders identified include the village Numberdar and villagers in near vicinity of all three interchanges, local residents, government officials from different line government departments, public representative and community based organizations in respective villages.

4.3 CONSULTATIONS WITH THE STAKEHOLDERS

86 In compliance to the participation framework, consultations were made with the stakeholders and general public by the LARP study team. Consultative meetings and scoping sessions were held to learn about the views and concerns of the public on the proposed development works. The concerns raised by the stakeholders were considered in developing the entitlement matrix and resettlement plan, in order to enhance the project acceptability for the general public on social considerations.

4.4 FORUMS CONSULTED

87 The following forums were used to carry out the public consultations process.

- Consultative meetings held with the general stakeholders;
- Scoping sessions and gender sensitive FGDs held with local affected communities
- Focused group discussions held with main road users such as drivers, daily travellers, etc.

88 During the same consultation sessions, cut-off date of August 15, 2015 for compensation eligibility was communicated to all the participants. They were clearly told that no subsequent changes in the land use would be entertained by NHA for any compensation or financial assistance (see Table 4.1 below).

Table 4.1: Schedule and Number of Participants during Consultations

District	Tehsil	No. of Villages	Name of Village	Date	No of Participants	
					Male	Female
Jhang	Shorkot	02	5-G & Kaki Kohna	06-07-15	24	-
		02	17-G & 18-G	07-07-15	27	15
Khanewal	Kabirwala	03	9-D, 8-D & 17-D	08-07-15	49	-
		03	14-D, 15-D & 29-G	09-07-15	38	19
		03	Allah Hoo, Nihalewala & Kalkanwala	28-07-15	49	-
		04	Jihanpur, Alipur, Hassanpur and Umeed Garh	29-07-15	36	-
		03	Shahdat Kandala, tarholi & Saesahu	30-07-15	45	23
		03	Nurpur, 13-V & 14-V	31-07-15	29	-
		02	I-KM, 7-V	01-08-15	61	-
		02	Jalaphore & 23-G	03-08-15	26	13
		02	10-D & Dinpur	04-08-15	70	-
	Khanewal	03	09/V, 07/V, 08/V	05-08-15	30	18
		02	15/V, Khanewal Kohna	06-08-15	37	-
Total		34		-	521	88

Source: Census and Socioeconomic Survey of the Project Area by NHA Consultant

4.5 APPROACH ADOPTED FOR THE CONSULTATION

89 Structured public consultation and information disclosure sessions continued during the month of July, August 2015 in all the thirty five (35) mouzas of Section-3 of M-4 Motorway. During the meetings efforts were made to consult the maximum affectees by land & other infrastructure and record their concerns.

90 To hold the meetings, affectees were informed one day before the meeting and to assemble on the dera of local Numberdar (village head man/representative of each mouza). In addition, announcements were also made in the loud speakers of mosque of each mouza for meetings to discuss the resettlement related issues. The meetings were held in an open encouraging atmosphere where affectees expressed their concerns and views freely.

91 The following approach was used for the public consultation process:

- Scoping sessions involving key stakeholders, for example, affected land owners, household affectees, affectees by poultry farms, village leaders, women, the poor, people experiencing particular kinds of losses;
- Individual interviews with people affected on a household basis to seek their agreement on their specific entitlements;
- Information campaigns, for example, using media, or distribution of information leaflets; and
- Formal meetings with the DP's.

4.6 INFORMATION DISSEMINATED

92 Following issues were discussed & disclosed to the affectees during the consultation meetings:

- a. Project introduction to Stakeholders
- b. Compensation package for affected persons
- c. Land acquisition related matters
- d. Under passes designs
- e. Project components & discussion on various aspects
- f. Resettlement issues
- g. Valuation procedure of affected assets
- h. Compensation in cash and on time
- i. Special care for vulnerable groups
- j. Road Safety aspects

93 Besides above structured consultation, the community consultative process was kept continued during compensation disbursement process under land awards by the project land and engineering staff to inform displaced persons about their entitled land compensation, submission of compensation claims and collect the compensation cheques as well as to discuss anticipated social and environmental issues in wake of implementation of project civil works. During these consultations the displaced persons were informed about updated status of project and advised to constitute village level affected person committees for coordinating with project implementers to resolve social and environmental issues during construction phase of the project. As said earlier, the consultative process is an ongoing activity which starts at early stage of project planning and kept continued till completion of the project, so the APC's being constituted at project level will provide a coordination node between project executors and the project implementers for effective and timely information dissemination and record concerns of project affected communities and resolve their social and environmental issues during implementation of project.

4.7 CONCERNS RAISED BY THE PARTICIPANTS AND THEIR ADDRESSAL

94 Due to continuous public awareness campaign and chain of meetings held during the preparation of the LARP, the general public appeared to be convinced about the construction and associated benefits of the Motorway. As a whole, public of the mouzas falling within project M-4 Section-III have a very positive view about the Project and supports it. They are well aware of the fact that completion of the project will provide them a better road infrastructure that may prove a step forward to improve their living standard by providing a rapid access to market their agricultural produces in major commercial hubs in the province. Fenced road with controlled exit entry points and under passes at all crossing roads and designated passages will reduce chances of accidental loss of life and property. However, they also raised their concerns during consultations mainly related assessment of land valuation, eligibility and entitlements, compensation delivery, proposed design solutions to restore irrigation water channels and local roads across the motorway to ensure their cultivation and rituals are not disturbed. They also asked questions to get information about various components of the Project. Following (Table 4.2) is a summary of the concerns and responses. The detailed schedule of consultation meetings and participants is given above in Table 4.1.

Table 4.2: Concerns Raised and Addressal

Sr. No.	Concerns	Response	Responsibility
1	Agriculture land will be bifurcated into two parts and the DPs will face difficulty to cultivate their farms due to restricted access and irrigation water channels.	Issue is addressed in the design and underpasses provided at all designated farm roads as well as the water channel crossing the M-4 Section-III alignment will be restored by providing culverts as and where required for continued cultivation of land on both sides of the M-4. Besides, in land acquired by NHA, 5 meter wide kacha tracks are provided on both sides on Motorway to facilitate the DPs to access their farms without any interruption.	NHA/ Design and Construction Supervision Consultants
2	Title less affected persons will not be given compensation	Non-titled affected persons will be compensated for their all lost assets except land, in accordance with SPS requirements, to ensure that they are not worse-off due to project implementation.	NHA/ LARP Consultant

3	Instead of fly over at crossing roads, under passes should be provided to facilitate the project affected community to transport their agricultural loads without any difficulty.	The affected community was informed that the flyovers were provided in initial design which has been replaced with under passes by elevating M-4 at all crossing roads to address their concerns and minimize the resettlement and other related impacts.	NHA/ Design Consultants
4	Land should be acquired at market price	<p>The DPs were informed that NHA has no role in process of land valuation. The land rates are assessed by DPAC taking into consideration the prevailing market rates which are approved by BOR. The LAC cannot go beyond these rates, which have been determined according to the LAA-1894. However, NHA will make efforts that compensation for lost assets is provided on replacement cost basis. To determine the replacement, an independent land valuation study has been conducted by an impartial evaluator.</p> <p>DPs were also informed that they will also be eligible for resettlement assistance allowance for restoration of their land/livelihood over and above land rates approved by the BOR.</p>	NHA/LAC
5	Tenants/leaseholders should be compensated for their crops	Issue have been addressed in the LARP and tenants/leaseholders if any shall be paid compensation for the affected crops	NHA/LAC
6	Livelihood will be affected due to acquiring agriculture land	For the DPs having agricultural resource dependency, will be provided standard crop compensation plus one additional crop compensation. Besides all DPs facing land loss are provided with resettlement assistance allowance for restoration of land/livelihood. .	NHA/LAC

7	Access problem for the farmers to approach their agricultural land for cultivation	The DPs were briefed that underpasses will be provided at all designated farm roads to facilitate the movement of local farmers. Meanwhile, it is advised that the village level DPCs should be constituted to coordinate and information dissemination during execution of civil works to ensure that any issue identified at that time is resolved through consultative process.	NHA/ Design Consultants
8	Loss of crops should also be paid at the market rates	The crop compensation will be paid on actual basis as per harvest register record at prevailing market rates of crops in the project area.	NHA/LAC
9	Compensation should be paid before taking possession of land	Land acquisition is already going on and payment of land compensation is at advance stage and is almost near completion. . The possession of land will be taken after completing the payment procedure.	NHA/ LAC
10	Poor people should be given special attention for employment during construction stage	Issues have been addressed in the LARP and effort will be ensured to engage poor & vulnerable during the construction stage of the project.	NHA
11	Proper sprinkling of water during construction stage to control dust pollution	The kacha haulage tracks along motorway will be kept in good working condition throughout project implementation period and sprinkling of water will be ensured to avoid dust problem. This issue is addressed in the EIA of the Project and contractor will be bound for sprinkling of water according to the schedule	NHA/Contractor
12	Will affected employees be paid compensation or not	The employees of the affected commercial structures and agricultural land (if any) will be paid employment loss in accordance with SPS. This is covered in the entitlement matrix.	NHA & LARP Consultant

13	Will the DPs be allowed to take salvage material of the damaged structures without deduction or not.	All the DPs, facing structure and tree losses will be allowed to take with them the salvage material of the affected structures and trees without deducting salvage material cost.	NHA
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4.8 GENDER INVOLVEMENT IN THE CONSULTATION PROCESS

95 According to SPS June 2009, meaningful consultation process is gender inclusive and responsive and tailored to the needs of disadvantaged and vulnerable groups. To interact freely and explore the gender related issues, female workers were included in the team composition. Formal meetings with the females from the affected communities were held to explore their needs, problems and priorities related to the project execution. In addition to the formal meetings, individual interviews were also held with the affected women to effectively involve them in the planning process.

96 Formal meetings and focus group discussions were held with the women, in which they participated actively and showed their support for the Motorway project. Since, the census reflected that except for extending help to their counterpart male family members in routine farming activities the women are not involved in the agricultural farm management works and income generation activities. To determine, the adverse impacts on women and their involvement in the project assumed economical benefits, detailed focus group discussion were carried out to document their concerns and propose appropriate mitigation measure to address their concerns (if any). The Gender FGD's were held in en-route villages wherein 88 women participated in consultation proceedings.

97 With regard to the discussion on division of labour at work and at home, all the women reported that due to social traditions, they don't involve in outdoor productive activities except helping their counterpart male members in routine farming chores and their roles are mainly limited to take care and maintenance work of the household, such as cooking, washing, cleaning, nursing, bearing and looking after children etc. However, they showed their keenness to take part in the productive activities without compromising their modesty and introvert social traditions of the area. They were of the view that promotion and skill build in handicrafts, cottage industry and to train the women of the area may augment the economic conditions of their household provided the male members of the household permit and supports them. There was no specific issue reported related to the women during the meetings. However, they highlighted that their routine farming activities and access to educational and health facilities should not be disrupted due to project activities.

- The overall crux of FGDs with women reflects that the women of the project area have their role in household activities. Except loss of their family assets as a result of the road construction, the women could perceive little negative impacts of road improvement in their lives. Thus, based on FGDs with women it is perceived that women will not be affected negatively due to the program. However, during implementation of the project works the consultation process will be kept continued and negative impacts (if any) on women will be taken up on a case-to-case basis and will be treated on a priority basis.

4.9 FUTURE CONSULTATIONS AND PARTICIPATION.

98 The effectiveness of the Resettlement and Rehabilitation (R&R) program is directly related to the degree of continuing involvement of those affected by the project. Several additional rounds of gender inclusive consultations with APs will form part of the further stages of project preparation and implementation. These will be carried out as required during implementation and monitoring of LARP as well as in the events of grievance redress process throughout project implementation period. To meet the ends of future consultations and participation, Safeguards Management Consultants team will facilitate the EALS, LARU and Project implementation team to keep the consultation continued and facilitate the Displaced Persons and Displaced Person's Committees to raise their concerns to the project executors and get their issues resolved at local level. The gender inclusive consultation will continue throughout the project implementation period and the following set of activities will be undertaken as future consultation and participation for effective implementation of the LARP.

- During disclosure of LARP the DPs and other stakeholders will be consulted to share the LARP related information regarding the compensation eligibility and entitlements, compensation delivery mechanism and time lines, project based grievance redress system and procedures to record and redress grievances etc.
- The consultation process will include dissemination of adequate information regarding the land valuation mechanisms, compensation assessment process adopted for land and land based assets, entitlement provisions under LARP and remedies available to APs if they show concerns thereto.
- Together with the LARU staff at PMU SSMC will conduct information dissemination sessions in the subproject area and solicit the help of the local community/ leaders and encourage the participation of the DPs in implementation of LAR provisions, delivery of compensation and redress of grievances to ensure smooth implementation of the project.
- During the implementation of LARP, LARU assisted by Safeguards Management Consultants' Team together with land and engineering staff of PMU will organize public meetings, and will appraise the communities about the progress in the implementation of project works, including awareness regarding road construction.
- Consultation and focus group discussions will be conducted with the displaced persons in general and the vulnerable groups in particular to ensure that the vulnerable groups understand the process and their needs are specifically taken into consideration during implementation of LARP and income restoration measures like project based employment opportunities.

4.10 DISCLOSURE OF LARP

99 Key features of this LARP have been disclosed to the DPs in July & August, 2015 during consultation meetings while conducting the census and socio-economic surveys, field level informal interaction between the DPs, consultants and NHA staff. The following steps will be undertaken for the disclosure of LARP as per provisions of the LARF ADB's SPS policy.

100 The draft LARP will be disclosed to DPs after its approval from ADB and its soft copy will be uploaded on the NHA and ADB website. An information booklet having summary of DPs and compensation will be prepared specifically for this purpose. This information booklet will be

translated into Urdu and be distributed among all DPs. It will enable the DPs to read it by themselves and be aware of their entitlements, unit rates of compensation/income restoration and rehabilitation assistance and relocation assistance, payment procedures available for various types of DPs as given in the 'entitlement matrix', and grievance redress mechanism.

101 After approval by the ADB, the LARP will be translated into Urdu by the EALS/NHA and its copy will be placed at the Project Director Office Faisalabad and will be easily accessible to all the DPs and other stakeholders. It will be disclosed to women through a meeting by female staff.

5 GRIEVANCE REDRESS MECHANISM

5.1 GENERAL

102 During different stages of LARP preparation and implementation, it is likely that displaced persons have some grievances related to project actions, lost assets, and compensation disbursement process and compensation delivery. To resolve all such issues, a grievance redress mechanism will be available to allow DPs appealing any disagreeable decision, practice or activity arising from project implementation land or other assets assessment, acquisition and compensation. DPs will be fully informed of their rights and of the procedures for addressing complaints verbally and in writing during consultation, assessment survey, and time of compensation. Care will always be taken to prevent grievances rather than going through a redress process. This can be achieved by involving the DPs in design selection process, including alternative options to avoid and/or minimize the LAR impacts and finally involving the DPs in LAR planning and implementation. LARP provides a well-organized grievance redress mechanism that ensures meaningful participation of DPs in the meaningful consultation process.

103 Although in Land Acquisition Act, 1894 a legal mechanism is available to address the concerns of legal title holders about asset evaluation, land ownership and payment of compensation. However, the LAA mechanism does not provide a redress system for DPs grievances other than land valuation, ownership and payments. The LAA mechanism does not enable the project executors and the DPs to resolve their issues other than land acquisition at local level. So to address the gaps a project grievance redress mechanism has been established to address/resolve the project related issues including the DPs issues or grievances related to land acquisition, land prices, land ownership/classification and payment of land compensation, and resettlement and relocation related issues. For timely resolution of the issues if any and investigate the complaints and make decisions, a gender sensitive Grievance Redress Committee at the project level has already been notified (office order no 1(1)/NHA/EALS/2009/26 dated 8-10-2009) and working for M-4 and is placed at Project Director's Office at Faisalabad (See Annex-X). Although the GRC is the focal unit for grievance redress at the project level, however to facilitate the DPs to resolve their issues at village level or raise concerns to NHA-HQ level in case of disagreement with GRC decision a two tier grievance redress mechanism is proposed as part of Land Acquisition and Resettlement Plan. The representation of the gender is ensured at all levels of GRM by inducting female members in the GRCs (Project Level), DPCs (village level already formed and are functional) and EALS (NHA HQ level). The grievance redress mechanism will ensure AFs/DPs access to a grievance redress/ resolution mechanism that openly and transparently deals with the grievances and makes decision in consultation with all concerned that are consistent with SPS requirements and local laws.

104 Before invoking formal grievance redress system at the project level, the concerns of the aggrieved DPs will be examined at the village level through social mobilizers. The social mobilizers will, act as focal person in their respective territorial limits to get the grievances recorded, investigated and discussed during GRC meetings; facilitate the DPs to propose the

remedial actions at their level in accordance with provisions of the resettlement plan and resettlement framework and; coordinate with the project implementers. Required Social Mobilizers will be hired at the project office, Faisalabad.

5.2 FIRST LEVEL OF GRM

105 If the grievance is not resolved at local level it shall be raised to formal grievance redress mechanism which is first level of GRM. A formal complaint will be tendered with the Project Grievance Redress Committee through the Social Mobilizers. Once the complaint is submitted with the Project GRC, it shall record it in the complaints register, without delay, and initiate the process of investigation through its technical and resettlement field teams. The complaint register is being maintained by the Assistant Director Land in project office. The field teams (Land Staff) will investigate into the complaint meet the aggrieved person and the local community and submit its fact finding report and recommendations to the GRC within 7 days of recording of complaint with GRC. After receipt of the fact finding report the GRC will hear the aggrieved person and decide the complaint based on ground facts but in accordance with the agreed entitlements and provisions in the LARP/entitlement matrix. In However, if aggrieved person is not satisfied he/she will be allowed to elevate the complaint to next level of GRM for resolution of his grievances. The GRC will decide the grievances within, 21 days of receipt of complaint in GRC and if the decision is not arrived in stipulated time its reasons will be recorded and the decision will be arrived in next 7 days. If the final decision by GRC is not acceptable to the DPs, they may pursue a legal course if they wish to do so.

5.3 SECOND LEVEL OF GRM

106 In case of dissatisfaction of the DP, they will be referred by GRC to second level of GRM i.e at EALS in NHA-HQ, within 07 days after communication of decision by the GRC. The EALS will acknowledge the complainant about his complaint, scrutinize the record of the GRC, investigate the remedies available and request the complainant to produce any record in favor of his claim. After thorough review and scrutiny of the available record on complaint visit the field and collect additional information if required. Once the investigations are completed the EALS shall get its recommendations approved by Member Aided Project and forward them to the Project Director and the complainant accordingly within 15 days of receipt of the complaint. If the complainant is still dissatisfied with the decision, he can go to the court of law, if he/she wishes so.

5.4 CONSTITUTION AND FUNCTION OF THE GRC

107 The GRC have been established at the project level (Faisalabad) with the primary objective of providing a mechanism to mediate conflict and cut down on lengthy litigation. It will also provide people, who might have objections or concerns about their assistance, a public forum to raise their objections and through conflict resolution, address these issues adequately. The GRCs will continue to function, for the benefit of the DPs, till complete implementation of LARP.

108 The GRC is headed by the Director Land, M-4. The GRC have representative from Project Management Unit, aggrieved DP/DPs and/or representatives of DP/DPs, social mobilizers and other interested groups if any. The GRC is composed of the following members:

- Director (L&S) M-4 Convener
- DD/ A.D (L&S) M-4 Member
- LAC 1
- LAO 1
- Patwaris 2
- Office Assistant (to maintain record)
- Resettlement specialist concerned social mobilizers of SSMC (As per requirement female member)

109 The GRC meets every month. Other than disputes relating to ownership rights and against award under the court of law, GRC review grievances involving all resettlement benefits, compensation, relocation, and other assistance. GRC will perform following functions:

- The GRC prepares a register for the purposes of entering each and every complaint either received directly from the AP or through H.Q or other outside agency i.e. EDOR/ DOR office, irrigation department, forest department etc.;
- These complaints shall be carefully categorized in separate heads as against price fixation of land, crops, tree, structures etc or problems in relocation and seeking assistance for rehabilitation etc. ;
- The focal person of GRC shall submit its report containing detailed status of implementation and regarding the disposal of complaints/grievances of DPs to chairman, LARU and Chairman PMU on monthly basis;
- Subsequent to receiving a formal complaint, the receiver (i.e. ADB, EALS Wing, PD etc) will immediately forwards the complain to GRC for further action;
- The GRC shall ensure that all field visits and consultation with the DPs are properly documented. Such record shall be placed in the PMU office.
- GRC after the site visit shall prepare a report with recommendations and solutions and submit the same to Chairman, PMU and resolve the problem accordingly; and
- GRC shall close the complaint file by communicating with the complainant.

5.5 INFORMATION DISSEMINATION AND COMMUNITY OUTREACH

110 In synchronization with ongoing consultative process the grievance redress mechanism will also develop a back and forth information dissemination system to inform the DPs about their rights under the statute LAA, 1894, ADB's Social Safeguard Policy Statement 2009, agreed LARF and approved LARP for the project. The DPs have been informed about the GRM, its functioning, complaint process to GRC, phone numbers and postal addresses of the focal

members of the GRM during the month of August, 2012. Besides this formal communication, SSMC will maintain a close liaison with the DPs and provide them the requisite information on the GRM and update the DPs about the status of complaints under process with GRC.

5.6 TITLE DISPUTES AND COURT REFERENCES AGAINST AWARD

111 The title disputes under land acquisition act and references against award are beyond the preview of the GRC hence all such disputes will be dealt as per provisions of the law. However, the GRM will provide firsthand information to the DPs about their rights and obligations under the statutes and facilitate them to follow the course of law to get their issues/cases resolved or lodge reference against awarded compensation if the DPs desire so.

Table 5.1: Grievance Resolution Process

Steps in the Grievance Resolution Process
SSMC will maintain regular contact with the DPs and to be the first line of contact on issues related to LAR.
Any complaints in the village will be recorded and investigated by the consultant, with the help of the DPs and village level APC, and if possible issues will be resolved at village level in coordination with the APC and with the assistance from the PMU.
Any complaint that cannot be resolved satisfactorily at informal level will be forwarded to the Grievance Redress Committee, chaired by the Director Land. Any solution or decision must comply with the LARF.
If the Grievance Redress Committee is unable to resolve the issue, it will be present before EALS for its review and decision.
Should the grievance redress system fail to satisfy the DP, DP can submit the case to the appropriate court of law as per the process set out in Sections 18 to 22 of the LAA (1894).

6 LEGAL AND POLICY FRAMEWORK

6.1 GENERAL

112 This section describes national and local laws and regulations that apply to the project and identify gaps between local laws and ADB's policy requirements; and discuss how any gaps will be addressed; describe methodology for determining valuations and compensation rates at replacement cost for assets, incomes, and livelihoods; and describes the land acquisition process and prepare a schedule for meeting key procedural requirements.

6.2 LEGAL FRAMEWORK

113 The existing law and regulations on land acquisition and resettlement are described as under:

114 The present general law for acquisition of land for public purposes such as urban development, new roads, railway lines and canals etc, was introduced in the year 1894 as the Land Acquisition Act, 1894 (LAA). This Act remains the primary law governing land acquisition in Pakistan today and is the principal general statute laying down the framework for the exercise of the right of eminent domain of the State.

115 In addition to the provisions of the Act, regulations setting out the procedure for land acquisition have been provided in the 'Punjab Land Acquisition Rules, 1983; published in the Gazette of the Punjab Extraordinary, dated February 22, 1983. These rules are applicable in the Punjab. There is another body of general regulations called the Standing Order No. 28, which is followed by the NWFP and Punjab. For the acquisition of land, the above mentioned Act, rules and regulations are followed whether the acquisition is for NHA or any other government agency.

116 The LAA lays down definite procedures for acquiring private land for projects and payment of compensation. The rights of people whose land is to be acquired are fully safeguarded. Even for entering private land or carrying out surveys and investigations, specified formalities have to be observed and notifications have to be issued. Damage to the crops during survey and investigations has to be compensated. The affected persons, if not satisfied, can go to the Court of Law to contest the compensation award of the Land Acquisition Collector.

6.2.1 Land Acquisition Act (LAA), 1894

117 The Land Acquisition Act 1894 (LAA 1894) with its successive amendments is the main law regulating land acquisition for public purpose at federal and provincial levels through the right of exercise of eminent domain. The LAA has been variously interpreted by provincial governments, and some provinces have augmented the LAA by issuing provincial legislations. In Punjab, for example, valuation is done through District Price Assessment Committees (DPAC) and approval of price rests with Punjab Board of Revenue. In Khyber Pakhtunkhwa, however, the land guidelines provide for land acquisition through private negotiation between acquiring agency through the land acquisition collector and the affected land owners. The entire process from start of negotiations to compensation disbursement has to be completed within six

months. The LAA, nevertheless, requires that following an impacts assessment/valuation effort, land and crops are compensated in cash at market rate to titled landowners and registered land tenants/users, respectively. The LAA mandates that land valuation is to be based on the latest three (3) years average registered land sale rates, though, in several recent cases the median rate over the past 1 year, or even the current rates, have been applied.

118 Based on the LAA, only legal owners and tenants registered with the Land Revenue Department or with formal lease agreements are eligible for compensation/livelihood support. For those without title rights, there are no laws in Pakistan either at federal level or in the provinces of Punjab where M-4 projects will be implemented. However, there are practices in Pakistan in which unregistered affectees have been paid compensation for their lost assets and livelihood sources. Projects such as Chotiari Dam, Ghazi Barotha Hydropower, and National Highways Improvement, have awarded compensation and assistance to unregistered tenants and other forms of DPs (sharecroppers / squatters).

119 It is also noted that the LAA does not openly mandate for specific rehabilitation/assistance provisions benefiting the poor, vulnerable groups, or severely affected DPs, nor does it overtly provide for rehabilitation of income/livelihood losses or resettlement costs. However, this is often done in many projects through ad hoc arrangements negotiated between a specific EA and the DPs.

120 The law deals with matters related to the acquisition of private land and other immovable assets that may exist on it when the land is acquired for public purpose. A listing of the Sections of the Act and their salient features is given in Table 3. The right to acquire land for public purposes is established when Section 4 of the LAA is triggered. The LAA specifies a systematic approach for acquisition and compensation of land and other properties for development projects. It stipulates various sections pertaining to notifications, surveys, acquisition, compensation and apportionment awards along with dispute resolution, penalties and exemptions. Surveys for land acquisition are to be disclosed to the displaced persons. Table 6.1 below provides salient features of major sections of the act:

Table 6.1: Salient Features of Pakistan's LAA 1894

Key Sections of LAA	Salient Features of the LAA 1894
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.
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

Key Sections of LAA	Salient Features of the LAA 1894
	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 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 (LAA-1986)	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, 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.

6.3 ADB’S INVOLUNTARY RESETTLEMENT SAFEGUARDS

6.3.1 ADB’s Safeguard Policy 2009

121 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 reach 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; 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.

6.4 COMPARISON OF KEY PRINCIPLES AND PRACTICES OF PAKISTAN'S LAA AND ADB'S IR SAFEGUARDSSPS 2009

122 A comparison of Pakistan's Land Acquisition Act of 1894 (LAA) and ADB's Policy on Involuntary Resettlement (IR) shows that there exist major differences in the two instruments. 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 consideration is that by following the ADB assessment procedures, the requirements of the Pakistan and Punjab regulatory systems are in compliance. Conversely, if the Government of Pakistan systems (including the Punjab) are followed then there are likely to be shortfalls in comparison to the ADB requirements. 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 6.2 below presents a gap-analysis between the Pakistan's LAA and ADB's Safeguard Policy Statement (2009).

Table 6.2: Comparison of LAA and ADB's Safeguard Policy Statement (2009)

Key LAR Aspects	Pakistan's Land Acquisition Act of 1894	ADB IR Safeguards-SPS 2009
IR Policy	Government does not have a national or provincial policy on resettlement and rehabilitation of affected persons.	ADB Safeguard Policy Statement provides a policy on involuntary resettlement with principles, objectives and procedures for implementation
LAR Planning	No requirement of LARP	Preparation of draft and final LARP

Key LAR Aspects	Pakistan's Land Acquisition Act of 1894	ADB IR Safeguards-SPS 2009
Consultation, information and participation of DPs	No specific requirement. The decisions regarding land acquisition and the rate/amount of compensation to be paid are published in the official Gazette which is notified in accessible places so that the people affected are informed	Meaningful consultation, timely disclosure of relevant information and participation in LAR planning
Disclosure of LARP	There is no law or policy that requires preparation and disclosure of LARPs.	Disclosure of draft & final LARP to DPs and on ADB website
Grievance redress	Established under LAA through the formal land acquisition process at a point in time or through appeals to the court. Land Acquisition Collector (LAC) is the pre-land award authority to make decision on objections.	Establish GRM scaled to risks and impacts of project at project and field levels.
Assessment of social impacts	No requirement in LAA	Census, socio-economic survey, detailed measurement survey and valuation of lost assets
Cut-off date	At the time of issuance of section 4 under LAA	Eligibility for entitlements under this LARP is limited by a cut-off date, determined at the time of social impacts assessment (SIA) survey, census of displaced persons (DPs), inventory of losses (IOL) and socioeconomic baseline survey.
Involuntary LAR	LAA governs land acquisition and land is acquired strictly in accordance with vaguely defined LAA procedures.	Eminent domain is recognized and subject to social safeguard provisions
Negotiated LAR	Not encouraged	Negotiated land acquisition is encouraged and subject to social safeguard provisions
Eligible DPs	Only titled persons	All physically and economically displaced persons, including titled and non-titled, with differential entitlements
Compensation to all eligible persons with or without titles.	Compensation paid to only the title-holders	Lack of title should not be a bar to compensation. Requires equal treatment of those without clear land titles (for example squatters, or other informal settlers) in terms of their entitlements for resettlement assistance and compensation for the loss of non-land assets. Titled and non-titled with legally recognizable claims to land: land for land of equivalent value and quality or cash compensation at replacement value

Key LAR Aspects	Pakistan's Land Acquisition Act of 1894	ADB IR Safeguards-SPS 2009
Compensation of structures	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 salvage materials.	Replacement of structures or cash compensation at replacement value for all DPs, titled and non-titled
Community and public resources	Damages done to land and structures are to be paid	Restoration/provision of civic infrastructure and community services
Replacement cost	Land valuation based on the median registered land transfer rate over the 3 years prior to Section 4 of LAA being invoked. 15% compulsory land acquisition charges are paid over and above the assessed compensation. However, recent practice is that prices are calculated based on registered transactions of 1 year from the date of announcement of section 4 of LAA.	Full replacement cost includes fair market value, transaction costs, interest accrued, transitional and restoration costs and other applicable payments without depreciation. Land valuation to be done by qualified and experienced experts.
Income restoration and livelihood support	Only compensation is paid but not resettlement allowances and/or any income restoration support. There is no mechanism to ensure payment is made before displacement.	Enhance, at least restore, DPs' livelihoods. Compensation of lost incomes and livelihood sources at full replacement cost; credit, training and employment assistance; project development benefits
Women and Vulnerable persons	No provision in LAA	Improve livelihoods to at least national minimum standards. Due consideration of women in census and surveys, consultation, grievance redress, as well as compensation and rehabilitation
Relocation assistance	No provision in LAA	Secure tenure, better housing, transitional support, infrastructure and services
Timing and notification of displacement	No specific provision in LAA. DPs are required to vacate the right of way after the land is possessed regardless whether compensation or not	No physical or economic displacement before compensation has been paid, other entitlements have been provided and income and livelihood program is in place
Monitoring and evaluation	No requirement on LAA	Monitoring and assessment of IR outcomes; disclosure of monitoring reports

6.5 REMEDIAL MEASURES TO BRIDGE THE GAPS

123 In order to establish a land acquisition and resettlement policy framework for the Project, which reconciles Pakistan's legal and regulatory system for LAR (LAA 1894) and ADB's IR Safeguards as in SPS 2009, and addresses the gaps between the two systems, the following principles (as mentioned under the project LAR policy below) will be adopted. The following

“Project LAR Policy” encompassing all the gap filling measures will be adopted for implementation of M-4 Section-III subprojects under NTCHIP.

6.5.1 Project LAR Policy

- i. The Projects will avoid, minimize or mitigate involuntary LAR impacts causing physical and/or economic displacement and a LARP will be prepared to compensate all displaced persons.
- ii. Displaced persons and other stakeholders will be consulted and informed as well as given an opportunity to participate in LAR planning in a form accessible and understandable to them.
- iii. Each draft, final or updated LARP will be submitted to ADB for review/approval, endorsed by the borrower/client and disclosed on the ADB website as well as to affected persons by placing the hard copies of LARP at places of access and providing the relevant information in a manner and language understandable to them.
- iv. A grievance redress mechanism with representation of all stakeholders will be established at the time of project inception.
- v. A comprehensive assessment of social impacts, involving (i) a census of all displaced persons, and an inventory of their lost assets (ii) a socio-economic survey of a sample of at least 10 percent of displaced persons, and (iii) a detailed measurement survey and valuation of all lost assets as well as an assessment of lost incomes will be carried out.
- vi. An eligibility cut-off date has been declared and formalized on the date of completion of social impacts assessment survey and census of DPs.
- vii. Negotiated land acquisition will be preferred. The ADB SPS SR2 requirements apply to such negotiated settlements. Nevertheless, if negotiated settlement fails, the land will be acquired through LAA but with replacement costs awarded for compensation to the DPs.
- viii. All titled and non-titled DPs occupying land to be acquired by the project before the cut-off date will be eligible for compensation, relocation and rehabilitation measures, as applicable, regardless of whether the impacts are permanent or temporary, full or partial. Non-titled DPs without legally recognizable claims to land will be eligible for all compensation, relocation and rehabilitation measures, except land. The full eligibility of non-titled DPs with legally recognizable claims to land is recognized.
- ix. Compensation of land and structures will be done at replacement value, either through the replacement of land or structures of equivalent or higher value and quality or through cash compensation at replacement cost. Replacement cost involves fair market value, transaction costs, interest accrued, transitional and restoration costs and other applicable payments without depreciation. For replacement of land or structures all transaction costs will be paid by the project or included in compensation payments to the DPs. The value of structures will not be depreciated for age.
- x. Qualified valuation experts will be engaged to assess the value of all lost assets according to legally sanctioned principles of Pakistan’s LAA and the ADB IR safeguard

norm of replacement cost and value as stipulated in LAR policy principle 10. Given the large number of properties to be acquired, a 5% representative sample of properties which reflects different land types and usage will be used for the valuation work. In case of conflict between these principles, the ADB requirement for replacement cost shall prevail.

- x. All lost civic infrastructure and community services will be either restored or newly provided at relocation sites.
- xi. All lost civic infrastructure and community services will be either restored or newly provided at relocation sites.
- xii. Incomes and livelihood sources lost, including but not restricted to crops and trees or interruption of business activities and employment, will be fully compensated at replacement cost. DPs permanently losing incomes and livelihood sources as well as poor and vulnerable DPs are entitled to credit, training and employment assistance to maintain or improve their livelihoods.
- xiii. All DPs will be provided opportunities to share development benefits of the Project, if feasible.
- xiv. Relocated DPs will receive secure tenure to replacement land, better housing, transitional support and access to civic infrastructure and services.
- xv. DPs will not be physically or economically displaced before compensation has been paid, other entitlements have been provided and an income and livelihood program is in place.
- xvi. The effectiveness of the implementation of each subproject LARP and the impacts of its measures on the livelihoods of the DPs will be monitored during and evaluated after LARP implementation.

6.6 LAND ACQUISITION PROCESS REVIEW

124 As the land acquisition process was started at conception of the M-4 project back in 2004, however, after finalization of alignment and design the acquisition process under LAW continued accordingly. To determine whether, land acquisition processed followed is in conformity with Land Acquisition Act 1984, ADB's IR policy requirements and agreed gap filling measures was reviewed to ensure the compensation for lost assets is on full replacement cost basis.

125 The review of land acquisition process for M-4 Section-III reflect that publication of Section-4 for whole M-4 carriageway alignment was completed in 2004, while the publication of Section-4 for interchanges carriageway land at four locations on M-4 Section-III was completed in 2015 after finalization of location and design of interchanges. After preliminary assessment and deposit of estimated land cost in treasury, the proceedings under Section-5, 5-A, and 6 of Land Acquisition Act 1894 were completed by March-April-May 2009 and June 2015 in 31villages falling in District Khenewal. While in case of carriageway ROW land in 4 villages of Jhang district Section 5 was published by February 2015, proceedings under Section-5-A are completed and the case is under process for publication of formal declaration of land acquisition under Section-6. However, land acquisition process for the interchanges carriageway is at

primitive stage and out of six villages, section 5 is recently notified and publicized in official gazette for 2 villages only and for remaining 4 villages the proceedings are in progress.

126 For carriageway ROW land in 31 villages falling in District Khanewal, DPAC assessed land cost for 15 villages was reviewed and approved by BOR in July 2012 and for 16 villages the land cost was approved by March 2015 (14 villages) and August, 2015 (2 villages). In case of 4 villages falling in District Jhang, the DPAC assessed land cost is under process of approval by BOR which is expected by November, 2015. Since, approval of land cost by BOR, the village wise proceedings¹⁹ under section 9- and 10 were completed and land awards were announced for 27 villages accordingly by April 2015 and land compensation is being disbursed under law. While for carriageway ROW land awards for 4 villages have been announced by November 2015 and for remaining 4 villages the awards could be announced by April 2015 after completion of process under law. The table 6.3 below provide a summary information regarding land acquisition process with milestones under law; details pertaining to milestones in the land acquisition process for each village are attached as Annex-IX.

Table 6.3: Summary of Land Acquisition Milestones

• Activity	• Year
• Publication of Notification u/s 4 (Carriage way ROW)	• 2004
• Publication of Notification U/s 4 (Interchanges carriageway ROW)	• 2015
• Publication of notifications and Notices Us 5, 5-A and 6 for carriageway ROW to complete the process under LAW.	• June 2015 (completed for carriageway ROW in 31 villages of District Khanewal) • By November, 2015 (Carriageway ROW in 4 villages of Jhang District)
• Publication of notifications and Notices Us 5, 5-A and 6 for Interchanges ROW to complete the process under LAW.	• by February, 2016 (interchanges carriageway ROW in Khanewal District)
• Notices U/s 9 & 10 (Carriageway ROW) • Interchanges ROW	• June 2015 (carriageway ROW in 31 villages of District Khanewal) • November 2015 (Carriage way ROW of 4 villages in District Jhang) • February, 2016 ((Interchanges Carriage way ROW in District Khanewal)
• Land Awards Announced for Carriageway ROW	• November 2015 (land awards announced for carriageway ROW in 31 villages of District Khanewal)

¹⁹ Notices under section 9 and 10 of LAA 1894 were issued to affected land owners for submission of their compensation claims and appear before Land Acquisition Collector for hearing and subsequent announcement of award.

• Activity	• Year
<ul style="list-style-type: none"> • Land Awards Announced for Interchanges Carriageway ROW 	<ul style="list-style-type: none"> • By January 2015 (land awards will be announced for carriageway ROW in 04 villages of District Khanewal & Jhang) • April 2016 (land awards will be announced for interchanges carriageway ROW of District Khanewal & Jhang)

127 Review reflect that the land acquisition procedures are followed by local revenue authorities and the DPAC assessed and forwarded land prices for BOR's review and ultimate approval in compliance with BOR guidelines. The BOR approved land prices, determined on prevailing fair market value with a 15% compulsory land acquisition surcharge are included in awards.

128 While, other applicable compensations rates for structure, tree and crop losses, determined on the bases of prevailing market rates of input construction material (for construction of new structures of same type and dimensions) and crop yields for the year of announcement of award through relevant government institutions including Buildings Department, Ayub Agricultural Research Institute, Horticulture and Forest Departments Faisalabad. The compensation awarded by use of these rates without deducting the depreciation cost and salvage material is based on full replacement cost for year of award.

129 All such applicable compensations along with 15% compulsory land acquisition surcharge were included in compensation award by LAC as compensation package for losses accrued to the land owners. While transaction cost/ fee or depreciation charges are not deducted from the AFs in line with SPS 2009 requirements.

130 Since announcement of awards, the land compensation payment is under process and about 67 % payment of compensation to 42% DPs in District Khanewal against land, crops trees and structure losses are also under process. To determine whether the BOR approved and awarded land compensation is reflective of full replacement cost, a sample based land valuation study for entire M-4 Section-III alignment was conducted through independent appraiser in August 2015. The study objectives include identification of gap between the BOR awarded land compensation and replacement cost required under SPS 2009; suggest corrective actions including payment of additional cost as resettlement assistance for affected land owners, if the BOR awarded compensation fall below the replacement cost; and embed corrective actions in LARP entitlements and provisions accordingly to ensure the compensation provided for land loss is fully reflective to replacement cost criteria under LARP. The study brief with its findings is provided in section below.

131 Besides compensation provided under law, compensation for business/livelihood loss restoration/transitional support, vulnerability allowances as well as resettlement assistance allowance (if required) to fill gap between BOR approved land cost will be provided to all entitled persons as per entitlement matrix in the Land Acquisition and Resettlement Plan in accordance with ADB policy and agreed updated Land Acquisition and Resettlement Frame work ensuring

that compensation is on full replacement cost bases and living standard of the DPs should be restored if not improved. The compensation calculated under law for land and land based assets will be paid as per land awards and all remaining unpaid compensation including allowances provided under ADB policy will be ensured as per LARP provisions after its review and approval by ADB. Remaining resettlement costs covering relocation, rehabilitation and livelihood restoration allowances for all entitled APs that are not covered under the Land Acquisition Act are paid as resettlement allowances. The affected households (270) losing structures (residential, commercial and agricultural farming related), the households (21) falling in employment category, 103 households identified as vulnerable and those DPs (1005) who have their livelihood based on agriculture are entitled for resettlement allowances to the tune of impact (chapter 2 of the LARP) as per entitlement matrix (chapter 7). All compensation (compensation under law and Resettlement Allowances as per LARP entitlements) will be paid to entitle APs before taking possession of their assets.

6.6.1 Land Valuation Study.

132 To determine the land compensation awarded under law is reflective to replacement cost a land valuation study through independent appraiser, the M/s NESPAK was conducted in August 2015. The objective of the independent land valuation study (Study) was to (i) undertake an independent appraisal of the value of land using international appraisal standards; (ii) assess the constraints to carrying out such appraisal for rural areas; (iii) compare the valuation methods and rates used by the Board of Revenue (BoR)/NHA and those based on international standards and RC: and, (iv) provide professional advice as to how any issues identified can be addressed in Pakistan. Replacement cost of a sample of 5% of affected land parcels (90) in 35 villages has been calculated and are compared and analyzed with the BoR/NHA rates to determine: (i) why the rates are different: (ii) how the gap can be filled; and (iii) whether and how the BOR / NHA rates can approximate full replacement cost.

133 For calculation of replacement cost, the Independent appraiser used international valuation standards and ADB's replacement cost criterion requirements. The crux of the study interprets that the capitalization method was used to calculate the replacement cost for sampled 90 land parcels along project alignment. The comparison of the calculated replacement cost with BOR/NHA rates revealed that the BOR/NHA rates were on higher side in each case. The study validated that the land compensation rates determined by BOR in all villages represent the replacement cost as required under ADB's SPS provisions and accordingly no gap filling measures recommended (the study report is attached with the LARP as Annex XII).

6.8 SEQUENCE OF ACTIVITIES FOR LAND ACQUISITION, LARP PREPARTION AND ITS IMPLEMENTATION

134 The land acquisition process and disbursement of payments under land awards is interrelated activity with LARP preparation and its implementation. For a clear and transparent land acquisition process to ensure compliance with ADB's IR policy requirements, following sequence of activities as described in Table 6.4is to be ensured by the NHA for preparation of LARP and delivery of compensation as per LARP entitlements to all affected households (titled/non-titled) for their lost assets and livelihood sources.

Table 6.4: Schedule for Land Acquisition and LARP Preparation Activities

Step	Activity	Responsibility	Compliance in Case of Section-III (M-4)
1	Preparation of Final Design	Design Consultants	Done.
2	ROW marking and collection of land details	LAC, NHA/ Design Consultants	Done
3	Notification of Section-4 and completion of Land acquisition process with the announcement of Land Awards	NHA EALS,DOR,/ LAC	Done. In Process.
4	SIA, Census, LAR impact inventory with extent of loss to each DP prepared, compensation entitlements finalized	NHA/EALS and Consultants	Done
5	Land Valuation Study through independent appraiser to identify gap between the land Compensation Paid under law and replacement cost to ensure the compensation is on full replacement cost.	NHA through Independent Appraiser (NESPAK)	The Study has been completed and study findings incorporated in LARP provisions.
6	Preparation of LARP and submission to ADB for review and clearance	EALS/ NHA	October 2015
7	Institutional arrangements put in place for LARP implementation	EALS/ NHA	LARU and GRC at project level notified and functional and SSMC will be hired till December 2015.
8	Review by ADB and clearance	ADB	November 2015
9	Distribution of executive summary of LARP, and notices to receive other than land ²⁰ component of compensation to the DPs	PD/ NHA, Monitoring Consultant	LARP will be disclosed after approval by ADB.
10	Payment of compensation according to the procedure provided in the LARP	LAC/ PD, NHA	About 67 % payment of land compensation to 42% DPs in 27 villages of District Khanewal have been made.
11	Taking/handing over of possession of RoW for commencement of civil works free from all encumbrances	LAC/ PD, NHA	Since ROW land will be mutated in name of NHA after payment of land compensation as approved by BOR. However, NHA will ensure that compensation as per ADB approved LARP is paid as per SPS 2009 requirements before physical

¹⁹ As per LARP provisions the compensation include compensation paid by LAC under LAA provisos and Rehabilitation & resettlement costs applicable under ADB policy.

Step	Activity	Responsibility	Compliance in Case of Section-III (M-4)
			or economic displacement and taking/handing over of possession to contractor and commencement of civil works.

6.9 ON-GOING PROCESS FOR DISBURSEMENT OF COMPENSATION

135 As per land awards of 27 villages, the disbursement of compensation to the DPs by the LAC is in progress for Section-III of M-4 (see Table 6.5). The compensation under land award is under progress to the DPs for acquired land, loss of structures, trees and crops²¹ in both districts i.e District Khanewal and Jhang. However, the land acquisition and compensation disbursement process is monitored by GM, M-4, PD M-4 Section-III, Director (L&S) and A.D (L&S) for M-4.

136 A team comprising LAC, Quanoogo and 05 Patwaris is carrying out the disbursement task. As a first step, the announcements are made in the relevant village/ area before one day of the scheduled visit of the disbursement team. People are asked to come to a specified place (generally prominent place in the village) along with their CNICs and land ownership documents to receive their compensation.

137 On the specified date, the LAC with his staff holds a meeting. The Patwari identifies the DP as per his CNIC and fard-e-malkiat (copy of register of land owner's record) issued by revenue office and takes his signatures and affixes his thumb impression, which is mandatory.

138 After this activity, the voucher is prepared by Quanoogo. The voucher includes the details about affected land with land types and the compensation costs, as per revenue record. DP signs the voucher. The thumb impression of the DP and his CNIC number on the voucher is mandatory. Two witnesses also sign the voucher with their CNIC number. Then LAC signs the voucher. The voucher is handed over to the DP on the specified time and date. A copy is kept in the record.

139 The AP brings this voucher to the District Account Office. This office after confirming the identity of the voucher bearer with two witnesses, issues a cross cheque to the DP of his amount payable from treasury through National Bank of Pakistan. The DP deposits this cheque in his account in a bank and the amount is transferred to his account.

140 For each mouza along with Land Compensation, trees, crops and structures are also included in the Awards. All payments are being made / disbursed to DPs as per award. As of now land awards are announced for 31 villages (falling in carriage (ROW) and for rest 4 villages²² the land acquisition process is on advanced stage and land awards could be

²¹ Compensation for one crop (standing crop at the time of possession) is provided under land award while the second crop will be paid by the Project Office to ensure crop compensation is paid for one year (two cropping seasons) as per entitlement provisions.

²² In leftover 4 villages awards are to be announced for acquired land including land for Carriageway ROW and interchanges ROW..

announced in January 2016 (land acquired for carriageway ROW) and April 2016 (Land acquired for interchanges ROW. The status of awarded and paid amount in villages of district Khanewal where land awards have been announced is given below in Tables 6.5 below.

Table 6.5: Status of Awarded and Paid Amount In 27 villages of Dist. Khanewal

Sr.#	Name of Mouza	Awarded Amount	Total Amount Paid	Unpaid Amount	% Paid Amount	Total DPS	Paid DPS	Unpaid DPs	% Paid
1	Jamesabad (ROW)	88,015,901	84,149,799	3,866,102	96%	305	157	148	51%
2	Jamesabad (INT)	17,404,473	14,353,397	3,051,076	82%	81	52	29	64%
3	Khanewal Kohna	70,764,691	58,926,812	11,837,879	83%	221	82	139	37%
4	14/V	74,865,844	67,794,460	7,071,384	91%	221	173	48	78%
5	13/V	56,286,951	49,503,515	6,783,436	88%	286	186	100	65%
6	9/V	28,520,736	27,779,088	741,648	97%	82	70	12	85%
7	8/V	64,239,955	60,777,037	3,462,918	95%	240	149	91	62%
8	7/V	32,381,151	23,483,960	8,897,191	73%	134	101	33	75%
9	Hassan Pur	35,911,752	1,887,669	34,024,083	5%	226	14	212	6%
10	Ali Pur	45,265,467	18,133,250	27,132,217	40%	192	37	155	19%
11	Noor Pur	24,174,300	2,011,028	22,163,272	8%	108	10	98	9%
12	Jahan Pur	74,603,881	19,313,902	55,289,979	26%	310	80	230	26%
13	Kalkan Wala	78,084,785	16,903,895	61,180,890	22%	353	15	338	4%
14	Nehaly Wala	39,427,968	36,582,108	2,845,860	93%	278	41	237	15%
15	Allah Hoo	53,716,371	44,795,248	8,921,123	83%	239	111	128	46%
16	Umeed Gharh	64,163,779	57,038,210	7,125,569	89%	113	62	51	55%
17	Din Pur	108,000	108,000	-	100%	1	1	0	100%
18	Tarholi	101,693,747	88,961,878	12,731,869	87%	296	158	138	53%
19	Sai Sahu	34,868,763	29,624,480	5,244,283	85%	127	78	49	61%
20	10/D	21,572,866	20,576,483	996,383	95%	41	19	22	46%
21	9/D	10,081,962	2,686,249	7,395,713	27%	81	18	63	22%
22	8/D	34,117,856	15,186,497	18,931,359	45%	204	31	173	15%
23	17/D	72,259,700	27,656,733	44,602,967	38%	172	44	128	26%
24	15/D	26,438,346	8,822,811	17,615,535	33%	48	17	31	35%
25	23/ Ghag	5,996,750	3,491,398	2,505,352	58%	6	4	2	67%
26	29/Ghag	29,444,369	12,397,942	17,046,427	42%	90	22	68	24%
27	Shamkot	4,151,075	4151075	0	100%	3	3	0	100%
Total		1,188,561,439	797,096,924	391,464,515	67%	4458	1735	2723	39%

7 ENTITLEMENTS, ASSISTANCE AND BENEFITS

7.1 GENERAL

141 This section defines displaced persons' entitlements and eligibility, and describes all resettlement assistance measures in terms of an entitlement matrix; identify and document the households who will be eligible for transitional livelihood support specifies all assistance to vulnerable groups, including women, and other special groups; and outlines opportunities for displaced persons to derive appropriate development benefits from the project.

7.2 COMPENSATION ELIGIBILITY

142 DPs are identified as persons whose land, structures/assets and livelihood are directly affected by the project due to construction of M-4 Section-III. The compensation eligibility is limited with cut-off date announced for the project which is 15 August 2015. The eligible DPs for compensation or at least rehabilitation provisions under the Project would be those who occupied project ROW before cut-off date and are physically or economically displaced due to permanent or temporary loss of land, structures and/or livelihood, whether full or partial, as a consequence of land acquisition. Such eligible DPs include following:

- All land owner DPs losing land or non-land assets, i.e., crops and trees whether covered by legal title or traditional land rights.
- Non-titled occupants of land, such as squatters or encroachers.
- DPs losing the use of structures and utilities, including titled and non-titled owners, registered, unregistered, tenants and leaseholders plus encroachers and squatters. Business owners DPs, whether registered under national law or informal.
- Employees of private businesses or enterprises, whether registered under national law or informal.
- Cultivators of crops and/or trees, irrespective of legal status of property relation to land.
- Loss of communal property, lands, and public infrastructure.
- Vulnerable displaced persons including households headed by women, elderly and/or disabled persons, the households (in local context) with per capita incomes at or below the official poverty line identified through the impact assessment.
- In the event of relocation, all DPs will receive transitional and other support to re-establish shelter and livelihoods.

7.3 COMPENSATION ENTITLEMENTS

143 As per approved updated LARF for NTCHIP replacement value is the basic principle guiding the allocation of entitlements, i.e. the subprojects under NTCHIP will replace in kind or cash what is lost in terms of land, structures, livelihood, community facilities and services, with special provisions for the improvement of livelihoods of vulnerable displaced persons, sharing of project benefit and unanticipated impacts. Entitlement provisions for DPs losing land, structures,

assets, income; and entitled for rehabilitation subsidies, will include land losses, residential and commercial structures losses, crops and trees losses, a relocation subsidy, and a business losses allowance; based on tax declarations and / or lump sums, in case of non-availability of such documentation, in accordance with the inflation adjusted Official Poverty Line (OPL). The land and land based assets including structures and trees will be compensated at full replacement costs while the compensation for the standing crops (perennial and seasonal) will be provided on average net income /unit cropped area. In addition relocation assistance and transitional/income restoration support based on the social impact assessment will apply as per entitlements agreed in updated LARF.

144 The ROW acquired passes through agricultural land at fair distance from en-route settlements. The impacts identified during impact assessment survey, include loss of privately owned agricultural (arable) land and government owned uncultivable/barren land, residential, commercial structures, Farm house²³ (Dera) / Cattle Yards and other assets including tubewells for irrigation purpose and hand pumps to meet drinking water needs in residential structure and farm houses/cattle yards established in the land acquired for ROW. Acquisition of privately owned agricultural land also resulted in loss of crops and trees, while due to loss of commercial structures loss of business and employment is also identified. As the government owned land is either uncultivable (being occupied under irrigation and drainage channels or roads located in ROW) or barren with no crops identified. To compensate all identified losses, the entitlement provisions are proposed for this LARP in strict compliance with the updated LARF for NTCHIP accordingly, which are discussed below:

7.3.1 Agricultural land

145 Agricultural land impacts of titleholders will be compensated at replacement cost based on fair market value, in cash at current market rates as approved by BOR plus a 15% compulsory land acquisition surcharge and free of taxes, registration, and transfer costs and resettlement assistance provided over and above BOR approved land compensation in awards by the Land Acquisition Collector. However, as provided in the LARF a land valuation study has been carried out by a qualified and experienced land valuation expert to determine the replacement cost and the land compensation approved by BOR and awarded by land acquisition collector equates full replacement cost. The main objective of LVS was to provide additional compensation over and above BOR approved land rates in case the BOR compensation fall below the Replacement Cost of land as required under SPS 2009. Nonetheless, the study concluded that the BOR land compensation is at par with replacement cost as required under ADB's SPS 2009, the entitlements are proposed following the LARF provisions.

146 Non-titled users of agricultural land without traditional rights/squatters losing informal use of agricultural land: will be provided with an income rehabilitation allowance in cash equal to the net market value of yearly harvest income based on relevant cropping pattern and cultivation record (additional to standard crop compensation), and compensation for any irrigation infrastructure and other improvements made to the land (but not for the land) at full replacement

²³ Non-residential structure constructed in agricultural land to take rest, store farm appliances and sitting place for leisure time while working in agricultural fields also used as live stock yard.

cost; and other appropriate rehabilitation to be defined in the LARP based on project situation and DP consultation.

147 Leaseholders or tenants on government land (if identified): will be entitled to either renewal of the lease in other plots or cash compensation equivalent to the market value of net yield of the affected land for the remaining lease years (additional to standard crop compensation), up to a maximum of three (03) years.

148 Sharecroppers (if any) will share the crop compensation with the landowner based on the sharecropping contract. Compensation in cash will be equivalent to the market value of the gross yield of lost harvest according to crop compensation (if impact is temporary); plus one (01) additional crop compensation (if the land is lost permanently).

149 Agricultural laborers, with contracts to be interrupted, will be provided with compensation equal to their salary/daily wage or minimum wage/official poverty line (OPL) whichever higher.

150 During impact assessment and census of DPs, no any entitled person falling in non-titled user of agricultural land, leaseholder or tenant on government land, share cropper and agricultural laborer is identified. However, the entitlements in the LARP are proposed to mitigate un-anticipated impacts and compensate if any of the DP falling in said categories is identified during implementation of LARP.

7.3.2 Residential, commercial, public and community land

151 As the project ROW traverses through agricultural land and no designated settlement is located within ROW limits, hence no residential commercial or community land is identified as such during impact assessment survey and census of DPs. All identified residential and commercial structures are located in agricultural land acquired for ROW which is compensated as per provisions discussed above hence no specific entitlements for residential/commercial/community land are proposed in this LARP.

7.3.3 Structures

152 For the full loss of a residential, agricultural, commercial, public and community structure the owners, including non-titled land users, will be provided cash compensation at replacement cost for structure, including all transaction costs, such as applicable fees and taxes, without deduction of depreciation for age, for self-relocation. For the partial loss structure (taking into account of functional/economic viability of remaining or un-affected part of the structure), the owners, including non-titled land users, will receive cash compensation for the lost parts of a structure at replacement cost without deduction of depreciation for the age of the structure, and for the repair of the remaining structure compensation at the market rate for materials, labor, and transportation cost etc. All DPs facing structure loss (full or partial) will have the right to salvage materials of the lost structures. Further, one time lump sum compensations for shifting of utilities like electricity connections and will be provided.

7.3.4 Crops

153 Cultivators of affected crops (title holder or non-titled) will be paid cash compensation for the loss of a crop at the current market rate proportionate to the size of the lost cropped area, based on the crop type and average yield for the year of assessment and award as provided by

the agricultural department. The parties to a share cropping arrangement (if any) will distribute this compensation between the landowner and the tenant according to the legally stipulated or the traditionally or informally agreed share.

7.3.5 Trees

154 Cultivators of affected fruit trees will receive cash compensation for perennial tree crops at the current market rate of the crop type and average yield (i) multiplied, for immature non-fruit bearing trees, by the years required to grow such a tree back to productivity or (ii) multiplied, for mature crop bearing trees, by the average years of crops forgone. For timber trees cash compensation will be paid at the current market rate of the timber value of the species at current volume, in addition to the cost of purchase of seedlings and required inputs to replace the trees. The rates and valuation methods will be determined using the accepted methodology in use at the Departments of Horticulture and Forestry or updated compensation rates for the year of award will be received from said departments.

7.4 ENTITLEMENT MATRIX

155 Based on the above discussed eligibility criteria and compensation entitlements and keeping in view the nature of losses and implementation issues of the proposed project, an Entitlement Matrix (EM) has been prepared as provided in Table 7.1.

Table 7.1: Entitlement Matrix

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
Compensation provisions for Loss of Land			
Agricultural land, including cultivable land and uncultivable wasteland	All land losses irrespective of impact severity	Owner (Legal/realizable)	<ul style="list-style-type: none"> • Cash compensation at (current market value/ full replacement cost plus 15% CAS, free of taxes, of registration and transfer costs; • If paid compensation (BOR approved resettlement assistance paid in awards) falls below RC, the project will pay the differential as resettlement assistance to the DPs to restore their livelihood as per Land Valuation Study.
Residential/commercial land	All land losses irrespective of impact severity	Title Holder (legal/localizable)	<ul style="list-style-type: none"> • Cash compensation at replacement cost plus 15% compulsory acquisition surcharge (CAS) free of taxes, registration and transfer costs; • If BOR approved compensation falls below RC, the project will pay the differential as resettlement assistance to the DPs to restore their livelihood as per Land Valuation Study.

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
	Squatters / encroachers	Non Title Holder facing residential/commercial structure loss located on government land)	<ul style="list-style-type: none"> For non-titled occupant DPs, instead of compensation for land, self relocation allowance in cash equivalent to 6 month livelihood based on OPL.
<ul style="list-style-type: none"> Compensation for Crops and Trees 			
Crops	Affected crops	Cultivator of crop	<ul style="list-style-type: none"> Crop compensation in cash at the current market rate for one year's agricultural income (both Rabi and Kharif harvests). To this end first crop included in awards will be paid at gross income based on average yield/acre and second crop will be paid on net income value based on average yield/acre.
Trees	Affected Fruit and Non Fruit Trees	Owners	<ul style="list-style-type: none"> Fruit trees: compensation to reflect income replacement as assessed by Horticulture Department based on market value of annual produce, projected for number of years the tree can potentially produce fruit. Timber trees: trees grown and/or used for timber. The compensation is to reflect the market value of tree's wood content, based on the unit rates as provided by the Forest Department. Compensation to be paid as announced in the land awards.
<ul style="list-style-type: none"> Compensation provisions for Structure Loss. 			
Residential and commercial structures	Structure Loss	Owner of the Structure	<ul style="list-style-type: none"> Cash compensation at full replacement cost for affected structures and other fixed assets, free of depreciation and transaction cost; Right to salvage material of lost structure and Transportation costs at rates below: House rent @ Rs 5000 for 3 months. Electricity shifting charges @ Rs. 40,000/ for those households who had

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
			<p>electricity connection installed on their impacted residential/commercial structures.</p> <ul style="list-style-type: none"> • Hand pumps and other domestic water supply installations at replacement cost.
Cattle yards/ farm house (deras)	Structure Loss	Structure Owners	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected structures and other fixed assets, free of salvageable materials, depreciation and transaction cost. Fees and taxes (if applicable) will be waived. • Right to salvage material of lost structure and Transportation costs at rates provided in allowances part:
Tube wells	Affected Water Resource	Structure Owner	<ul style="list-style-type: none"> • Full compensation of tube well structure for its relocation out of ROW which will include cost of boring, piping and structure (if any) at replacement cost bases. • Right to salvage material of lost structure and transportation costs at rates provided in allowances part: • Electricity shifting charges @ of Rs. 40,000/ for those households who had electricity connection installed on their impacted residential/commercial structures.
Community Assets	Masjids/School and other community assets.		<ul style="list-style-type: none"> • Rehabilitation of the affected structures and utilities.
Allowances for Relocation and Rehabilitation.			
Transitional Allowance	Businesses	All DPs of shops, poultry farms, fish farms and other business structure owners	<ul style="list-style-type: none"> • Cash compensation during the interruption period, as per income of the DP, supported by tax payments records or in the absence of such documents, equal to 06 months of inflation adjusted OPL (1942.66 X 6.8 X 6= 79260) as transitional allowance in case of poultry farms and for 03 months in case of tube wells.
Employment		All DPs so impacted	<ul style="list-style-type: none"> • For permanent loss, cash compensation for lost wages equal to 3 months of

Type of Loss	Application	Definition of /DPs	Compensation Entitlements
			inflation adjusted OPL with preferential treatment in project related work opportunities ²⁴ .
Transportation/ Relocation Assistance	Structure Loss	DPs to be relocated- Owners of residential and commercial/ business structures	<ul style="list-style-type: none"> • One time paid in lump sum, an amount of Rs. 15000/- in case of residential/farm house (Dera) /cattle yard structures, Rs. 20000 in case of poultry farms and Rs. 10000 in case of tubewells as transport allowance to shift the materials of affected structures.
Vulnerable DP livelihood support/ DPs under severance		All DPs identified vulnerable as of SPS 2009 ²⁵	<ul style="list-style-type: none"> • Additional Cash allowance equivalent to 03 months of inflation adjusted OPL. • Wherever appropriate, preferential treatment to provide opportunity in project related employment, ensured through bidding document.
Unidentified Losses	Unanticipated Impacts	All DPs	<ul style="list-style-type: none"> • Dealt with as appropriate during sub-project implementation according to the updated LARF and ADB Policy.

²⁴ General labour, skilled workers, office attendants, drivers, security guards, etc.

²⁵ The vulnerable comprise, displaced poor and other groups disproportionately affected due to land acquisition for execution of the project and include landless, elderly, disabled and female headed households etc.

8 RELOCATION, REHABILITATION AND INCOME RESTORATION

8.1 GENERAL

156 This section describes options for relocating housing and other structures, including replacement cash compensation, and/or self-relocation; outlines measures to assist displaced persons for establishing at new sites; describes income restoration programs, including multiple options for restoring all types of livelihoods and describes special measures to support vulnerable groups and women.

8.2 RELOCATION OF DPs

157 Due to acquisition of ROW land 162 affected houses holds facing residential structure loss and 23 affected households (9 fish farms owners, 5 poultry farms owners and 8 shop owners) facing commercial structure losses, will have to be relocated. NHA has no space available of equal economic importance/ value along the project corridor to accommodate the owners of the affected residential and commercial structures. . The relocation strategy was discussed in detail with the owner of the affected houses and other structures during consultation process. The owners of the houses and shops showed their willingness to relocate themselves to a new place at their own. Similarly, the owners of the fish and poultry farms were the land owners who preferred cash compensation for the losses of their business premises (land) and structures. They will rebuild their structure at their own as per their convenience on their adjoining land in the same vicinity to re-establish their business. In view of this limitation, the following relocation strategy has been adopted²⁶.

- For affected houses, full compensation for the total covered area of the structure at replacement cost basis is provided by the NHA. The partially affected structures are fully compensated. Further, rental assistance (as transitional support) for 03 months @ Rs. 5,000/- per month has been provided to facilitate them for hiring the residences during construction period of their houses. The owners will be given 01 month advance notice for vacation of affected structure at the time of payment of compensation amount.
- The owners of the commercial structures are compensated for the total structure loss at current market prices. In addition, they are paid business/transitional allowance equal to 06 months of inflation adjusted OPL. The owners are given 01 month advance notice for vacation of affected structure at the time of payment of compensation amount.
- The owners of the tube wells are compensated for the total structure loss at current market prices. In addition, they are being paid business/transitional allowance equal to 03 months of inflation adjusted OPL. The owners are given 01 month advance notice for relocation of affected structure at the time of payment of compensation amount.

²⁶About 67 % payment of compensation to 42% DPs in District Khanewal have been made.

8.3 REHABILITATION OFDPs

158 Entitlement provisions for the DP's losing land, houses; and income losses and rehabilitation subsidies include provisions for land losses, house and buildings losses, tube wells losses, trees losses, a relocation subsidy, and a business losses allowance based on their average income as per census survey and / or lump sums. Payments to all the DP's will be completed by October, 2015. Each category of affectees is described in more detail as follows :

8.3.1 Owners of Private Land

159 In 3429 affected households there are 6036 land owners/DP's losing part of their land due to construction of Section III of M-4 Motorway. They are entitled to cash compensation for the loss of their land, acquired by the NHA. The land has been acquired under the provisions of LAA, 1894. NHA is responsible for disbursing all compensation payments, before the land is taken into custody. The owners are further entitled for a 15% premium for compulsory land acquisition by LAC to ensure compensation is on replacement cost bases. Moreover, an independent land price evaluation study was carried out to identify price differential to be paid as resettlement assistance over and above BOR approved land cost for ensuring land compensation is reflective of full replacement cost as required under ADB's SPS 2009. The LVS validated that BOR approved and awarded compensation under LAW is at par with replacement cost and did not recommend additional compensation to be paid in any case.

8.3.2 Owners of Trees

160 A total number of 91661 trees (61842 fruit and 29819 non-fruit trees) and 10932 mound Fire wood owned by 1405 affected households will be compensated. The unit value for compensation of fruit trees has been determined by the Horticulture Department, Ayub Agriculture Research Center Faisalabad and the non-fruit trees have been assessed by Forest Department, District Jhang & Khanewal by taking into consideration the type, age and size of the trees.

8.3.3 Owners of Standing Crops

161 According to the findings of the census survey, 1005 affected households will face loss of 1156.62 acres of standing crops of different types. The damage caused to standing crops as a result of land acquisition has been assessed by the LAC and NHA land staff and included in the land awards for payment to the cultivator of the affected land. The unit value of such compensation has been assessed by the Ayub Agriculture Research Institute Faisalabad, by taking into consideration the type of crops grown on the affected land during the last two seasons, their production and value at current prices. As discussed with the LAC and other concerned officials, the DP's will be allowed to harvest his/her standing crop in addition to crop assistance based on the annual income from the major crops of the area. The crop assistance includes one year crop compensation (two crops) calculated on the basis of gross income for first crop and net income for second crop as livelihood support.

8.3.4 Owners of Privately Owned Built-Up Property

162 As revealed by the survey, 236 structures of different types including 162 residential structures, 13 affected farm house (dera)/cattle yards, 9 fish farms, 5 poultry farms, 8 shops, 1

factory (partial impact), 03 masjid, 02 schools and 33 miscellaneous structures including walls, thatched sheds (chappar)/rooms and bathrooms etc and 182 water resources including 39 agricultural tube wells and 143 hand/electric water pumps used for domestic purposes will be impacted by the project. The owners of all such structures are entitled to cash compensation for the loss of their built-up property / structures, on a replacement-cost basis plus the cost of shifting. The NHA is responsible for disbursing all compensation payments and the contractor will not be allowed to demolish the structure until the compensation amount has been paid to the DPs.

8.3.5 Additional Assistance for Vulnerable

163 The income analysis of DPs as provided in Chapter-3 has revealed that the number of vulnerable households in different categories comes to 103. Their incomes are below the OPL. These include 21 households in employee categories, 42 in female headed household's category, 36 in affected residential structure owners and 4 households in disabled category. Due to their vulnerable socio-economic status, these households may face disruption in their daily livelihood earnings due to project works. For such households, in addition to the compensation for their lost assets and livelihood allowance, an additional one time assistance of Rs. 39,630/- (equal to 03 month amount of inflation adjusted OPL has been provided as vulnerability allowance.

164 Besides providing special assistance (vulnerability allowance), willing members of Vulnerable households will be given priority for project-related employment opportunities as per ability as drivers, clearing and digging work, and if possible, as clerks or basic administration support staff with contractor. To this end, the NHA has included clause in the contracts of the civil works contractors that they will give preference to vulnerable and other project DPs in recruiting personnel, skilled and unskilled labor for project related works. The compliance to this effect will be presented regularly in the internal monitoring reports.

165 As a long term strategy, skill development opportunities about project construction works will be worked out for working age members of vulnerable households. In this instance, as part of future consultation program, a close liaison will be maintained with vulnerable households to discuss their needs and priorities throughout project implementation period.

8.3.6 Livelihood Allowance

166 All DPs affected by residence will be supported for their income losses @ Rs.13210/- per month for 03 months in case of households, 162 household owners are entitled for livelihood allowance.

8.3.7 Transitional Allowance

167 The owners business operators losing the business on permanent basis till re-establishment of their businesses and the land owners requiring relocation of their tube wells out of acquired ROW will be paid cash compensation (transitional allowance) for 6 months and 3 months respectively based on the inflation adjusted OPL @ 13210/= per month, in addition to the compensation for the affected structure, as per provisions of Entitlement Matrix. This will provide them sufficient time for business adjustment or installation of tube wells at new location. As per impact inventory, 23 affected households facing loss of business structures (poultry farm,

fish farms, shops etc), and 39 land owners requiring relocation of their tube well are entitled for transitional allowance.

9 RESETTLEMENT BUDGET AND FINANCING PLAN

9.1 GENERAL

169 This section provides the indicative compensation cost estimates for all identified impacts including land acquisition, building/structures, trees and crops losses. It also encompasses compensation for business losses and measures for restoration of livelihood of the DPs. The efforts were made to work out realistic cost estimates/values that are applicable for fair compensation based on replacement cost for all impacted assets including land, structures, trees crops and other miscellaneous assets as well as public and community infrastructure. For this purpose, concerned Provincial Government Departments and research institutes i.e. District Revenue Authorities and Board of Revenue Punjab, Buildings Department, Agriculture Department, Forest Department and Ayub Agriculture Research institute Faisalabad were consulted and market surveys were carried out in order to reach to the market based unit rates to be paid to the DPs for affected land and assets.

170 The land compensation cost awarded under LAA 1894 includes, land compensation rates determined and approved by BOR on fair market value and a 15% compulsory land acquisition surcharge without charging transaction costs and taxes (if any). Besides, resettlement assistance is proposed (over and above BOR approved compensation cost) as land/ livelihood restoration allowance to ensure land compensation is on replacement cost bases. All unit rates proposed in the LARP including land trees and crops compensation were finalized in the year of land award for each respective village and accordingly compensation was included in land awards and LARP budget.

9.2 METHODOLOGY FOR DETERMINING VALUATION AND COMPENSATION RATES AT REPLACEMENT COST BASIS

171 As per SPS 2009, the compensation calculated by considering, i) fair market value of land/asset, (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, (if any) constitutes full replacement cost. For M-4 Section-III, project, District Price Assessment Committees (DPAC) comprised of District Revenue Officer, Excise and Taxation Officer, Executive Engineer of Irrigation Department assessed compensation cost for acquired land in all villages of District Khanewal and District Jhang. DPAC during assessment of land value considered, yearly average land rates as of record one year preceding Section-4, land values as of updated land valuation tables for the year of assessment and ongoing sales prices provided by field revenue officers and accordingly recommend the land rates at fair market value of land. These recommended land rates were reviewed and approved by BOR after considering concerns (if any) of project affected persons which are provided as **Annex- XI**-. The BOR approved land rates with 15% compulsory land acquisition surcharge are adopted by LAC in land awards as he cannot go beyond this procedure, which is according to the LAA-1894. However, a land valuation study has been carried out through independent appraiser to determine gap between the BOR recommended rates awarded by LAC and the replacement cost as of SPS 2009. The valuation study validated the BOR compensation provided under law is above the replacement cost calculated following

international valuation standards and the SPS 2009 requirements and concluded that no price differential is required to be paid in any case. (The Land Valuation Study is attached as **Annex-XII**). Accordingly, the unit compensation rates awarded by BOR for different land categories are adopted for budgeting the land compensation on full replacement cost bases.

172 Houses/ buildings falling within the RoW, as per final design of Motorway, have been assessed by the Project Office engineering staff through Detailed Measurement Survey (DMS). During the survey, different types of building structures were identified and these are classified into various categories keeping in view the type of materials used in the construction of these structures. Depending upon the nature of construction and type of material used, the engineering staff divided these buildings into various categories. The rates for these categories are taken from Market Rate of Schedule (MRS) and non Schedule items are taken from rate analysis on prevailing market price for year of award and the unit rates for different structure type/categories are derived accordingly. These rates have been used by the LAC in the Awards for structures and are provided in **Annex –XI**.

173 The cropping pattern along the project corridor is comprised of wheat, sugar cane, cotton and maize. Crops are valued at market rates at the farm gate for affected crops. Crop compensation was assessed by LAC; it based on updated yearly average rates of different crops for respective year of land award as provided by the Ayub Agriculture Research Institute, Faisalabad. The affected fruit and non-fruit trees have been assessed in the land awards by the LAC as per rates provided by Ayub Agricultural Research Institute (Directorate of Horticulture) and Divisional Forest Officer, Faisalabad for the year in which land awards were/are announced. The unit rate for crops, fruit and non-fruit trees used in land awards are given in annexXI. The fruit trees have been compensated based on annual net product market value per tree for a period of 5 years. This period is required to grow a new plant of same species to the age of production. Non-fruit trees are compensated at a cost equivalent to market price of timber and fuel wood available from each tree. Besides, the entire removed tree will remain the property of the owner for them to salvage.

9.3 RESETTLEMENT AND REHABILITATION COST WITH FINANCING SOURCE

174 Under this LARP the resettlement and rehabilitation cost components include compensation for acquired land and land based assets/structures, trees crops located in acquired ROW, compensation for loss of business/livelihood source (either permanent or temporary), relocation and rehabilitation assistance, and administrative costs for LARP implementation and monitoring. Total resettlement and rehabilitation cost is Rs.2,177,944,404 (2177.994 million). Provision of budgeted cost for smooth and timely implementation of LARP is responsibility of the Government and all estimated costs including compensation costs for acquired land and land based assets, loss of business/livelihood, relocation and rehabilitation assistance and administrative cost will be financed by the Government. The compensation costs for land and land based assets included in the land awards will be disbursed by land acquisition officer and the compensation costs for business/livelihood loss, relocation and rehabilitation assistance and any other entitled allowances under ADB SPS requirements including resettlement assistance for land affected persons will be paid by the NHA Project office through a compensation disbursement committee constituted in this regards.

9.4 COMPENSATION COSTS (CC)

175 Compensation cost (CC) includes the cost of land, building structures/houses, commercial structures, community assets, government building structures, forests and fruit trees, crops, transitional period assistance and shifting charges for the DPs falling within the ROW.

176 Quantification of all these assets/items has been made based on the data collected through physical measurements conducted in the field. The ROW passes through green fields at a fair distance from en-route settlements; land acquired for ROW is categorized as agricultural land by land revenue department; building structures and houses falling in ROW have been categorized based on construction material used; and quantities and costs for all acquired assets have been developed in consultation with the relevant department. The methodology adopted for determining unit rates and calculate compensation costs is discussed in section below:

9.4.1 Cost of Land

177 The total cost of land acquired for the construction of Section-III of Motorway is estimated Rs. 1,530,744,670 (Rs.1530.74) million, which includes BOR, approved compensation rates with 15% compulsory land acquisition charges as required under LAA 1894. The provided land cost does not include cost of structures, trees & crops etc. The land valuation study was conducted through an independent appraiser (NESPAK) and draft LVS report validated that the compensation awarded under law is at par with Replacement Cost and no additional compensation (resettlement assistance over and above BOR approved cost) required. Accordingly the BOR approved land cost is taken as unit rates for calculating land compensation. The report is appended with LARP as a reference to the unit replacement cost value adopted for budgeting of land compensation on replacement cost basis. (Table 9.1, Annex-VI gives mouza wise detail of the cost of land).

Table 9.1: Cost Estimation of Affected Land

District	No of Villages	Land Acquire d for ROW.	Total Compensation (Rs.)	Land Acquired for Interchanges ROW	Total Compensation (Rs.)
		(Acre)		(Acre)	
Jhang	4	180.68	208145548	0	
Khanewal	31	1288.82	1229810406	68.1	92788716
Total	35	1469.5	1,437,955,954	68.1	92788716
Total	Carriageway + Interchanges	1	1,530,744,670	2	3

9.4.2 Budget Estimation for Crop Compensation

178 The affected land owners/leaseholder facing crop losses have been provided crop compensation for the affected cropped area on the basis of its gross income based on one year harvest (summer and winter crops). For estimation purpose, wheat cotton as summer and wheat as winter crop are considered as base-crops and the rates based on the average yields per acre of these base crops are adopted. The current rates and average yields of these crops

are obtained from Ayub Agriculture Research Institute, Faisalabad. Based on one year's harvest (summer and winter crops), the amount worked out for crop compensation is Rs. 131,750,365. The estimation of crop compensation is given below in Table 9.2 below (Annex-VII attached is the mouza wise summary of the affected cropped area and its compensation).

Table 9.2: Cost Estimation of Affected Crop

District	No. of Village	Land Acquired (Acres)	Cropped Area (Acres)	Yearly Crop Compensation (Rs.)
Jhang	4	180.68	151.81	12874440
Khanewal	31	1288.82	948.96	114595605
Total	35	1469.5	1100.77	127,470,045
Interchanges				
Khanewal	5	68.1	55.85	4280320
Total	36	1537.5	1156.62	131,750,365

9.4.3 Cost Estimation for the Affected Structures

179 There were, total 236 structures including 162 residential structure, 13 cattle yards/farm deras, 09 fish farms, 05 poultry farms, 08 shops, 01 factory 03 mosque, 02 schools and 33 miscellaneous structures including walls, thatched sheds (chappar)/rooms, bath room etc that are located in acquired ROW (100 meter) land strip and will be demolished. All impacted structures are compensated in entirety following unit rates based on construction type and material used in different categories of affected structures. The total compensation cost of all structures is Rs 115466883 (115.46 million) which is detailed for each structure category in Table 9.3 below. Besides compensating structures on full replacement cost and without deduction depreciation, the DPs will be allowed to take salvage material free of cost for their use. DPs of these houses would also be allowed to take their salvage material. Moreover, no depreciation cost was considered while estimating structure prices.

Table 9.3: Cost Estimate of Structures

Sr.No.	Types of Structures	Number	Affected Area		Compensation (Rs.)
			Area(Sft)	Wall(Cft)	
1	Residential structures	162	219986.5	79471.69	83390566
2	Commercial Structures (Shop, Fish Farm, Poultry Farm etc)		799827.75	6083.8	20425262
	Poultry farms	5			
	Fish farms	9			
	Shops	8			
	Factory	1			
3	Cattle Yard	13	11088	5210.3	3090010
4	Public Structures (Mosque, School etc)	5	9641.5	9943.78	5861009
5	Miscellaneous	33	5995	16107.75	2700036
	Total	236			115466883

9.4.4 Budget for Other assets (Tube well and hand pumps)

180 The project will also impact 182 privately owned water resource assets including 39 irrigation tube wells, and 143 hand pumps/electric pumps with washing bay (Khura). The

compensation cost for tube wells include costs for digging well, boring/piping and installation of machinery with other structural arrangements for installation of new tube well at alternate place, while the cost of hand pumps include installation cost of new hand pump with construction of washing bay. The total compensation cost for Tube wells and hand/electric water pumps is Rs 10654350 (10.65 million) which is detailed in Table 9.4 below: All affected persons will be allowed to take their salvage material free of cost and no depreciation cost will be charged.

Table 9.4 Cost Estimate for other Assets

Sr. No	Types of Structures	Number	Compensation (Rs.)
1	Tubewells along with Room, Peter engine Hoze etc, (irrigation use)	39	7831550
2	Hand/Electric Water pumps (Domestic use)	143	2822800
	Total	182	10654350

9.4.5 Cost Estimation of the Affected Trees

181 Total 91661 trees (including fruit and non-fruit trees) would be cut due to execution of the proposed project. The valuation of compensation for both types of trees is based on their market values. For wood and fruit trees unit prices are obtained from Forest Department, Government of Punjab who assess the prices every year based on market rates. While the compensation rates for fruit trees were provided by the Ayub Agricultural Research institute calculated on the bases of the productive age of fruit trees. Following unit rates adopted to compensate various categories of trees, the compensation budget for fruit & non-fruit trees is calculated at the village level considering tree types with trunk circumference in case of forest trees and present & productive age in case of fruit trees. The overall compensation cost for trees is worked out as Rs. 62,852,386/-. The village wise cost that is included in land awards to compensate tree losses is given in Table 9.5 below. Annex-VIII provides mouza wise summary of the affected trees.

Table 9.5: Cost Estimation of Affected Trees

District	Total No. of DPs	Total No. Of Trees	Total Compensation (Rs)
Carriageway			
Jhang	195	1468	5,968,109.00
Khanewal	1150	87912	48,441,577.56
Total	1345	89380	54,409,686.56
Interchanges			
Khanewal	60	2281	8,442,700.00
Total	1405	91661	62,852,386.56

9.5 RELOCATION AND REHABILITATION COST

182 The DPs facing loss of their earnings due to lost structures (residential/commercial and Tubewells) and livelihood source will need to be compensated for their livelihood interruption following entitlement provisions discussed in chapter 7. The residential/commercial structure owners will have to rebuild their structures (at their own) outside ROW limits with the compensation paid against their lost assets. However, relocation of DPs and reconstruction of structures at new places will need transportation of salvage and construction materials, considerable time for construction works, shifting of utility connections (electricity) and during this period the affected persons may face livelihood disruption due to managing alternate

residential place/re-establishment of their lost structure. To off-set adverse impacts during this period compensation cost is calculated to ensure their relocation and rehabilitation of entitled DPs which is discussed in section below:

9.5.1 Livelihood Allowance for DPs facing loss of residential structures

183 There are total 162 affected household facing losses of their residential structures. They have been provided with livelihood allowance as per entitlements provisions discussed in Entitlement Matrix as transitional support for a period of three months to offset any adverse impacts on their livelihood due to their engagement in reconstruction of their residential structures. The livelihood restoration cost for affected households is calculated by using OPL based rates and accordingly the budget amounting to Rs. 6420060 is provided in the LARP.

9.5.2 House Rent Allowance

184 The affected households facing loss of residential structures are also entitled for assistance to hire a rental place for immediate shifting of their family members and belongings. The meet rental costs house rent allowance is provided for the DPs facing loss of residential structures during transition period (3 months). There are 162 households entitled for house rent allowance. The total budget provision for the house rent allowance is Rs. 810000 @ Rs. 5,000/ month for each.

9.5.3 Business/Transition Allowance

185 The affected households facing loss of commercial structures will be entitled for cash compensation of their businesses losses during the period of interruption. Besides, the irrigation water is also traded in the project area and households facing loss of tube wells will also be entitled for income losses accrued during transition period. The owners of fish farms, poultry farms, shops, etc will be entitled for the business loss during transition period of 6 months. However owners of Tube wells are entitled for business loss during the transition period of 03 months. The total amount of cash compensation for Rs. 3368550 is estimated under this head.

9.5.4 Employment Losses for Employees

186 The affected household facing loss of employment (permanent/temporary) due to loss of commercial structure is entitled for cash assistance as per provisions of entitlement matrix. As the project ROW passes through agricultural land with impact on only 23 commercial structures being run by the land owners as supplementary source of income in addition to cultivation of their lands. During census, it was identified that only 21 employees will face loss of their employment due to loss of affected 09 fish farms, 05 poultry farms and 08 shops. To offset any adverse impact all such AHS are paid cash assistance as employment allowance for a period of three months. The total budget to compensate employment losses has been calculated as Rs. 832230 (0.83 Million) and provided in LARP accordingly.

9.5.5 Transportation/Shifting Allowance

187 All Affected Households facing loss of structures (residential/commercial/cattle yards and tube wells) will need support for shifting of their belongings, salvage and construction material to their new place. To meet transportation costs transportation/shifting allowance is

provided to all such affected households and total compensation budget is calculated as Rs. 3200000.

9.5.6 Electricity Allowance

188 The DPs by household, commercial enterprises (like fish farms, shops, garages and poultry farms) who had electricity connections installed will need shifting of electricity connection at their new places. To offset any adverse impacts a provision has been made for paying electricity connection shifting charges as allowance for all these DPs. The electricity charges will be estimated Rs. 7400000 proposed to be paid.

9.5.7 Vulnerability Allowance

189 According to census data the total number of vulnerable DPs is 103 which include 21 employees of the commercial structures, 42 female headed families, 04 disable and 36 household owners. As per entitlement matrix, the vulnerable DPs have been provided with vulnerability allowance for their assistance to restore their living standard if not improved. The total amount of vulnerability allowance estimated is Rs. 4081890(4.08 million).

Table 9.6: Budget Estimation for Vulnerable DPs

Sr. No.	Vulnerable HH	Number	Proposed Months	Unit Allowance (Rs. 13210/month)	Total Amount (Rs.)
1	Employees	21	3	13210	832230
2	Female Headed	42	3	13210	1664460
3	Disable	4	3	13210	158520
4	Below OPL (Residential Households)	36	3	13210	1426680
Total		103			4081890

9.6 LARP IMPLEMENTATION AND M&E COSTS

190 Besides, compensation and rehabilitation costs discussed above, for implementation of LARP and continued monitoring of LAR activities budgetary provisions as Administrative costs, Monitoring and Evaluation costs, and contingencies are provided in LARP Budget which are detailed as under:

9.7 ADMINISTRATIVE COSTS

191 To implement LARP and keep continued linking node between affected communities and project executors for sharing of information on day to day LAR activities, a team of social mobilizers will be hired. Under supervision of LARU, the Social Mobilizers will coordinate with the affected communities on daily basis; share updated information on LAR implementation activities; facilitate the DPs during submission of compensation claims and receipt of their compensation; support DPs in grievance redress process both at informal and formal levels of grievance redress mechanism; and help DPs in raising their concerns and hold discussions with project executing authorities. For this purposes a budgetary provision to the tune of Rs.18775814 is provided in LARP budget to meet costs including salary of social mobilizers and other expanses.

9.8 MONITORING AND EVALUATION

192 Monitoring and evaluation of the LARP implementation process will be required through proper setup of internal and external monitoring. The internal monitoring will be responsibility of the LARU at PMU level while for external monitoring an independent firm/individual have been hired as External Monitoring Agent, however, he will be mobilized after the approval of LARP by ADB. The External monitor will review LARP implementation and internal monitoring process, evaluate efficacy of LARP implementation, identify gaps if any and confirm implementation of LAR initiatives throughout project implementation phase and submit monitoring reports bi-annually for EA and ADB's review. For this purpose a sum of Rs. 93879069 (@ of 5% of the total cost) are provided in the budget estimate.

9.9 CONTINGENCIES

193 It is anticipated that during LAR implementation process, some unanticipated impacts may pop-up or cost differentials are identified that may lead to additional cost that is unforeseen at planning stage. To cover unforeseen cost contingencies cost amounting to Rs. 187758138@ 10% of the total cost has also been added in the budget estimate.

9.10 TAXES

194 There is not any taxable item in the compensation package for the affectees; therefore, no tax either from Provincial or Federal Government is applicable.

9.11 SUMMARY OF BUDGET ESTIMATES

195 The total estimated requirement of funds for compensation payments, restoration and rehabilitation measures amounting to Rs.2177994404 (2177.99 million) is given below in detail under Table 9.7.

Table 9.7: Summary of Budget Estimate

Sr. No.	Description	Quantity/Number	Unit	Unit/Rate	Total Cost	Rs.
				(Rs.)	(Rs.)	(Million)
A	Compensation Costs					
1	Land Acquisition Cost					
a	Land Compensation as of BOR for Carriageway ROW	1469.5	Acre	Various	1,437,955,954	1437.95
b	Land Compensation as of BOR for Interchanges Carriageway ROW	68.1	Acre	Various	92788716	92.79
e	Govt. Land	79.1	Acre	To be transferred without cost.		
	Total of Land Acquisition Cost	1616.7	Acre	Various	1,530,744,670	1,531
2	Crop Compensation					
a	1st Crop Compensation	1156.62	Acre	Various	87,833,577	87.83
b	2nd Crop Compensation	1156.62	Acre	Various	43,916,788	43.91
	Total Yearly Crop Compensation	1156.62	Acre	Various	131,750,365	131.74
3	Structure (Residential, Commercial, Cattle yard/Farm House)					

Sr. No.	Description	Quantity/Number	Unit	Unit/Rate	Total Cost	Rs.
				(Rs.)	(Rs.)	(Million)
a	Residential	162	No.	Various	83,390,566	83.39
b	Commercial	23	No.	Various	20,425,261	20.43
c	Mosque/school	5	No.	Various	5,861,009	5.86
d	Cattle Yard/Farmdera	13	No.	Various	3,090,010	3.09
e	Miscellaneous	33	No.	Various	2,700,036	2.70
	Total compensation for Structures	236	No.	Various	115,466,882	115.47
4	Other Assets					
	Tube wells	39	No.	Various	7,831,550	7.83
	Hand pumps	143	No.	Various	2,822,800	2.82
	Total compensation for other Assets	182	No.	Various	10,654,350	10.65
5	Trees Compensation					
	Fruit and Non Fruit	91,661	No.	Various	62,852,386	62.85
				Sub Total (A)	1,851,468,653	1851.47
B	Relocation and Rehabilitation Costs					
6	Livelihood Allowance					
	House	162	HH	13210 for 3 months	6,420,060	6.42
7	Business/ Transition Allowance					
a	Fish Farm	9	HH	13210 for 6 months	713,340	0.71
b	Poultry Farm	5	HH	13210 for 6 months	396,300	0.40
c	Shops	8	HH	13210 for 6 months	634,080	0.63
d	Factory	1	HH	13210 for 6 months	79,260	0.08
f	Tube wells	39	HH	13210 for 3 months	1,545,570	1.55
	Total				3,368,550	3.37
8	House Rent Allowance	162	Family	5,000	810,000	0.81
9	Employment Losses	21	Employees	13210 for 3 months	832,230	0.83
10	Transportation/Shifting Allowance					
a	Household	162	HH	15000	2,430,000	2.43
b	Fish Farms	9	HH	20000	180,000	0.18
c	Shops	8	HH	10000	80,000	0.08
d	Factory	1	HH	20000	20,000	0.02
f	Poultry farms	5	HH	20000	100,000	0.10
g	Tube wells	39	HH	10000	390,000	0.39
	Total	-	-	-	3,200,000	3.20
11	Electricity Allowance					
	Commercial Structure	23	No.	40000	920,000	9.20
	Houses	162	No.	40000	6,480,000	64.80
	Total				7,400,000	74.00
12	Vulnerable People Allowance					
	Employees	21	DP	13210 for 3 months	832,230	0.83
	Female Headed	42	HH	13210 for 3 months	1,664,460	1.66

Sr. No.	Description	Quantity/Number	Unit	Unit/Rate	Total Cost	Rs.
				(Rs.)	(Rs.)	(Million)
	Disable	4	HH	13210 for 3 months	158,520	0.16
	Below OPL	36	HH	13210 for 3 months	1,426,680	1.43
	Total				4,081,890	4.08
	Sub Total (B)				26,112,730	26.11
	Sub - Total (A+B)				1,877,581,383	1877.58
C	Monitoring and Evaluation @ 5% of the Total Cost				93,879,069	93.88
D	Administrative Cost @ 1% of the Total Cost				18,775,814	18.78
E	Contingencies @ 10% of the Total Cost				187,758,138	187.76
	Grand Total				2,177,994,404	2177.99

10 INSTITUTIONAL ARRANGEMENTS

10.1 BACKGROUND

196 The overall LAR planning, implementation and supervision of payment of compensation/resettlement and rehabilitation of project affected communities is responsibility of the project executing agency. While for monitoring and evaluation of LAR implementation process, an independent monitor is required to be engaged. So, under this LARP the following institutional arrangements will be in place with their roles and responsibilities discussed in subsequent sections below.

- National Highway Authority, Pakistan.
- Environment, Afforestation, Land and Social Wing in NHA HQ.
- Project Management Unit (PMU)/ Project Implementation Unit (PIU)
- Land Acquisition and Resettlement Unit.
- Social Safeguard Management Consultants (SSMC)
- External Monitoring Agency (EMA)

197 NHA has established an Environment, Afforestation, Land & Social (EALS) Section which is responsible for (i) Conduct of environmental and social impact assessment, (ii) Formulation of land acquisition, resettlement and environmental management plan and (iii) Monitoring, evaluation of LARP and EMP implementation. EALS is located at NHA HQ with staff at the regional offices.

10.2 LAND ACQUISITION & RESETTLEMENT FRAMEWORK AND PLANS

198 The LARF envisages land acquisition under the normal provision of the Land Acquisition Act–1894 and SPS, 2009, outlines the entitlement criteria for compensation, defines the entitled/project affected persons, and lays down principles for determining compensation for structures, crops and other impacts.

199 ADB procedures require preparation of separate “Land Acquisition & Resettlement Plans” for subprojects under each PFR/ batch which are to be reviewed and approved by ADB. The award of civil works contract is contingent upon full implementation of the LARP. The institutional arrangements for preparation and implementation of LARP for projects have also been agreed within the LARF and LARP. To ensure smooth functioning, it is imperative that the staff is well organized into a cohesive unit, and the roles, functions, responsibilities and procedures are clearly defined.

10.2.1 Aim of Institutional Arrangement

200 Institutional Arrangement focuses on the organization, role, functions, and responsibilities and procedure for the Land Acquisition & Resettlement Unit. This should be read in conjunction with the Land Acquisition & Resettlement Framework and ADB Involuntary Resettlement Policy.

10.2.3 Land Acquisition and Resettlement Unit (LARU)

201 The LARU is responsible for all activities in preparation and implementation of land acquisition & resettlement plans for Faisalabad- Khanewal Motorway. The unit will have an extension on the project with the name of Project Management Unit (PMU) and will work under the administrative control of GM M-4 and technical control of GM-EALS.

- a) Supervise and monitor consultant's work engaged for preparation of LARP.
- b) Liaison and coordination with Revenue Department and other government agencies.
- c) Cause to prepare the land acquisition and resettlement plans in accordance with agreed timelines and submit the same to ADB through GM EALS.
- d) Submit brief report including proposed alignment of the project to the concerned district revenue departments.
- e) Cause to publish the intent for land acquisition under section 4.
- f) Arrange participate and document the stakeholders/ community consultations ensuring that the required information are disseminated to all the stakeholders.
- g) Cause to obtain land record along with cadastral maps from the revenue department.
- h) Attend the meetings of the District Price Assessment Committee, ensuring that the proposed rates are in accordance with the market prices.
- i) Ensure that NHA is represented in all the processes carried out by the District Revenue Department required under the LAA -1894.
 - i. Monitoring and reporting of social issues compliance during the implementation of the project.
 - ii. Disclose the contents of the LARP to all concerned.
 - iii. Establish complaint and Grievances redress mechanism.
 - iv. Any other tasks related to land acquisition & resettlement.

10.2.4 Organization of PMU

202 NHA has established a Project Management Unit in the field under General Manager M-4. The unit comprises of engineers and land staff. Henceforth the land acquisition and resettlement will be considered as a part of the project;

10.2.5 Functions of LARU / PMU

203 The LARU will perform the following functions for preparation and implementation of LARP;

10.3 LARP PREPARATION

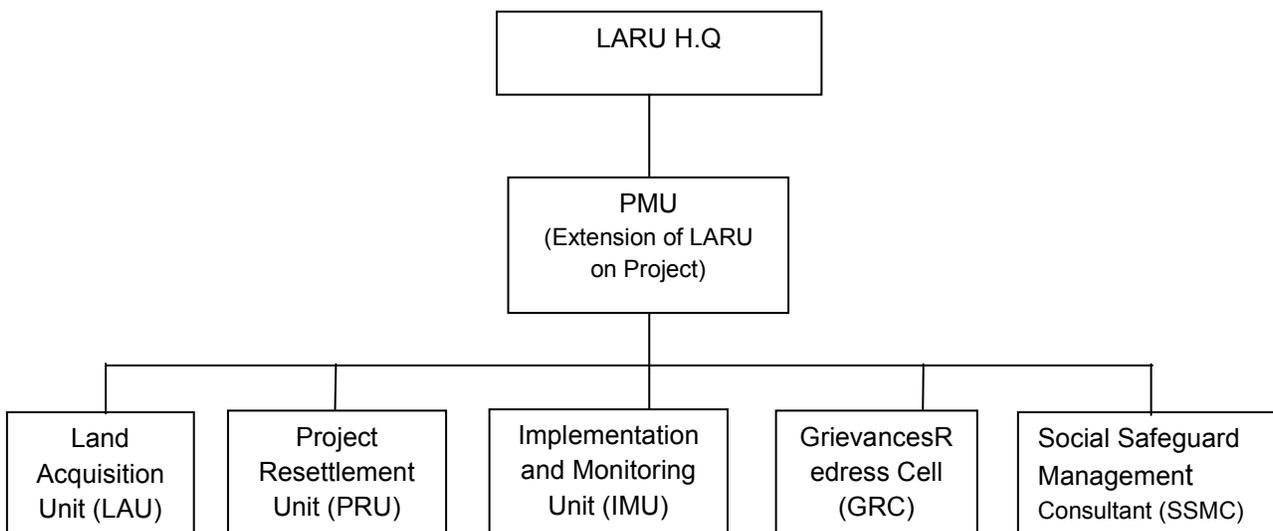
204 The preparation of LARP is outsourced to the consultants through GM P&CA and by GM EALS. The LARU will be responsible to oversee, monitor and coordinate all processes and tasks which are required to be undertaken by the consultants for preparation of LARP as per the ADB Involuntary Land Acquisition & Resettlement Policy. The concerned land & resettlement staff of the LARU will be fully involved and will participate in and document all the processes. The functions of LARU during this stage are but not limited to the following:

- 1) Collection and preparation of land data & data on project affected persons
- 2) Preparation & submission of reports to the Revenue Departments, other Govt. agencies and EALS.
- 3) Coordination with all concerned provincial departments.
- 4) Arranging and participation in the stakeholder consultations.
- 5) Preparation of compensation matrix as per LARF.
- 6) Dissemination of project related information to all concerned.
- 7) Participation in the meeting of District Price Assessment Committee.
- 8) Disclosures of LARP.
- 9) Social mobilization of community
- 10) Redress of grievances and complaints resolution.
- 11) Documentation of all activities and Maintenance of record.
- 12) Coordinate and assist ADB field missions.

a. LARP Implementation Tasks. The tasks are but not limited to the following;

- (1) Distribution of relocation notices.
- (2) Disclosure of compensations and other related information.
- (3) Disbursement of compensations as per approved LARP.
- (4) Obtain possession of land.
- (5) Assistance to DPs.
- (6) Conduct community based consultation.
- (7) Dissemination of information.
- (8) Redress of grievances and resolution of complaints.
- (9) Monitoring of LARP implementation and submission of reports.

b. Organization of LARU / PMU



c. **Staffing.** The sections / cells will be staffed as under

Sr.	Category	HQ LARU	LAU	PRU	IMU	GRC
a.	In charge LARU Dir Land/ DD Land	1	-	-	-	-
b.	D.D/ AD (L&S)		1 (Project)			
c.	LAO	1 (H.Q)	2 (Project)			
Other Staff						
d.	Land Acquisition Collector	-	1	-	1	1
e.	Patwari	-	2	1	2	1
f.	Qanoongo	-	2	-	-	-
g.	Office Assistant	1	1	-	1	1
h.	Social Mobilizer (SSMC Staff)	-	-	4	4	2
j.	Resettlement Specialist (SSMC Staff)	-	-	1	1	-
	Total	3	8	10	13	8

Notes:

- All above units at the project level will be headed by the P.D with D.D (L&S) and A.D (L&S) of the project as their essential members besides other staffing.
- Social mobilizers will be actively involved in the preparation and implementation stages of LARP.

10.4 TASKS/ TERMS OF REFERENCE

205 The tasks and terms of reference for each section / cell are described below.

10.4.1 Land Acquisition Unit:

- Prepare brief report on the project alignment for submission to Revenue Department in consultation with design consultant.
- Prepare gazette notification under Section 4 of land acquisition act for submission to Revenue department.
- Obtain updated land record along with cadastral maps, find out the area of land to be acquired, and determine the project affected persons.
- Prepare program for stakeholders' consultation in coordination with LARP consultants and ensure wide circulation to the affected communities.
- Prepare leaflets containing, detailed information about the project including compensation matrix for land and disseminate and distribute to all project affected persons through media, public places and community organization.
- Participate in all stakeholder consultations and allay concerns of the affected persons.

- Receive complaints and grievances of the people and forward the same to Grievances & Complaint cell for resolution.
- Accompany the Project Director LA & R Unit for attending meetings of District Price Assessment Committee, ensuring that the rates assessed reflects the current market trends.
- Coordinate & supervise the work related to land acquisition of LARP consultants.
- Carry out the processes under various sections of the land acquisition act leading to award.
- Announce the award according wide publicity.
- Submission of progress reports to head of PMU, LARU, GM NEP, and Chairman NHA.

10.4.2 Project Resettlement Unit

- Supervise the work of LARP consultant's team deputed for, carrying out the socio economic surveys and impact assessment.
- Be intimately involved in the LARP consultant's work of identifying the severely impacted persons, persons affected through loss of livelihood, income loss, squatters and vulnerable groups.
- Develop, maintain and update the data of project affected persons requiring rehabilitation assistance, livelihood restoration, income support and shifting assistance etc.
- Work closely with consultants in evolving the entitlement framework for compensation.
- Carry out consultations and dissemination campaign with regard to compensation procedures and entitlement criteria/ packages.
- Assist the PD in preparation of budget for resettlement of the affected persons.
- Ensure disbursement of compensation to the affected persons as per the entitlement framework and approved LARP.
- Ensure that adequate time is allowed to the PDPs before affecting shifting/ relocation.
- Hold consultation meetings with the affected persons and provide counseling and guidance for rehabilitation.
- Assist the PMU / LARU in disclosure of relevant information to the community and affected persons.
- Submit progress reports to the GM PMU, LARU and GM NEP.

10.4.3 Grievances Redress Cell:

- (1) The cell will act as a focal body for receipt, resolution and communication with DPs. It will specifically perform the following tasks;

- (2) Inform the affected community of his telephone and location of office for receiving complaints.
- (3) Receive and record all complaints/ grievances related to fixation/ valuation of land and other assets.
- (4) Participate in all stakeholders' consultation and community meeting to find out the concerns, complaints and grievances of the DPs.
- (5) Investigate the nature and scope of grievances/ complaints through field/ site visits establishing the veracity of complaint and prepare detailed report with recommendation for resolution.
- (6) Liaison and coordination with other sections of LARU and concerned provincial departments for resolution of complaints and grievances.
- (7) Communicate the actions taken to all concerned.
- (8) Keep himself abreast with the latest situation of LARP Preparation and implementation.
- (9) Assist the DPs in resolution of their grievances with revenue department.
- (10) Closely interact with the notables of the villages.
- (11) Organize village committees and hold meeting with them.

10.4.4 Implementation and Monitoring Unit:

206 This unit will have primary function of implementation of land acquisition and resettlement plan. It will perform the following tasks, almost similar members working in the other three units of the PMU / LARU (Project):

- (1) Disburse compensation to the affected people.
- (2) Issue notices for taking over possession of land.
- (3) Obtain possession of land.
- (4) Hold periodical meeting with the affected persons and provide counseling and guidance for rehabilitation.
- (5) Assist the skilled and unskilled PDPs in employment on the project with the contractor in coordination with PD.
- (6) Assist the grievances cell in resolution of complaints and grievances.
- (7) Assist the PD in disclosure of relevant information to the community and affected persons.
- (8) Will be responsible for internal monitoring of the LARP preparation and implementation and perform the following tasks;
- (9) Benchmarks for Monitoring will include;
 - I. Information campaign and consultation with AP
 - II. Status of land acquisition and disbursement of compensation.
 - III. Disbursement of compensation for affected structures and other assets.
 - IV. Relocation of DPs.

- V. Payment for loss of income.
 - VI. Income restoration activities.
- (10) The above information will be collected through the following instruments;
- I. Review of census information for all DPs.
 - II. Consultation and informal interviews with DPs.
 - III. In depth case studies.
 - IV. Sample surveys of DPs.
 - V. Community public meetings.
- (11) Will prepare the Quarterly Monitoring reports for submission to GM M-4, GM NEP, GM EALS and ADB.

10.4.5 Social Safeguard Management Consultants (SSMC):

207 Some specific tasks of the PIU-based SSMC team will include the following:

- a. To Update the approved Final LARP (if required)
 - i. Prepare monthly, quarterly and annual reports on LARP implementation for furnishing to PMU at EALS ADB LAR Cell and ADB/PRM;
 - ii. Facilitate and support EALS ADB LAR Cell at HQ to identify and assess impact type, category and severity for each DP on the basis of final design and value lost assets at full replacement cost.
 - iii. Update full census of DPs (gender disaggregated) linked with impact type category and severity, and prepare compensation packages for each DP on the basis of agreed unit rates and provided entitlements criterion.
 - iv. Organize, conduct and record meaningful consultations with DPs.
 - v. Support PIU and EALS with disclosure and information sharing with DPs on land acquisition process, eligibility and entitlements of DPs, serve notices for hearing and inquiry, and mobilize the DPs to participate in the land acquisition process and Award
 - vi. Facilitate and support the LAC throughout the land acquisition process by extending support in office and field including surveys, measurements, inquiries, complaints handling and response, and documentation of the land acquisition process in an efficient manner. This includes coordination with other NHA Departments, District offices (Revenue Department, Forestry Department and Agriculture Department for asset valuation as per agreed provision under Final/approved LARP for consultation with DPs.
 - vii. When required, update the Final/approved LARP based on final design/any changes in the design, and coordinate with EALS ADB LAR Cell at HQ Level in review and approval from ADB.
- b. To implement Resettlement Plans

- i. Verify data on DPs (gender segregated); prepare, issue, and distribute identity cards for each non-titleholder DPs category.
- ii. Translate summary of approved LARP in local language with all necessary information for DPs; ensure its disclosure (separately to men and women) through formal and informal means in close coordination with revenue department, PIU and other line departments; and document this process to avoid/reply to future complaints in this respect.
- iii. Place posters containing information regarding asset valuation, unit rates, time and schedule of payments etc. in easily accessible places in the villages from where land has been acquired (such as Patwari offices, Union Councils offices and other Government buildings).
- iv. Announce the same information from village mosques.
- v. Send letters containing relevant LAR information to the Consular and Numberdar (village heads), in addition to disclosing LAR information to the DPs in regular consultation meetings in the field.
- vi. Submit copies disclosure documents to GM (Project), PD PIU and EALS ADB LAR Cell at HQ for onward sharing with ADB.
- vii. Ensure that all field visits and consultations with DPs (separately for men and women) are properly documented, photographed and recorded on video; such record shall be placed in the PIU office.
- viii. Facilitate and support the LAC and Project Director throughout compensation disbursement process by extending support in office and the field during preparation of claims and issuance of compensation vouchers and cheques. This includes coordination with DPs, NHA and district land revenue authorities involved in disbursement of compensation.
- ix. Mobilize and facilitate DPs to process their compensation claims and receive compensation;
- x. Implement and monitor the Gender Action Plan (GAP) prepared for LARP.
- xi. Conduct meetings with women DPs to share information on all aspects of land acquisition, compensation rates, grievance redress mechanisms, and access to focal points in case of any assistance or guidance required for the preparation of claim documents.
- xii. Ensure that vulnerable women affectees (elderly, single, disabled and without any male support) are provided with assistance and support in the preparation of claim documents and ensure that they have received compensation.
- xiii. Support GM Project/PD PIU to establish women friendly multi-tiered grievance redress mechanism at village, district and project levels, and support the PIU and DPs in recording, processing/investigation and disposal of complaints.

- xiv. Develop gender disaggregated database (management information system to be used for internal and external monitoring of the LARP implementation and evaluation of degree of achievement of the objective set forth in LARP).
- xv. Provide assistance and access to database and coordinate with External/Independent monitor to facilitate monitoring and evaluation of the project,
- xvi. Establish at least one information centre in each district falling within the Project area and assign staff responsible for receiving, registering and processing complaints. Establish a Complaints Register in each information centre.
- xvii. Publish details of the designated office where all information regarding alignment, design, road maps, aks shajra (revenue maps/cadastre) of land to be acquired, price assessment, and information regarding complaints status / redress can be obtained by the DPs (men and women), along with the name of the focal person to be contacted. Mobile phone numbers of all personnel of this unit must be mentioned for the convenience of DPs.

10.4.6 Contractors

208 The project supervision consultant will nominate one liaison officer to coordinate with the PMU / IMU, contractor and other relevant offices on matters relative to possible impacts occurring during project implementation and to coordinate on employment opportunities for the DPs in construction works. Its key roles and responsibilities are to collaborate with the PMU / IMU and the implementation consultants in the following activities:

- Verify the loss of infrastructures and other assets of DPs due to project implementation and ensure their compensation;
- Determine/review the replacement cost for all kinds of loss occurred;
- Hold consultation meetings with the affected people;

10.5 COORDINATION INITIATIVES

209 The agencies and officers/officials identified above will work in close coordination to obtain effective, smooth and timely DP compensation and LARP implementation. To this purpose an LAC will be directly assigned to the PMU by the Board of Revenue and two coordination/consultation committees will be included at the top and bottom levels of the LAR organization as follows:

a. LAR Steering Committee (LSC). To be established soon after approval of LARP by ADB at provincial level to ensure that all relevant agencies involved in LAR and compensation and rehabilitation are:-

- (i) fully informed of this LARP and ADB Policy's requirements and
- (ii) Assist NHA in the preparation/ implementation of needed LARPs at Project level by providing district-level offices with the directions needed to ensure effective synergy and task coordination between NHA, LACs and relevant District departments. The LSC will include high-level representatives of each following department:

a) Member (Aided Projects)

Chairman Committee

- b) G.M (EALS),
- c) G.M (M-4), P.D (M-4),
- d) G.M (NEP),
- e) Secretary (Settlement) BOR Punjab,
- f) Director (L&S), D.D (L&S) (M-4)
- g) D.D (Environment),
- h) NHA Resettlement Specialist,
- i) A.D (L&S), H.Q

Coordinator

210 The LSC will meet periodically, at least once in a month and ensure that LARU (H.Q) / PMU, the consultants, the LACs and other district agencies work together in the implementation of the LARPs and in the execution of AP consultation. The meetings of the committee will be held in provincial head quarter of NHA. A function of the LSC will be to ensure the timely formation of effective district level LAR Coordination Committees (LCC).

b. LAR Coordination Committee (LCC)

211 This is to be formed in each relevant District to provide a coordinating node for the preparation / implementation of LARPs (surveys execution, assets valuation, AP consultation, and local approval of LARP provisions) and complaints and grievances. The LCC formation will be supported by the LSC and initiated by NHA's PMU before the beginning of project preparation activities in a specific District. As the LARP is approved by ADB this committee will be formed within a month and its first meeting will be held at PD office Faisalabad and furthermore this committee will hold its meeting on every week and it will plan the activities and review the progress of LARP implementation.

11 IMPLEMENTATION SCHEDULE

11.1 INTRODUCTION

212 Implementation of LARP consists of compensation to be paid to the DPs for affected land, structures and rehabilitation and resettlement activities. The time for implementation of Land acquisition and resettlement plan will be scheduled as per the overall project implementation. All activities related to the land acquisition and resettlement are planned to ensure that compensation is paid prior to displacement and commencement of civil works. Public consultation, internal monitoring and grievance redress will be undertaken intermittently throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities. The civil works contract for the subproject will only be awarded/land handed over for construction work, after all compensation and relocation has been completed for subproject and rehabilitation measures are in place, as confirmed by EMA. .

11.2 SCHEDULE FOR LARP IMPLEMENTATION

213 The proposed project's resettlement activities are divided into three broad categories based on the stages of work and process of implementation. The details of activities involved in these three phases-project i.e, i) Updating/Finalization of draft LARP phase includes land valuation study by an independent appraiser to determine gap between BOR approved compensation and replacement cost as of ADB's SPS 2009 and finalization of LARP with study incorporated, ii) RP Implementation phase includes payment of all entitled compensations to respective DPs and rehabilitation measures put in place, iii) Monitoring and Reporting period are discussed in the following paragraphs.

11.2.1 LARP Preparation/updating Phase

214 The draft LARP is prepared on the basis of final design however it will be updated and finalized based on findings of land valuation study to be carried out by independent appraiser to ensure the affected persons are compensated on replacement cost basis. For land valuation study the independent appraiser will be procured and mobilized to carryout land valuation and review the land acquisition process under law and determine gap between replacement cost and land compensation being paid under land awards (BOR approved compensation and resettlement assistance for land/livelihood restoration). Besides, for LARP implementation the procurement of requisite institutional arrangement including social safeguard specialist and a team of social mobilizers and an External Monitor Agency will also be initiated to augment safeguards management capacity of the LARU functional at PMU level; the project based GRC and village level affected persons committees will be notified and made operational to facilitate the project affected persons to raise their concerns and resolution of their grievances if any. Nonetheless, the information campaign & community consultation process about affected assets, compensation delivery and grievance redress will be initiated from this stage and shall kept continue till the end of the project.

11.2.2 LARP Implementation and Monitoring Phase

215 After the LARP preparation phase the next stage is its implementation, which includes issues like disclosure of approved LARP, compensation of award by EA; payment of all eligible assistance; relocation of DPs; initiation of economic rehabilitation measures; redress of grievances and complaints if any; removal of structures/assets and taking over possession of acquired land; site preparation for delivering the site to contractors for construction and finally starting civil work. Besides, the internal monitoring and reporting requirement starts immediately with LARP implementation process and continues till end of the LARP implementation is completed in all respects. So, in this phase the monitoring consultant will monitor the LARP implementation progress on daily basis and compile and share quarterly internal monitoring reports with EALS and ADB.

216 The external monitoring of the LARP implementation will be the responsibility of independent External Monitoring Agency procured as such for the sub project. EMA will start his monitoring from start of implementation and submit periodic reports on bi- annual basis till complete implementation of LARP.

11.3 LARP IMPLEMENTATION SCHEDULE

217 A composite implementation schedule for LARP activities in the subproject including various sub tasks and time line matching with civil work schedule is prepared and presented in the form of Table: 11.1. However, the sequence may change or delays may occur due to circumstances beyond the control of the Project and accordingly the time can be adjusted for the implementation of the plan.

**Table 11.1: Implementation
Schedule**

Activity	Time Line											
	2014	2015				2016						
		1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter			
RP Prepraton, updating, implementation and redress of grievances												
Phase-1 Prepraton, review and disclosure of LARP												
Census of project impacts and finalization of Impact Inventory and socio-economic analysis.												
Land Valuation Study completed through independent appraiser												
Prepraton draft LARP with LVS findings incorporated and corrective actions (if required) in place.												
Review of and approval of draft LARP with LVS included by ADB												
Disclosure of ADB approved LARP												
Redressal of Grievances (Contined activity through project implemntation period).	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Consultation and information dessimination (Contined activity through project implemntation period)	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Phase-2: Implementation and Monitoring of ADB approved LARP												
A) Institutional Arrangements for LARP implementation and Monitoring.												
Adequately staffed LARU in place and functional in PMU/PIU for delivery of compensation and internal monitoring of LAR implementation												
Social Safeguard Management Consultant hired and mobilized to assit PMU/PIU LARU during implementation and internal monitoring of LAR activities.												
Displaced Persons committees at village level and Grievance redress committee at project level notified and functional.												
Hiring and mobilization of Independent Monitoring Agent for external monitoring of LARP implementation and confirmation of payment of compensation and rehabilitation measure in place.												
Required funds as per LARP entitlements transferred to PIU for delivery of compensation												
Land Acqisition process under LAA provisions completed for all villages falling in carriageway ROW and Land awards announced by LAC.	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Land Acqisition under LAA provisions compeleted for Interchange Carrigeway ROW and Land awards announced by LAC.												
Issuance of Notices to DPs for submission of claims as and when awards announced for delivery of compensation as per LARP entitlements	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
Full Compensation Payment (Compensation for Lost assets / assistance, with other entitled compensation as per LARP).												
Award of Civil Works Contract												
Issuance of Notices to APs for submission of claims												
Taking possession of ROW and handing over to contractor for Civil Works												
B: RP Implementation Monitoring and Reporting												
Internal Monitoring of LARP Implementation progress and submission of Quarterly internal monitoring reports to ADB												
Submission of bi Annual External Monitoring Reports for ADB review, concurrence and disclosure.												

12 MONITORING AND REPORTING

12.1 NEED FOR MONITORING AND REPORTING

218 Monitoring is a periodic assessment of planned activities providing midway inputs. Monitoring and reporting are critical activities in involuntary resettlement which helps in assessment of implementation progress, rescheduling key actions to meet the objective timelines, early identification of issues, resolve problems faced by the DPs and develop solutions immediately to meet resettlement objectives. In other words, monitoring apparatus is crucial mechanism for measuring project performance and fulfillment of the project objectives. Keeping in view the significance of resettlement impacts, the monitoring mechanism for this project will have both internal monitoring (IM) and external monitoring (EM). Internally, the LARP implementation for the subproject will be closely monitored by the EA through the PIU and the Internal Monitoring Consultants, while for external monitoring the services of an independent external monitoring agency will be hired. The IM and EM are required to.

- Establish and maintain procedures to monitor the progress of the implementation of safeguard plans.
- Verify their compliance with safeguard measures and their progress toward intended outcomes.
- Document and disclose monitoring results and identify necessary corrective and preventive actions in the periodic monitoring reports,
- Follow-up on these actions to ensure progress toward the desired outcomes,
- Retain qualified and experienced external experts to verify monitoring information for projects with significant impacts and risks,
- Submit periodic monitoring reports (quarterly and bi-annually) on safeguard measures as agreed with the ADB.

12.2 INTERNAL MONITORING

219 One of the main roles of PIU will be to see proper and timely implementation of all activities in LARP. Monitoring will be a regular activity for Internal Monitoring Consultant at this level to ensure timely implementation of LARP activities. PIU will collect information from the project site about implementation status of key activities, process and integrate the data in the form of monthly report to assess the progress and results of LARP implementation. And in case of delays or any implementation problem, adjust its work program accordingly. This monitoring and reporting will be a regular activity which is extremely important in order to undertake mid-way corrective steps.

220 Internal Monitoring (IM) indicators will relate to process outputs and results, The IM reports will be shared with ADB safeguards unit on Quarterly basis and shall be consolidated in the quarterly supervision consultants' progress reports for ADB. Specific IM benchmarks will be based on the approved LARP and cover the following:

- a. Information campaign and consultation with DPs;
- b. Status of land acquisition and payments on land compensation;

- c. Compensation for affected structures and other assets;
- d. Relocation of DPs;
- e. Payments for loss of income and income restoration activities implementation; and
- f. Ensure the gender mitigation measures are adhered to during the internal monitoring and reporting process.

221 The above gender disaggregated information will be collected by the internal Monitoring Consultant at PIU, which will monitor the day-to-day resettlement activities of the project through the following instruments:

- a. Review of census information for all DPs.
- b. Consultation and informal interviews with DPs.
- c. Key informant interviews; and
- d. Community public meetings.

12.3 MONITORING BY EXTERNAL EXPERT

222 The EA is required to engage qualified and experienced External Monitoring Agency to verify the EA's monitoring information. The services of EMA have already been procured for M-4 Section-III, however, EMA will be mobilized after ADB's clearance of LARP on intermittent basis to monitor LARP implementation progress and provide bi-annual monitoring reports.. The main objective of this monitoring is to monitor LARP implementation, identify issues and recommend corrective measures. The external monitor will review the IM reports, collect information from the field and determine whether resettlement objectives and goals have been achieved, more importantly whether livelihoods and living standards of DPs have been restored/ enhanced and suggest suitable recommendations for improvement. The external monitor will identify the gaps in LARP implementation and advise the EA on safeguard compliance issues. The key tasks during external monitoring will include:

- a. Review and verify internal monitoring reports prepared by PIU;
- b. Review of the socio-economic baseline, census and inventory of losses of pre-displaced persons;
- c. Impact assessment through formal and informal surveys with the affected persons;
- d. Consultations with DPs, officials, community leaders for preparing review report;
- e. Assessment of resettlement implementation progress, efficiency, effectiveness and sustainability;
- f. Verification of compliance of LAR implementation with the provisions of the LARF, LARP, and with SPS 2009; and
- g. Review of adherence to the gender mitigation measures during monitoring period.

223 The following will be considered as the basis for indicators in external monitoring and evaluation of the project:

- a. Socio-economic conditions of the DPs in the post-resettlement period;
- b. Communications and reactions from DPs on entitlements, compensation,

- options, alternative developments and relocation timetables etc;
- c. Quality and frequency of consultation and disclosure;
- d. Changes in housing and income levels;
- e. Rehabilitation severely affected people, and different vulnerable groups;
- f. Valuation of property and ability to replace lost assets;
- g. Disbursement of compensation and other entitlements;
- h. Level of satisfaction of DPs in the post resettlement period;
- i. Grievance procedures, including recording, reporting, processing and redress of grievances.

224 Based on the external monitor's report, if significant issues are identified, a corrective action plan (CAP) to take corrective action will be prepared, reviewed and approved by ADB and disclosed to affected persons. However, Internal and external monitoring and reporting will continue until all LAR activities have been completed.

12.4 REPORTING REQUIREMENTS

225 The external expert will be responsible for overall monitoring of the subproject and the EA will forward to ADB a consolidated monitoring report bi-annually. This will also determine whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement. Additionally, ADB will monitor projects on an ongoing basis until a project completion report is issued. All the resettlement monitoring reports will be disclosed to DPs as per procedure followed for disclosure of resettlement plans by the EA.

ANNEXURE

Annex-I: Mouza-Wise Detail of Affected Land and Owners

Sr. No.	Village	Land Acquired for ROW	No. Of DPs	Land Acquired for Interchanges	No. Of DPs
Jhang					
1	5-Gagh	38	53	0	
2	17-Gagh	49.68	116	0	0
3	18-Gagh	66	159		
4	Kaki Kohna	27	246		
Total	(A)	180.68	574		
Khanewal					
1	8-Venoe	66.87	240		
2	17-DH	63	172	0	0
3	13-Venoe	54	286		
4	15-D	18	48		
5	Dinpur	0.075	1		
6	Jahanpur	91	310		
7	Nihalaywala	36.92	278		
8	Shamkot	12	3		
9	9-D	12	81		
10	29-Ghagh	21	90		
11	Hasanpur	54.47	226	8.5	38
12	Jalla Pahore	32	138	17	95
13	Noorpur	34	108		
14	Tirholi	83	296		
15	7-Venoe	44	134		
16	9-Venoe	25	82		
17	14-Venoe	59.8	221	13.61	12
18	Alipur	67.02	192	7.83	43
19	Jamesabad	88.02	305	15.6	81
20	Kalkanwala	64	353		
21	Sae Sahu	35	127		
22	Umeed Garh	42.98	113	0.56	2
23	8-D	35	204		
24	10-D	29.37	41		
25	Allah Hoo	49	239		
26	Khanewal Kohna	56	221		

Sr. No.	Village	Land Acquired for ROW	No. Of DPs	Land Acquired for Interchanges	No. Of DPs
27	Shahadat Kandla	66	566		
28	1-KM	13.2	22		0
29	23-Ghagh	6.34	6		
30	14-D	29.75	64		
31	15-V	0	0	5	24
Total	(B)	1288.82	5167	68.1	295
Total	(A+B)	1469.50	5741	68.1	295
Total acquired land	Carriageway+Interchanges		1537.60		
Total DPs by land	Carriageway+Interchanges		6036		

Annex-II: Mouza-wise Affected Cropped Area

Sr. No.	Village	Land Acquired for RoW (Acres)	Cropped Area (Acres)	Number of DPs by RoW
District Khanewal				
1	8-Venoe	66.87	62.30	39
2	13-Venoe	54	48.60	202
3	15-D	18	16.75	17
4	Dinpur	0.075	0.075	1
5	Jahanpur	91	6.87	6
6	Nihalaywala	36.92	35.53	9
7	Shamkot	12	3.00	2
8	9-D	12	11.21	6
9	29-Ghagh	21	18.93	15
10	Hasanpur	54.47	51.98	32
11	Jalla Pahore	32	31.31	32
12	Noorpur	34	33.95	12
13	Tirholi	83	37.15	39
14	7-Venoe	44	30.57	50
15	9-Venoe	25	22.52	10
16	14-Venoe	59.8	52.51	36
17	Alipur	67.02	68.42	27
18	Jamesabad	88.02	73.65	40
19	Kalkanwala	64	58.76	41
20	Sae Sahu	35	14.31	19
21	Umeed Garh	42.98	37.19	28
22	8-D	35	24.83	22
23	10-D	29.37	12.9	14
24	Allah Hoo	49	14.84	8
25	Khanewal Kohna	56	38.04	16
26	shahadat Kandla	66	59.71	61
27	17-D	63	46.31	35
28	1-KM	13.2	1.61	2
29	23-Ghagh	6.34	1.94	1
30	14-D	29.75	33.22	24
Total A		1288.82	948.96	846
District Jhang				
31	5-Gagh	38	35.43	21
32	17-Gagh	49.68	46.37	34

Sr. No.	Village	Land Acquired for RoW (Acres)	Cropped Area (Acres)	Number of DPs by RoW
33	18-Ghagh	66	70.02	49
34	Kaki Kona	27	0.00	0
Total B		180.68	151.81	104
Interchange				
1	15-Venoe	5	5.16	5
2	Jalla Pahore	17	13.68	11
3	Hassanpur	8.5	7.4	5
4	14-Venoe	13.61	12.5	16
5	Jamesabad	15.6	17.11	18
6	Umeed Garh	0.56	0	0
Total C		60.27	55.85	55
Grand Total A+B+C		1529.77	1156.62	1005.00

Annex-III: Trees to be removed from the ROW

Sr. #	Name of District	Name of Villages	No. of DPs	Affected Non Fruit Trees	No. of DPs	Affected Fruit Trees	Total No. of DPs	Total No. Of Trees	
1	Jhang	5 Ghagh	17	426	17	97	34	523	
2		18 Ghagh	42	398	42	63	84	461	
3		Kaki Kuhna	1	75	30	129	31	204	
4		17 Ghagh	23	227	23	53	46	280	
5	Khanewal	14 V	26	398	26	66	52	464	
6		9 D	8	107	8	8	16	115	
7		10 D	10	188	10	6	20	194	
8		Khanewal Kohna	7	141	7	199	14	340	
9		8 V	19	165	19	2	38	167	
10		13 V	25	202	25	30	50	232	
11		14 DH	5	335	17	129	22	464	
12		15 D	16	256	16	102	32	358	
13		8 DH	21	380	21	228	42	608	
14		Ali Pur	17	456	17	23	34	479	
15		Allah Hoo	17	225	19	19	36	244	
16		Hasan Pur	20	265	20	10	40	275	
17		Jalla Pahore	28	796	28	13004	56	13800	
18		kaki Kohan	30	642	30	129	60	771	
19		Nehalay Wala	9	379	9	223	18	602	
20		Saie Sahu	15	71	15	95	30	166	
21		Shahdat Kandla	50	1126	50	578	100	1704	
22		Terholi	43	1426	43	3056	86	4482	
23		Umeed Garh	22	342	23	118	45	460	
24		29 Ghagh	15	460	15	70	30	530	
25		17 D	34	904	34	249	68	1153	
26		Jahan Pur	51	1661	51	367	102	2028	
27		Jamas Abad	25	234	25	1316	50	1550	
28		Kalkanwala	27	16499	27	38498	54	54997	
29		1 KM	4	42	4	13	8	55	
30		7 V	18	163	1	3	19	166	
31		9 V	8	41	8	668	16	709	
31		Noor Pur	6	223	6	576	12	799	
32		Total (ROW)	659	29253	686	60127	1345	89380	
33		Interchanges							
34									
35		15 V	3	30	0	0	3	30	

Sr. #	Name of District	Name of Villages	No. of DPs	Affected Non Fruit Trees	No. of DPs	Affected Fruit Trees	Total No. of DPs	Total No. Of Trees
36		Ali Pur	3	106	0	0	3	106
37		Jalla Pahore	14	239	14	1697	28	1936
38		Hasan Pur	5	56	2	2	7	58
39		Jamas Abad	9	135	9	10	18	145
40		Umeed Garh	0	0	1	6	1	6
Total (Interchanges)			34	566	26	1715	60	2281
Grand Total			693	29819	712	61842	1405	91661

Annex-IV: List of Affected Assets

Sr. No	Name of Mouza	Tube well	Hand Pumps
1	5-G	3	5
2	Kaki Kohna	1	7
3	17-G	2	15
4	18-G	3	10
5	9-D	1	1
6	8-D	1	4
7	17-D	0	4
8	15-D	2	4
9	14-D	0	2
10	29-G	0	3
11	Allah Hoo	3	5
12	Nihahal wala	2	4
13	Kalkanwala	2	9
14	Jahanpur	1	5
15	Alipur	1	2
16	Hasanpur	0	2
17	Noorpur	1	0
18	Umeed Garh	2	8
19	Jalla Pahore	1	5
20	Shahadat Kandla	1	16
21	Tarholi	6	9
22	Saeer Sahu	1	2
23	14-V	1	8
24	Khanewal Kohna	1	4
25	8-V	1	3
26	Jamesabad	2	5
27	14-V Interchange		1
Total		39	143

Annex-V: Summary of Project Impacts

Sr. No.	Village	DPs by Land	DPs by Tree	DPs by Crop	DPs by Structure
Jhang					
1	5-Gagh	53	34	21	15
2	17-Gagh	116	46	34	42
3	18-Gagh	159	84	49	33
4	Kaki Kohna	246	91	0	19
Total	(A)	574	255	104	109
Khanewal					
1	8-Venoe	240	38	39	10
2	17-DH	172	68	35	11
3	13-Venoe	286	50	202	1
4	15-D	48	32	17	15
5	Dinpur	1	0	1	0
6	Jahanpur	310	102	11	15
7	Nihalaywala	278	18	9	11
8	Shamkot	3	0	2	0
9	9-D	81	16	6	4
10	29-Ghagh	90	30	15	12
11	Hasanpur	264	47	32	7
12	Jalla Pahore	233	84	43	12
13	Noorpur	108	12	12	1
14	Tirholi	296	86	39	29
15	7-Venoe	134	19	50	2
16	9-Venoe	82	16	10	0
17	14-Venoe	233	52	52	27
18	Alipur	235	37	27	10
19	Jamesabad	386	68	58	16
20	Kalkanwala	353	54	41	21
21	Sae Sahu	127	30	19	5
22	Umeed Garh	115	46	28	25
23	8-D	204	42	22	10
24	10-D	41	20	14	0
25	Allah Hoo	239	36	8	16
26	Khanewal Kohna	221	14	16	9
27	Shahadat Kandla	566	100	61	32
28	1-KM	22	8	2	2

Sr. No.	Village	DPs by Land	DPs by Tree	DPs by Crop	DPs by Structure
29	23-Ghagh	6	0	1	0
30	14-D	64	22	24	6
31	15-V	24	3	5	0
Total	(B)	5462	1150	901	309
Total	(A+B)	6036	1405	1005	418

Annex-VI: Mouza Wise Cost Estimation of Affected Land

Sr. No.	Village	Land Acquired for ROW	Total Land Compensation (Rs.)	Land Acquired for Interchanges	Total Compensation Interchanges (Rs.)
Jhang					
1	5-Gagh	38	32942635	0	
2	17-Gagh	49.68	71298343		
3	18-Gagh	66	59332960		
4	Kaki Kohna	27	44571610		
Total	(A)	180.68	208,145,548		
Khanewal					
1	8-Venoe	66.87	53,133,626		
2	17-DH	63	66016724		
3	13-Venoe	54	50,944,886		
4	15-D	18	22030047		
5	Dinpur	0.075	103500		
6	Jahanpur	91	63,562,292		
7	Nihalaywala	36.92	33,992,554		
8	Shamkot	12	12958019		
9	9-D	12	8288625		
10	29-Ghagh	21	1335437		
11	Hasanpur	54.47	30,714,416	8.5	17563796
12	Jalla Pahore	32	166278087	17	30723325
13	Noorpur	34	19502952		
14	Tirholi	83	83673020		
15	7-Venoe	44	30109958		
16	9-Venoe	25	22,735,482		
17	14-Venoe	59.8	34487060	13.61	10795042
18	Alipur	67.02	38511941	7.83	7848978
19	Jamesabad	88.02	71,690,110	15.6	15698958
20	Kalkanwala	64	59130798		
21	Sae Sahu	35	31511386		
22	Umeed Garh	42.98	59196198	0.56	1228522
23	8-D	35	28051096		
24	10-D	29.37	828000		

Sr. No.	Village	Land Acquired for ROW	Total Land Compensation (Rs.)	Land Acquired for Interchanges	Total Compensation Interchanges (Rs.)
25	Allah Hoo	49	44619879		
26	Khanewal Kohna	56	66,679,737		
27	Shahadat Kandla	66	87914862		
28	1-KM	13.2	7590000		
29	23-Ghagh	6.34	3967500		
30	14-D	29.75	30252214		
31	15-V	0		5	8930095
Total	(B)	1288.82	1,229,810,406	68.1	92788716
Total	(A+B)	1469.49	1,437,955,954		
Total	Carriageway+Interchanges		1530744670		

Annex-VII: Mouza Wise Cost Estimation of Affected Crop

Sr. No.	Village	Land Acquired for RoW (Acres)	Cropped Area (Acres)	Number of DPs by RoW	1st Crop Compensation (A)(Rs.)	2nd Crop Compensation (B)(Rs.)	Total Compensation (A+B)(Rs.)
District Khanewal							
1	8-Venoe	66.87	62.30	39	7338356.25	3669178.125	11007534.38
2	13-Venoe	54	48.60	202	5339146.52	2669573.26	8008719.78
3	15-D	18	16.75	17	1165950	582975	1748925
4	Dinpur	0.075	0.075	1	4500	2250	6750
5	Jahanpur	91	6.87	6	521250	260625	781875
6	Nihalaywala	36.92	35.53	9	2174275	1087137.5	3261412.5
7	Shamkot	12	3.00	2	130050	65025	195075
8	9-D	12	11.21	6	569100	284550	853650
9	29-Ghagh	21	18.93	15	1181670	590835	1772505
10	Hasanpur	54.47	51.98	32	3217650	1608825	4826475
11	Jalla Pahore	32	31.31	32	2196675	1098337.5	3295012.5
12	Noorpur	34	33.95	12	2095050	1047525	3142575
13	Tirholi	83	37.15	39	2,523,450	1261725	3785175
14	7-Venoe	44	30.57	50	2556456	1278228	3834684
15	9-Venoe	25	22.52	10	2496650	1248325	3744975
16	14-Venoe	59.8	52.51	36	5,872,256	2936128	8808384
17	Alipur	67.02	68.42	27	4171725	2085862.5	6257587.5
18	Jamesabad	88.02	73.65	40	8,928,413	4464206.5	13392619.5
19	Kalkanwala	64	58.76	41	3864398	1932199	5796597
20	Sae Sahu	35	14.31	19	894375	447187.5	1341562.5
21	Umeed Garh	42.98	37.19	28	2486863	1243431.5	3730294.5
22	8-D	35	24.83	22	1762650	881325	2643975
23	10-D	29.37	12.9	14	751350	375675	1127025
24	Allah Hoo	49	14.84	8	904650	452325	1356975
25	Khanewal Kohna	56	38.04	16	4532456	2266228	6798684
26	shahadat Kandla	66	59.71	61	4008000	2004000	6012000
27	17-D	63	46.31	35	2925850	1462925	4388775
28	1-KM	13.2	1.61	2	59487.5	29743.75	89231.25
29	23-Ghagh	6.34	1.94	1	116250	58125	174375
30	14-D	29.75	33.22	24	1608118	804059	2412177
Total (A)		1288.82	948.96	846	76,397,070.27	38198535.14	114595605.4
District Jhang							
31	5-Ghagh	38	35.43	21	1776238	888118.75	2664356.25

Sr. No.	Village	Land Acquired for RoW (Acres)	Cropped Area (Acres)	Number of DPs by RoW	1st Crop Compensation (A)(Rs.)	2nd Crop Compensation (B)(Rs.)	Total Compensation (A+B)(Rs.)
32	17-Gagh	49.68	46.37	34	2610923	1305461.25	3916383.75
33	18-Ghagh	66	70.02	49	4195800	2097900	6293700
34	Kaki Kona	27	0.00	0	0	0	0
Total (B)		180.68	151.81	104	8,582,960.00	4291480	12874440
Interchange							
1	15-Venoe	5	5.16	5	214769	107384.375	322153.125
2	Jalla Pahore	17	13.68	11	585903	292951.56	878854.68
3	Hassanpur	8.5	7.4	5	419244	209621.875	628865.625
4	14-Venoe	13.61	12.5	16	635569	317784.375	953353.125
5	Jamesabad	15.6	17.11	18	998063	499031.25	1497093.75
6	Umeed Garh	0.56	0	0	0	0	0
Total (C)		60.27	55.85	55	2853547	1426773.435	4280320.305
Grand Total A+B+C		1529.77	1156.62	1005.00	87,833,577.14	43916788.57	131750365.7

Annex-VIII: Summary of Cost Estimation for Affected Trees

Sr. #	Name of District	Name of Villages	Total No. of DPs	Total No. Of Trees	Total Compensation (Rs.)
1	Jhang	5 Ghagh	34	523	1535233
2		18 Ghagh	84	461	2004660
3		Kaki Kuhna	31	204	1412600
4		17 Ghagh	46	280	1015616
5	Khanewal	14 V	52	464	1071920
6		9 D	16	115	234485
7		10 D	20	194	315048.01
8		Khanewal Kohna	14	340	717175.14
9		8 V	38	167	308760
10		13 V	50	232	439400
11		14 DH	22	464	1066141
12		15 D	32	358	636933
13		8 DH	42	608	1404582
14		Ali Pur	34	479	970282
15		Allah Hoo	36	244	683913
16		Hasan Pur	40	275	488457
17		Jalla Pahore	56	13800	9946886
18		kaki Kohan	60	771	1412600
19		Nehalay Wala	18	602	1341312
20		Saie Sahu	30	166	292730
21		Shahdat Kandla	100	1704	5405394
22		Terholi	86	4482	95620
23		Umeed Garh	45	460	867008.5
24		29 Ghagh	30	530	800140.62
25		17 D	68	1153	1908690.992
26		Jahan Pur	102	2028	5390194
27		Jamas Abad	50	1550	4331879
28		Kalkanwala	54	54997	2115566
29		1 KM	8	55	114793
30		7 V	19	166	339794
31		9 V	16	709	3384382.12
31		Noor Pur	12	799	2357491.18
32		Total (ROW)	1345	89380	54,409,686.56
		Interchanges			
1		15 V	3	30	62276

Sr. #	Name of District	Name of Villages	Total No. of DPs	Total No. Of Trees	Total Compensation (Rs.)
2		Ali Pur	3	106	139320
3		Jalla Pahore	28	1936	7740666
4		Hasan Pur	7	58	113514
5		Jamas Abad	18	145	331614
6		Umeed Garh	1	6	55,310.00
Total (Interchanges)			60	2281	8,442,700.00
Grand Total			1405	91661	62,852,386.56

Annex-IX: Detail of Village wise Notification Of Sec-III M-4 Shorkot - Khanewal Project

Sr. #	Name of Village	Notification Date U/S 4 (1)	Notification Date U/S (5)	Notification Date U/S (6)	Date of DPAC	Approval Date from BOR	Date of Notices U/s 5-A	Date of Notices U/s 9&10	Date of Announcement of Award	Mutation
1	13/Vinoee	9/10/2004	5/3/2009	18/10/11	26.05.12	18.06.12	09.03.09	28.06.13	16.07.13	Mutated
2	14/Vinoee	9/10/2004	5/3/2009	18/10/11	26.05.12	18.06.12	09.03.09	28.06.13	16.07.13	Mutated
3	7/Vinoee	1/10/2007	16/04/2009	18/10/11	26.05.12	19.06.12	21.04.09	18.08.13	03.09.13	Mutated
4	8/Vinoee	1/10/2007	16/04/2009	18/10/11	26.05.12	18.06.12	21.04.09	18.08.13	03.09.13	Mutated
5	9/Vinoee	1/10/2007	16/04/2009	18/10/11	26.05.12	18.06.12	21.04.09	28.06.13	16.07.13	Mutated
6	Khanewal Kohna	10/11/2004	5/3/2009	18/10/11	26.05.12	18.06.12	10.03.09	28.06.13	16.07.13	Mutated
7	Jamias Abad (ROW) Interchang	9/10/2004	5/3/2009	18/10/11	26.05.12	18.06.12	10.03.09	18.08.13	03.09.13	Mutated
			18/10/2011	18/14/11		12.07.12	22.10.11	24.09.14	10.03.14	Mutated
8	Shamkot	9/10/2004	18/10/2011	12/31/2011	26.05.12	20.07.12	22.10.11	07.09.13	25.09.13	Mutated
9	Allah Hoo	9/10/2004	17/6/2009	18/10/2011	26.05.12	18.06.12	25.06.09	01.12.14	17.12.14	In process
10	Nehaleywala	9/10/2004	17/6/2009	18/10/2011	26.05.12	18.06.12	25.06.09	01.12.14	17.12.14	In process
11	Kalkanwala	9/10/2004	17/6/2009	18/10/2011	26.05.12	18.06.12	25.06.09	04.01.15	21.01.15	In process
12	Jahan pur	9/10/2004	17/6/2009	18/10/2011	26.05.12	18.06.12	25.06.09	01.12.14	17.12.14	In process
13	Noor pur	9/10/2004	17/6/2009	18/10/2011	26.05.12	11.07.12	25.06.09	01.12.14	18.12.14	In process
14	Ali pur	9/10/2004	16/04/2009	18/10/2011	13.06.12	29.09.12	25.04.09	01.12.14	18.12.14	In process
15	Hassan pur	9/10/2004	16/04/2009	18/10/2011	26.05.12	18.06.12	25.04.09	01.12.14	18.12.14	In process
16	29/Ghagh	9/10/2004	29/06/2012	07.01.2015	13.06.12	09.03.15	06.07.12	01.04.15	17.04.15	In process
17	23/Ghagh	9/10/2004	29/06/2012	07.01.2015	13.06.12	13.03.15	06.07.12	01.04.15	17.04.15	In process
18	14/Dirkhana	9/10/2004	17/08/2014	07.01.2015	13.06.12		24.08.14		Award to be Announced	
19	15/Dirkhana	9/10/2004	18/08/2012	07.01.2015	13.06.12	02.03.15	25.08.12	01.04.15	17.04.15	Mutated
20	17/Dirkhana	9/10/2004	18/08/2012	07.01.2015	13.06.12	16.03.15	25.08.12	01.04.15	16.04.15	Mutated
21	8/Dirkhana	9/10/2004	18/08/2012	07.01.2015	13.06.12	10.03.15	25.08.12	01.04.15	16.04.15	In process
22	9/Dirkhana	9/10/2004	17/08/2014	07.01.2015	13.06.12	18.03.15	24.08.14	01.04.15	16.04.15	In process
23	10/Dirkhana	9/10/2004	18/08/2012	31.12.2014	13.06.12	02.03.15	25.08.12	10.03.15	26.03.15	In process
24	2/KM	9/10/2004	state land	-	-	State Land				
25	1/KM	9/10/2004	31.12.2014	25.02.2015	13.06.12		07.01.15	Pending in Commissioner office For Final Approval of Cost		

Sr. #	Name of Villages	Notification Date U/S 4	Notification Date U/S	Notification Date U/S	Date of RRAC	Approval Date from	Date of Notices	Date of Notices	Date of Announcement	Mutation
26	Terholi	9/10/2004	17/08/2014	31.12.2014	13.06.12	17.02.15	24.08.14	16.02.15	05.03.15	In process
27	Saie Sahu	9/10/2004	17/08/2014	31.12.2014	13.06.12	17.02.15	24.08.14	16.02.15	05.03.15	In process
28	Shahadat Kandla	9/10/2004	25.02.2015	22.04.2015	13.06.12	05.08.15	05.03.15		Award to be Announced	
29	Jalla Pahore	9/10/2004	31.12.2014	25.02.2015	13.06.12	05.05.15	07.01.15		Award to be Announced	
30	Umeed Garh	9/10/2004	17/08/2014	31.12.2014	13.06.12	17.02.15	24.08.14	16.02.15	05.03.15	In process
31	Dinpur	10/1/2007	29/06/2012	31.12.2014	13.06.12	18.06.12	03.07.15	04.01.15	21.01.15	Mutated
District Jhang										
32	Kaki Kuhna	6/5/2004	11.02.2015	under process	28.04.12	under process	19.02.15			
33	5-Ghagh	6/5/2004	11.02.2015	under process	28.04.12	under process	19.02.15			
34	17-Ghagh	6/5/2004	11.02.2015	under process	28.04.12	under process	19.02.15			
35	18-Ghagh	6/5/2004	11.02.2015	under process	28.04.12	under process	19.02.15			
Land Falling In Interchanges										
1	15-V	14.01.15	25-8-2015		25.03.15					
2	14.V	14.01.15	Under Process		25.03.15					
3	Hasan pur	14.01.15	Under Process		25.03.15					
4	Ali pur	14.01.15	Under Process		25.03.15					
5	Jalla Pahore	14.01.15	Under Process		25.03.15					
6	Umeed Garh	14.01.15	25-08-2015		25.03.15					

Annex-X: Office Order for Formation of GRC

NATIONAL HIGHWAY AUTHORITY

Office of the Director (Land) M-4

Kamalpur Interchange, Sargodha Road, Faisalabad

Ph: 041-8879154-55, Fax: 8879153

No:Dir(Land)/M-4/NHA/2015/**3657**

2015 March, 2015

SUBJECT: OFFICE ORDERS

With reference to office order no. 1(1)/NHA/EALS/2009/26 dated 08-10-2009 issued by Assistant Director (L&S) HQ (Copy enclosed with Scope Work for each committee)

1. It is hereby informed that following committees has already been constituted with approval of Chairman NHA and further notified vide above mentioned office order for whole project M-4 (Section-I, II& III) including interchanges.

- Land Acquisition and Resettlement Unit (LARU)
- Project Management Unit (PMU)
- Land Acquisition Unit (LAU)
- Project Resettlement Unit (PRU)
- Implementation and Monitoring Unit (IMU)
- Grievances Redress Cell (GRC)

2. These committees are already existing at the project level and will continue working with previously mentioned scope of work.

Shaukat Hussain Baloch
(Shaukat Hussain Baloch)
Director (Land) M-4

Distribution

All Concerned

Copy for Information

- Member (Central Zone) NHA, Lahore
- Member (Coordination) NHA, Islamabad
- G.M (EALS), NHA, Islamabad
- G.M (M-4), NHA, Faisalabad
- CCAP, NHA, Islamabad
- Director (L&S) HQ, NHA Islamabad
- JS, MOC

NATIONAL HIGHWAY AUTHORITY
Office of the Director (LM&IS) M-4

Kamalpur Interchange, Sargodha Road, Faisalabad
Ph:041-8879154-55, Fax:8879153

No: ()Dir/(Land)/M-4/NHA/2015/365^B

20th March, 2015

Subject: - **CIRCULAR**

It is hereby circulated that APC's & GRC's have been constituted at all villages (32) falling in Section-II (Gojra-Shorkot) M-4 project.

2. The list is attached.

Linsanrat 20/3/15
(Shoukat Hussain Balouch)
Director (Land) M-4

Copy to:-

- Member (Central Zone) NHA, Lahore
- Member (Coordination) NHA, Islamabad
- G.M (EALS) NHA, Islamabad
- G.M (M-4) NHA, Faisalabad
- C.C.A.P, NHA, Faisalabad
- Director (L&S) HQ, NHA, Islamabad
- A.D (Land) M-4 NHA, Faisalabad
- L.A.O (M-4) NHA, Faisalabad

Annex- XI ___ Unit rates for affected Assets.

Annex- XI: Village-wise detail of Prices assessed by DPACs & cost as per assessment		
SECTION III 64Km.		
Total 35 villages		
Sr. #.	Village/ Chak No.	Price assessed by DPAC dated 26-04-2012 (Shorkot), 26.05.2012 (Kabirwala & Khanewal)
Tehsil Shorkot		
1	Kaki Kuhna	1,460,000
2	5-Ghagh	Cat.A. 2,400,000
		Cat. B 730,000
3	17-Ghagh	Cat.A. 1,200,000
		Cat. B 961,000
4	18-Ghagh	Cat.A. 1,024,000
		Cat. B 650,000
Tehsil Kabirwala		
5	29/Ghagh	commercial 50,000 per Marla, off road 800,000 per Acre
6	23/Ghagh	800000 per Acre
7	14/Dirkhana	commercial 50,000 per Marla, off road 800,000 per Acre
8	15/Dirkhana	commercial 50,000 per Marla, off road 850,000 per Acre
9	17/Dirkhana	commercial 50,000 per Marla, off road 800,000 per Acre
10	8/Dirkhana	700000 per Acre
11	9/Dirkhana	600000 per Acre
12	10/Dirkhana	600000 per Acre
13	2/KM	500000 per Acre
14	1/KM	500000per Acre
15	Terholi	commercial 20,000 per Marla, off road 800,000 per Acre
16	Saie Sahu	commercial 20,000 per Marla, off road 800,000 per Acre
17	Shahadat Kandla	1000000 per Acre
18	Jalla Pahore	commercial 70,000 per Marla off road 800,000 per Acre
19	Umid Gargh	1,200,000 per Acre
20	Dinpur	1,200,000 per Acre
21	Allah Hoo	800000 agri 15000 per marla
22	Nehaleywala	800,000 per Acre
23	Kalkanwala	800,000 per Acre
24	Jahan pur	500,000 per Acre
25	Noor pur	500,000 per Acre
26	Ali pur	Off Road 450000 and On Road 800000 per Acre
27	Hasan pur	500,000
28	13/Vinoee	800000 agri 8000 per marla resi
29	14/Vinoee	1000000 agri 10000 per marl
		800,000
30	Jamas Abad	800000 agri 10000 per marla resi
31	Shamkot	1600000 per acre for A category agri. Land and 800000 per acre for B category agri. land
32	7/Vinoee	700,000 per Acre
33	8/Vinoee	700000 per acre for agri land 5000 per marla
34	9/Vinoee	800000 per acre for agri land 5000 per marla
35	Khanewal Kohna	2500000 (On road) 900000 off road 35000 per marla resi.

Annex-XI__Unit rates for different Crops as provided by Agricultural Department.

Sr. #	Name of the Crop	Average Yield (monds)			Rate Per Acre (Rs.)		
		Excellent	Average	Below Average	Excellent	Average	Below Average
1	Wheat Grain	60	30	25	72,000	36,000	30,000
2	Sugarcane	1000	800	600	170,000	136,000	102,000
3	Synthetic Maiz	60	45	30	63,000	47,250	31,500
4	Hybrid Maiz	100	80	60	90,000	72,000	54,000
5	Cotton	40	22	14	140,000	77,000	49,000
6	Sunflower	1100	800	550	63,250	46,000	31,625
7	Linseed (Alsi)	480	320	200	36,600	24,400	15,250
8	Sesame	520	360	240	81,250	56,250	37,500
					Rate Per 40 Kg (Rs.)		
9	Basmati Rice	55-60	445-40	25-30	1,800	1,500	1,200
10	Coarse Rice	80-90	60-65	35-40	900	800	700

Annex-XI__Unit rates for different Crops as provided by Agricultural Department.



OFFICE OF THE DIRECTOR,
VEGETABLE RESEARCH INSTITUTE, FAISALABAD
Ph: 041-9201678 Fax: 041-9201679 Email: directorvegetable@yahoo.com

No: 407
Dated Faisalabad the
07-03-13

To

Mr. Shoukat Husain Balouch
Director (LM & IS) M-4
National Highway Authority
Faisalabad

Subject: **SCHEDULE OF RATES FOR CROPS, FRUIT TREES AND
FLOWER PLANTS ETC OF SECTION II & III (M-4) PROJECT**

Reference: DL (M-4)/ NHA/ FSD/ 2013/ 2059

As per request, the cost of production for different vegetables is as under:

Sr. No.	Name of Vegetable	Cost of Production per acre (in Rupees)
1.	Potato	102000
2.	Tomato	118000
3.	Cucumber	72000
4.	Hot pepper	115000
5.	Peas	78000
6.	Okra	75000
7.	Bitter gourd	74000
8.	Bottle gourd	56000
9.	Onion	63000
10.	Garlic	112000
11.	Brinjal	54000
12.	Cabbage	74000
13.	Carrot	56000
14.	Spinach	38000
15.	Turnip	30000
16.	Coriander	28000
17.	Rawan	42000
18.	Shakarkandi	43000

DIRECTOR
VEGETABLE RESEARCH INSTITUTE
FAISALABAD

Annex-XI ___ - Unit rates of Trees and Ornamental Plants as provided by Horticultural Department.

ESTIMATED COST OF FRUIT ORCHARDS (RUPEES OF ONE PLANT AGE WISE)

Age (Year)	Mango	Citrus, Litchi	Guava	Apple, Peach, Apricot, Plum, Loquat	Falsa, Grape, Pomegranate	Date palm	Ber, Mulberry	Jamun
1	1069	424	415	414	190	819	777	759
2	2214	760	750	752	318	1175	1280	1277
3	3146	1053	1052	1056	434	1496	1734	1744
4	3985	6920	6762	3744	2016	1785	2143	2165
5	4741	6400	6133	3478	1861	2046	2511	2544
6	5422	5931	5567	3238	1693	2280	2843	2885
7	19379	5470	5029	2993	1543	8403	10407	14105
8	18045	4764	4380	2768	1344	7846	10139	13115
9	16843	4128	3796	2566	1164	7343	9896	12222
10	15761	3555	3269	2384	1003	6891	9678	11419
11	14785	3039	2794	2220	857	6483	9481	10695
12	13907	2574	2367	1941	726	6116	9304	10042
13	13115	2155	1982	1691	608	5785	9145	9454
14	11741	1778	1635	1465	501	5179	8187	8464
15	10504	1438	1322	1262	406	4633	7324	7572
16	9389	1132	1041	1079	319	4142	6547	6768
17	8385	856	787	914	241	3699	5846	6044
18	7480	607	559	765	171	3300	5216	5392
19	6665	383	353	631	108	2940	4647	4804
20	5930	182	167	510	51	2616	4135	4275
21	5269			402		2324	3674	3798
22	4673			304		2061	3258	3366
23	4136			216		1824	2884	2981
24	3652			136		1611	2546	2633
25	3216			65		1419	2242	2318
26	2823					1245	1969	2035
27	2470					1089	1722	1780
28	2151					949	1500	1551
29	1864					822	1300	1344
30	1605					708	1119	1157
31	1372					605	957	989
32	1162					513	810	838
33	973					429	679	702
34	803					354	560	579
35	649					286	453	468
36	511					225	356	368
37	386					170	269	279
38	274					121	191	198
39	173					76	121	125
40	82					36	57	59

Note: The wood of plants will belong to owner of the orchard

[Signature]
 Director, 20/8/15
 Horticultural Research Institute (AARI),
 Faisalabad

[Signature]
 Dr. Baqee Ahmad
 Associate Professor,
 University of Agriculture
 Faisalabad
 20/8/2015

No. 683
Dated Faisalabad, the 16/5/2013

To,
Director (LM & IS) M-4,
NHA, Faisalabad.

Subject: **SCHEDULE OF RATES FOR CROPS, FRUIT AND FLOWER PLANTS
ETC. OF SECTION-II AND III (M-4) PROJECT**

Reference: Please refer to your office letter No. DE. (M-4)NHA/Fsd/2013/2059 dated 21.02.2013.

The estimated rates of plants desired vide above referred letter are given below for your information and further necessary action.

<u>Sr. No.</u>	<u>Name of Plant</u>	<u>Age (Years)</u>	<u>Rate (Rs)</u>
1.	Rose	1-5 years	20-45
2.	Motia	1-5 years	15-75
3.	Sambhalu	1-5 years	25-50
4.	Chambeli	1-5 years	20-70
5.	Basil Flower	(Not known)	
6.	Rat ki rani	1-5 years	15-50
7.	Genda	Seasonal flower	10-15
8.	Kachnar	1-10 years	50-300
9.	Lasoori	(Relates to Fruits)	
10.	Arucaria	1-5 years	50-200
11.	Mehandi	1-5 years	15-50

(Note: The assessment rates are not valid for court cases).


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HORTICULTURAL RESEARCH SUB-STATION,
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ANNEX-XII: INDEPENDENT LAND VALUATION STUDY.

Independent Land Valuation Study

July, 2015

Motorway Project, M-4 Section-III (Shorkot- Khanewal Section-64 Km)

of

Faisalabad – Khanewal Motorway (M-4)

Prepared by National Highway Authority, Ministry of Communication, Islamic Republic of Pakistan for the Asian Development Bank (ADB).

This independent land valuation study 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.

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1. ABBREVIATIONS

ADB:	Asian Development Bank.
BOR:	Board of Revenue.
CSS:	Country Safeguards System.
DC:	District Collector/Deputy Commissioner.
DCO:	District Coordination Officer.
DPs:	Displaced Persons.
EA:	Executing Agency.
IVS:	International Valuation Standards.
IR:	Involuntary Resettlement.
LA:	Land Acquisition.
LAA:	Land Acquisition Act
LAC:	Land Acquisition Collector
LAR:	Land Acquisition and Resettlement
LARP:	Land Acquisition and Resettlement Plan
NHA:	National Highway Authority
PC:	Planning Commission
PC-1:	Project Cycle 1
RICS:	Royal Institute of Chartered Surveyors
SPS:	Safeguard Policy Statement.

GLOSSARY

1. **COMPENSATION:**
It is the payment in cash or in kind for an asset or a resource that is acquired or affected by a project²⁷.
2. **Country Safeguards System:**
A country's legal and institutional framework, consisting of its national and subnational implementing institutions and relevant laws, regulations, rules and procedures that pertain to the policy areas of environmental and social safeguards²⁸.
3. **Displaced Persons:**
In the context of IR, displaced persons are those who are physically or economically displaced as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to²⁹.
4. **Eminent Domain:**
The right of the state to use its sovereign power for acquiring land for public purposes³⁰.
5. **Involuntary Resettlement:**
Involuntary Resettlement is the process by which the inhabitants of a place are displaced without their will.
6. **PC-1:**
It is one of the processes used by the Government of Pakistan in planning for new development projects.
7. **Replacement Cost:**
Replacement Cost involves replacing an asset as 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 any³¹.
8. **Relocation Assistance:**
Relocation Assistance is the support provided to the persons who are physically displaced by a project. It may include transportation, food, shelter, and social services that are provided to the displaced persons during their relocation³².

²⁷(ADB, "Involuntary Resettlement Safeguards: A Planning and Implementation Good Practice Sourcebook-Draft Working Document", 2012)

²⁸(ADB, "Safeguard Policy Statement", 2009)

²⁹ibid

³⁰(ADB, "Involuntary Resettlement Safeguards: A Planning and Implementation Good Practice Sourcebook--Draft Working Document", 2012)

³¹ibid

³²ibid

2. EXECUTIVE SUMMARY

1. This Independent Land Valuation Study of Faisalabad-Khanewal Motorway (M-4), Section III deals with independent appraisal of the value of land being acquired by the executing agency (EA) under Land Acquisition Act, 1894. This appraisal has been done using different valuation methods like Capitalization, Comparison etc. keeping in view the International Valuation Standards (IVS). The Fair Market Value has been calculated keeping in view all the elements mentioned by SPS, 2009. The study objective were to: i) determine the Replacement Cost as enunciated by ADB' Safeguard Policy Statement (SPS-2009) for the acquired land; ii) Comparison of BOR approved/awarded land rates and Replacement Cost appraised; iii) Identification of cost differential to be paid as Resettlement Assistance under the LARP provisions in case BOR Approved/Awarded land rates are lesser than the Replacement Cost appraised; iv) and Finally recommend a way forwarded for future ADB financed projects to ensure the DPs are compensated as per SPS-2009 Replacement Cost Approach.

2. The land has been acquired in 36 villages (mouzas) in two tehsils of District Khanewal (Tehsils Khanewal&Kabirwala) and one tehsil of District Jhang (Tehsil Shorkot). Of these 36 villages, privately owned land has been acquired in 35 villages (mouzas) and in one village, land is state-owned³³. For the purpose of this study, 90 representative sample land parcels from 33 villages have been selected. The sample land parcels could not be selected from remaining two villages (mouzas) because, land parcel acquired in one mouza is too small to be sampled; while the other mouza is falling in the ROW for the interchange where land acquisition process is at initial stage. Replacement Cost has been worked for each of these 90 sampled land parcels, and the study findings apply to all villages because the basic valuation indicators are similar for contiguous villages falling in ROW alignment. The team didn't find any case where Replacement Cost worked out using Capitalization Method, was more than the BOR awarded prices. Meaning thereby that the BOR awarded rates are more than the Replacement Cost worked out by the Lion Bridge team. The Differential, though favoring the BOR awarded rates, between these two approaches has been calculated and presented in Table 1, Section 7 of this Study.

3. In the Findings/Observations Section, the reasons of difference or uniformity in the valuation of this Study and BOR have been elaborated. In the Conclusion and Recommendation Section, a way forward has been discussed that how the future ADB funded projects can be smoothly executed where substantial land acquisition is involved.

4. Overall the study has been very rewarding for the EA. Experienced and qualified valuers as provided in the SPS, 2009 have been engaged to conduct this study.

³³ The State-owned land when acquired is transferred to the acquiring department through book-transfer and its assessment is not required as such.

3. STUDY BACKGROUND

5. LAR activities present great risk to the livelihood of the DPs who have been affected due to development projects. International Financial Institutions (IFIs) when funding development projects adopt various standards to manage social risks and to protect DPs by compensating them for the acquired assets at Replacement Cost (RC) in addition to the relocation assistance and all this is to restore the livelihoods and incomes of the DPs. Asian Development Bank (ADB) is no exception. It also requires RC to be paid to as compensation for all the lost assets under its Safeguard Policy Statement (SPS-2009).

6. The Land Acquisition Act, 1894 requires compensation to be paid for lost assets in the form of Fair Market Value whereas SPS-2009 asks for compensation to be paid for lost assets based on "Full Replacement Cost" and is clearer in the methodology for calculating the same than LAA, 1894. SPS asks for calculating the RC by summing (i) Fair Market Value (ii) Transaction Costs (iii) Interest Accrued (iv) Transitional and Restoration Costs; and (v) Any Other applicable payments. If market conditions are absent or in a formative phase, SPS asks the borrower to consult with the displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns & crop production, availability of land in the project area and any other related information³⁴. Moreover, SPS also asks for not taking depreciation of assets into account while using any valuation methodology for calculating RC.

7. Asian Development Bank is funding National Highway Authority (NHA) for a number of projects; and Faisalabad-Khanewal Motorway (M-4) is one of them. National Engineering Services Pakistan (NESPAK) has been assigned by NHA to conduct an independent land valuation study for the Section III of Faisalabad-Khanewal Motorway (M-4) Project in order to establish the RC and compare the same with the awarded rates by BOR, Punjab, Pakistan. NEPSAPK through Independent Valuers M/s. Lion Bridge International undertook land valuation study to determine RC and reviewed the rates announced by BOR, Punjab, Pakistan for the project M-4 Section-III. The RC has been appraised from the perspective of ADB's SPS and legal requirements of Pakistan.

3.1 TERMS OF REFERENCE

3.1.1 Background

8. Involuntary land acquisition and resettlement (LAR) poses a significant risk to the livelihoods of people, who are physically and economically displaced due to development projects. The multilateral financial institutions have adopted international standards to manage social risks and protect affected communities/peoples by compensating lost assets at replacement costs, and providing assistance to restore their lost Incomes and livelihoods for financed projects The ADB requires RC be paid as compensation for all lost assets (land and non-land) This requirement is established by ADB's Safeguard Policy Statement SPS 2009 (SPS)with specific methodology for determining full RC.

³⁴(ADB, "Safeguard Policy Statement", 2009)

9. SPS guidance for establishing replacement cost consists of the following: (i) fair market value; (ii) transaction costs; (iii) interest accrued; (iv) transitional and restoration costs; and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower/client will consult with the displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns & crop production, availability of land in the project area and region and other related information. Qualified and experienced experts are required to undertake the valuation of acquired assets. In applying method of valuation, depreciation of structures and assets should not be taken into account.

10. ADB is supporting the National Highway Authority (NHA) in funding a number of major road projects in Pakistan. Challenges in establishing full replacement cost for lost assets have been experienced in recent projects and complaints have been received from affected persons. The ADB policy requires undertaking a land valuation study to determine how replacement cost should be appraised using international appraisal standards in Pakistan for involuntary resettlement (IR). To ensure compliance with ADB's safeguard policies, a central part of the valuation study is to determine how the value of land and other assets can be assessed to meet ADB's policy requirements and also satisfy the legal requirements of Pakistan.

3.1.2 Objective of the Study

11. The objective of the independent land valuation study (Study) is to (i) undertake an independent appraisal of the value of land using international appraisal standards; (ii) assess the constraints to carrying out such appraisal for rural areas; (iii) compare the valuation methods and rates used by the Board of Revenue (BOR)/NHA and those based on international standards and RC: and, (iv) provide professional advice as to how any issues identified can be addressed in Pakistan.

12. The study has identified defensible ranges of land values which approximate full replacement cost. A sample of 5% of affected land properties has been valued so that values for various land types and locations are provided. If the BOR/NHA rates do not fall within the identified range of rate (replacement cost), then there will be a need to determine: (i) why the rates are different: (ii) how the gap can be filled; and (iii) whether and how the BOR / NHA rates can approximate full replacement cost.

3.1.3. Specific Output Requirements

13. The outputs of the valuation study are:

A. Inception Report

14. A brief Inception Report has been provided within 10 days of signing the contract. The Inception Report has been approved by ADB prior to commencement of overall Land Valuation Report. Inception report included the following items:

- i. Final valuation methodology.
- ii. Presentation of a sample report structure (table of contents or similar)
- iii. Method of engagement with key stakeholders (BOR / District Price Assessment Committee / NHA etc.) and outcomes of any Initial discussions

-
- iv. Problem resolution strategies.

B. Overall Land Valuation Report

15. Prepare land valuation to establish full replacement cost (for the purpose of this Study, the method required under the SPS will be applied). This will require the valuation of sampled land properties affected by NHA project(s).

16. The purpose of methodology is to access RC in Pakistan by keeping in view LAA 1894 provisions and SPS, 2009. The land valuation report will include, as a minimum the following information:

- v. Property address
- vi. General description of property
- vii. Site (area, dimensions, soil type, aspect, elevation, etc)
- viii. Location and attributes (distance from the nearest town center locality and surrounding development, access and exposure services and amenities (including mains supply, Public transport etc.)
- ix. Public services, shops, schools, churches, clinics etc.
- x. Any statutory valuations - BOR etc.
- xi. Date of inspection and valuation
- xii. Registered owner/occupier
- xiii. Title description
- xiv. Formal or informal easements or encumbrances
- xv. Land categorization and current use/land category
- xvi. Improvements (type, size and value of structures, features, water supply etc.)
- xvii. Valuation considerations (approach to valuation - capitalization or direct comparison etc.)
- xviii. A valuation figure, which, in the opinion of appraiser, represents full replacement cost as defined by ADB's SPS, including defined of Site value and added value of improvements.

C. Analysis of Differences between BOR/NHA and Appraiser's Valuations

17. A comparison has been made between BOR and appraiser's valuations/prices, using the BOR/NHA methodologies. If the appraiser's valuation differs from the BOR/NHA valuation, a detailed analysis as to why the values are different will be required. This output will be based on land types and locations, rather than on a property by property basis. This output will identify the key strengths and weaknesses of the two valuation approaches in the context of land acquisition for ADB financed projects.

D. Analysis of Way Forward for ADB Pipeline Projects

18. Provide detailed guidance, with in provisions of the Pakistan legal framework, on how any gaps can be filled for (i) individual projects and (ii) in a systematic way forward for projects in ADB financed pipeline projects. In particular guidance on legal opportunities and constraints for BOR/NHA valuations to adopt International standards will be required. After Inception Report, comprehensive Land Valuation Study Report comprising all components of Sr. No: (ii), (iii) & (iv) has been prepared.

3.2 RATIONALE

19. Now the question arises that what is the rationale behind this independent land valuation study for the project M-4 although the Board of Revenue, Punjab has already announced the awards based on its own valuations? The reason is that BOR Punjab, being a Government Institution acquired land under the Land Acquisition Act, 1894 with Punjab Amendment Rules and this acquisition has the backing of Eminent Domain provision as envisaged in the Constitution of Pakistan and it follows its own mechanism for calculating the compensation amount for the acquired land. This mechanism may not be aligned with that envisaged under SPS, 2009 and may also leads to complaints from the displaced persons regarding awarded rates not representing Full Replacement Cost. Therefore, to bring the awarded valuation in line with the ADB's SPS 2009 RC Approach, ADB asked the Project Executing Agency to undertake an independent land valuation study of M-4, Section III.

3.3 SCOPE OF STUDY

20. This study deals with Faisalabad-Khanewal Motorway M-4, Section III (Shorkot-Khanewal). In this section land acquisition proceedings have been underway in 35 villages (mouzas). For the study, 5% samples of land parcels have been taken from each awarded village (mouza) and identified range of rates (RC) is calculated. This sample included different land types and location so that different types of land may be catered for. After calculating RC of the sampled parcels, it is been compared with the BOR awarded rates. Where the BOR rates do not fall within the identified range of rates, it has been determined (i) Why the rates are different; (ii) How the gap can be filled; and (iii) Whether and how the BOR rates can approximate Full Replacement Cost.

4. VALUATION METHODOLOGY

4.1 VALUATION UNDER THE ACT AND PRACTICE

21. In Pakistan, initial investigations regarding the value of land to be acquired starts when the PC-1 of any project is prepared. After the initial estimates, the tentative cost is submitted to the Planning Commission of Pakistan so that it may pursue the project as per funds available.

22. The Land Acquisition Act (LAA) 1894 is the main law in the CSS of Pakistan to regulate land acquisition proceedings for the public purpose. Each province has its own amendments in this act along with rules for the same. This Act provides for compensating the affected land and properties in cash at market rate to the DPs.

23. The Executing Agency (EA) after clearance from the Planning Commission of Pakistan pursues the project at the local level. It, after demarcating the land to be acquired, asks the local (District level) Revenue Authorities for the revenue papers and issuance of Notification under Section 4 of the LAA, 1894. With the issuance of Notification under Section 4 of the LAA, 1894, the process of land acquisition is triggered. There are other sections from 4 to 10 of the LAA, 1894 which provides for different actions like consultations with the DPs, surveys, public hearings etc. The award is announced by the Land Acquisition Collector (LAC) under Section 11 of the LAA, 1894.

24. After the issuance of Notification under Section 4 of the LAA, 1894 EA (NHA in this case) asks the District Collector to provide them with estimated value of land to be acquired. Since 2003, the BOR Punjab has constituted a District Price Assessment Committee (DPAC) in each district for assessing the value of land to be acquired. This DPAC works under the chairmanship of District Collector (DC) and other members include Assistant Commissioner (of the relevant Tehsil/Sub-division), Tehsildar of the respective Tehsil, Executive Engineer Irrigation (in case of irrigated land)/or Excise and Taxation Officer (in case of urban land) and Land Acquisition Collector (specially deputed by the BOR for particular project(s) with NHA). The DPAC relies upon the Revenue records, the damages calculated by different departments like Works and Services, Agriculture & Forest; and the relevant information from the local Revenue official (Patwari) in order to work out fair market value of the acquired land. Moreover, the DPAC also relies on the DC rates/Valuation Table³⁵. Sections 23 and 24 of the LAA, 1894 are also taken into account for determining the market value of the land. The District Collector, being chairman of the DPAC in a particular district, after assessing the value of land and getting approval from the BOR, Punjab would send the estimated cost to the acquiring department (NHA in this case) for announcement of award by the LAC who has been specially deputed by the BOR for this purpose.

³⁵ DC rates are the rates fixed by DC for the payment of stamp duty. No mutation can take place below these rates considering them true market rates

25. The concerned LAC is the final authority who determines the compensation to be paid to the interested persons before making an award under Section 11 of the LAA, 1894. He has to take Sections 23 and 24 of the LAA, 1894 into consideration before announcing an award. These two sections provide the basis for valuation of the land to be acquired. Section 23 of the LAA, 1894 clearly states the six factors to be considered while calculating the market value of the land. These include (i) Market Value of land at the date of publication of notification under section 4 of LAA, 1894 (ii) the damages sustained by reason of taking of any standing crops or trees (iii) the damage sustained by reason of severing such land from his other land (iv) the damages sustained by reason of the acquisition injuriously affecting his DP's other property, movable or immovable, in any other manner, or his earnings; (v) if the DP is compelled to change his residence or place of business, the reasonable expenses incidental to such change; and (vi) the damage resulting from diminution of the profits of the land between the time of publication of notification under Section 6 of the LAA, 1894 and the time of LAC's taking possession of land. The damages sustained in Sub-section ii, iii and iv, are affective from the time of LAC's taking possession of the land. This section also provides for giving 15% premium on the awarded rates if land is compulsorily acquired.

26. The LAA, 1894 along with Punjab Land Acquisition Rules, 1984 provide mechanisms and procedures for the acquisition of land in Punjab Province. The land acquisition procedure for this particular project M-4 is also governed by these two legal instruments and by the same procedures as described above. The DPACs of both the Districts Jhang and Khanewal have maintained minutes of the meetings for assessing the rates of acquired land with proper reasoning for estimating the rates (Annex-C). The LAC has also maintained the minutes of hearings under different Sections of LAA, 1894 and justification for relying on the DPAC rates and the same have been reproduced in the awards announced.

4.2 VALUATION APPROACH ADOPTED BY THE STUDY

27. The Valuation Study has used Replacement Cost Approach, Market Analysis and Direct Comparison Approach to appraise the sampled property of M-4 Project. In the Replacement Cost Approach, the Capitalization method has been used to calculate the Fair Market Value of the acquired property. The RC calculated was compared with the BOR Rates in order to ascertain whether the latter were reflective of RC or otherwise.

4.2.1 REPLACEMENT COST APPROACH

28. As per SPS, 2009, calculation of Replacement Cost (RC) is based on five factors namely, (i) Fair Market Value (ii) Transaction Costs (iii) Interest Accrued (iv) Transitional and Restoration Costs; and (v) Any other applicable payment. Efforts have been made to assess the RC based on the mentioned factors with least bias. Fair Market Value has been calculated using the Capitalization Method along with data collected through Market Analysis Method.

29. Capitalization Method asks for calculating the yearly yield of a property and predicting its produce/income for a number of years. Usually five year³⁶ net income from yields is considered as the Fair Market Value of land. Here five years have been considered for the purpose

³⁶(Lennhoff, "Direct Capitalization: It Might be Simple But It Isn't That Easy", 2011)

because of many factors. First, the five-yearly average of mutation prices is usually used by BOR Punjab and KPK Provinces for calculating fair market value. Secondly, while surveying the sampled land parcels, most of the prospective buyers in this area mentioned five years as the target period for investing in real estate. Thirdly, being common villagers ourselves (the study writers/the valuation experts), we deem to buy a land which can return our investment in five years. So the term of five years has been in Capitalization Method for calculating Fair Market Value of the sample parcels of land.

4.2.2 MARKET ANALYSIS

30. Market Analysis (Market Approach) requires for data gathering (primary as well secondary) by keeping in view the market factors (like supply and demand). Here in this case, approximate data regarding mutations in a particular village (mouza) have been analyzed so as to compare its findings with that of awarded parcels of land. While collecting data, factors responsible for supply and demand have also been taken into consideration.

31. The data gathered has not only been used for comparison but also for calculating Fair Market Value-one of the factors in determining Replacement Cost, as per SPS, 2009.

4.2.3 DIRECT COMPARISON APPROACH

32. Direction Comparison Approach works on the principle of substitution. This indicates that any rational person will not pay more for a property than it would cost to purchase a comparable substitute. Here in this case, the comparison has been drawn between the awarded rates by BOR and that of prevailing rates of mutations in the same villages (mouzas). The rates had been directly compared in order to draw some useful conclusions vis-à-vis RC. Different parameters like (i) Accessibility to the land; (ii) Location of the land; (iii) Fertility/Productivity;(iv)Availability of amenities; and (v) Any other pertinent factor, have been taken into consideration while applying this approach.

4.3 INFORMATION SOURCES

33. The information has been collected from the following sources:

- i. Project Land Staff (Director Land & his team) (Annex-A)
- ii. Project Engineering Staff (Project Director & his team) (Annex-A)
- iii. LAC and his team (Annex-A)
- iv. District Collector and his team (Annex-A)
- v. Affected Persons (Annex-B)
- vi. Local People living in the surrounding areas (Annex-B)
- vii. Prospective Buyers (Annex-B)

4.4 INFORMATION COLLECTION

34. The field teams conducted their field visits on 15th of April, 2015 and from 13th to 19th of May, 2015. In these visits, they met with all the stakeholders including DPs, LAC staff, Project-land as well Engineering Staff, DC staff, Revenue officials, prospective buyers and the local people. The information/data collected includes copies of awards, valuation tables, LA-7 forms; point of view of the DPs, the prospective buyers and the local people. DC and Revenue

provided us with the mutations information in the affected villages (mouzas) and briefed us regarding the process of acquisition, DPAC and related matters. So far so good, the field visits had been very rewarding for the teams.

4.5 BASIS OF VALUATION

35. First of all, 5% representative sample land parcels were chosen to base our study on. Using these sample land parcels, following factors have been considered in the on spot survey in order to have some strong basis of valuation:

- viii. General Assessment of the location of the land parcel (On/Off Road)
- ix. Value of similar properties in the vicinity
- x. Accessibility
- xi. Sources of cultivation (Canals, Tube well etc.)
- xii. Other amenities (like School, Hospital etc. nearby)
- xiii. Any improvements made to the land parcel
- xiv. General Supply and Demand environment in the locality
- xv. Hunt for prospective buyers in the locality

36. After collecting this data for each sample land parcel, Capitalization Method has been used in order to calculate the Fair Market Value which is one of the main components of Replacement Cost as per SPS, 2009.

4.6 MAJOR ASSUMPTIONS:

37. The first major assumption is that the value of land parcels in the vicinity would be more or less the same as that of our sampled parcels.

38. Secondly, while estimating RC, only Fair Market Value has been calculated by using Capitalization Method. The values of other elements of RC like Transaction Costs, Interest Accrued, Transitional and Restoration Costs and Other Applicable Payments have been assumed as NIL because when a willing buyer buys a piece of land from a willing seller, then his assessment/estimated value of land includes all these elements, so no need to calculate these elements again. And secondly, NHA while acquiring the land for this Project didn't deduct these amounts from the compensation paid to the DPs.

39. And lastly, we have assumed that we are primarily dealing with the agricultural land and the value of parcels include no other elements like structures, trees etc. This is so because we have noticed from the record provided by the Project Land staff that other damages on land like structures and trees have been separately compensated. And secondly a willing buyer also does the same while buying a property that he pays for the structures separately and estimate the yield for agricultural produce.

4.7 VALUATION CONSTRAINTS

40. There were quite a number of constraints while appraising the RC for the sampled land parcels. About twenty five DPs were contacted while surveying the sampled parcels out of which fourteen have been discussed in the relevant annex. These DPs were more or less

dissatisfied with the compensation amount they received from the EA. The reason for their dissatisfaction was that to them their lands had much higher value than those announced by the BOR and that for the reason of good production and locality. When asked to present some proof, like any mutation deed or registration document, they were not able to provide the valuation teams with any of such document which could prove their claim with few exceptions.

41. Secondly, the value of land written on the mutation deeds didn't reflect the true value of land for two reasons. Sometimes, they have been overvalued in order to avoid pre-emption and at others they have been undervalued in order to avoid taxation.

4.8 VALUATION RATIONALE

42. As mentioned earlier, primarily Capitalization method has been used to calculate Fair Market Value-one of the key elements of RC as per SPS, 2009. For this method, DPs, host populations (which also included willing/prospective buyers), and related offices were approached and got following information from them regarding the sample parcels:

- i. Recent Land Transactions
- ii. Land Use
- iii. Cropping Patterns
- iv. Crop Production (per acre, per term, per year for different crops)
- v. Irrigation Patterns
- vi. Availability of land in the project area and region
- vii. Factors prospective buyers consider while buying land in the region

43. The information collected was used to estimate the Fair Market Value of the sample parcels in the following way for each sample:

- a. First of all, the sample land parcel was personally visited by the field team
- b. They met with the DPs and local people who sometimes also happened to be prospective buyers for the land in the vicinity.
- c. Information regarding crop and production patterns, average yield per crop, and their estimated valuation of land were taken from the local DPs and people.
- d. Among them who were prospective buyers for the adjacent land, they were asked about the factors they considered while buying the adjacent land in the region?
- e. During survey, the prospective buyers in the locality were interviewed to confirm the on-going land cost and the factors they consider while investing in real estate (the details about interviewed prospective buyers is provided at Serial No, 15 of Annex-B). Those asked prospective buyers told the team that while considering buying the adjacent piece of land, they would consider the net income from the yield of that piece of land over a number of years. Whatever the net income in some particular years, they would be happy to pay the seller that amount as Fair Market Value. In other words, they were of the view that they would use "Capitalization Method" for their future investments in the real estate in the locality.

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- f. The sellers were also of the same opinion that if they were paid with net income of their field for a particular number of years then they would be happy to sell their land.
 - g. The average yield rates have been confirmed again from different sources, from LAC office, from common people, from, EDO Agriculture, Khanewal, from real estate agent³⁷ in order to estimate the Fair Market Value.
 - h. The Average Yearly yield was used to predict it for five years³⁸ and reasons for taking five years as the benchmark have already been discussed in the previous sections. The amount thus calculated was clearly reviewed against different parameters like inflation, Valuation Table, and Revenue Department's assessment.
 - i. After reviewing it against different factors like location, amenities etc. a figure was worked out for each parcel of land which was its Fair Market Value.
 - j. This Fair Market Value along with other elements of RC (which we considered as NILL) were used to calculate the Replacement Cost, as envisaged by SPS, 2009
44. Among other things, Valuation report has also been prepared for each and every sample parcel which includes the following information:
- a. Property Address (Village Name, Parcel Identification)
 - b. General Description of the property
 - c. Site (Area)
 - d. Registered Owners
 - e. Location and attributes (On/Off Road, Surrounding Development, Source of Water etc.)
 - f. Land Category
 - g. Present and Past Cultivation
 - h. Public Services (Amenities/Utilities nearby)
 - i. Date of Inspection
 - j. Details of any structure
 - k. Details of any trees
 - l. BOR Valuation
 - m. Valuation as per Real Estate Agent. The property dealers/real estate agents guess the value of land based on their acumen and experience. Where market data is scarce, this guess is used to predict the value of a piece of land.
 - n. Valuation by Lion Bridge International (RC)
 - o. Percentage Difference between BOR Valuation and that of Lion Bridge.

³⁷ Annex-B, Serial No. 16 &17

³⁸ Section 4.2.1 of this Study

45. These information sources have also been used for the calculation of Fair Market Value as described earlier. Market Analysis method for valuation has also been used in the Capitalization Method in order to reach fair market value. The data collected in the field reports was very helpful in this regard. All the factors combined provided us with the Replacement Cost for our sampled parcel.

5. SPS, 2009 REQUIREMENTS FOR REPLACEMENT COST

46. SPS, 2009 prefers land-based resettlement where possible when affected properties and DPs' livelihood are land-based too. SPS asks for Full Replacement Cost to be given as cash compensation when the lost land doesn't affect the livelihoods.

47. Full Replacement Cost as per SPS, 2009 is the cost of replacing an expropriated asset of the same or better quality in the current land and/or housing market³⁹. It includes the following elements:

- a. Fair Market Value: It is the going price of an asset in the open market between a willing seller and a willing buyer.
- b. Transaction Costs: It may include the legal and documentation expenses associated with updating land records to reflect sales, transfers, and inheritance etc.
- c. Interest Accrued: When there is gap between buying of an asset and its payment then the interest accrued with time lapsed.
- d. Transitional and Restoration Costs: It involves short-term subsistence allowance to support the DPs through a period of income loss due to a project
- e. Other Applicable Payments

48. SPS provides for surveying the local people, DPs, the real estate agents in the locality in order to have fair estimation of Fair Market Value in case the market is missing to be approached for the same. It also calls for consulting the valuation experts for appraisal of displaced assets. Though no timeframe has been given in the SPS regarding calculating of Full Replacement Cost, yet it asks for calculating it at the time of dispossession.

³⁹(ADB, "Involuntary Resettlement Safeguards: A planning and Implementation Good Practice Sourcebook-Draft Working Document, 2012, Paragraph 97, line 2)

6. COMPARISON OF VALUATION METHODOLOGIES

49. In the following lines, effort has been made to compare and contrast the two valuation methodologies, one being used by BOR for the awards and the other asked by SPS, 2009 and used by Lion Bridge International to calculate the Replacement Cost.

a. Land for Land:

50. The LAA, 1894 does not consider land for land compensation as full compensation for the acquired land. But on the other hand, SPS, 2009 asks for land-based resettlement in case if IR. But it recognizes the limitation of this approach and provide for “Full Replacement Cost” to be given in cash in case in case land is not available or IR didn’t affect the livelihoods of the DPs.

b. Elements of Full Replacement Cost:

51. The elements of the Full Replacement cost as enunciated by SPS, 2009 has been discussed in the previous section of the report. The LAA, 1894 provides for its own parameters for calculating the Market Value which have also been discussed in Section 4 of the report. The Act also provides for 15% premium on the value of land as compulsory acquisition allowance. So more or less, both the Act and the SPS have taken a very liberal approach in calculating Market Value of the acquired assets. Lion Bridge International have used SPS’s approach to valuation in order to calculate RC and compared it with that of BOR.

c. Timeline:

52. The Act asks for calculating Market Value from the date of issuance of Notification under Section 4 of LAA, 1894. Section 23 clearly puts this. But SPS, 2009 on the other hand, asks for calculating the Fair Market Value at the date of dispossession of DPs. Lion Bridge has analyzed both the situations and taken into consideration this time difference while calculating the Full Replacement Cost.

d. Independent Valuers Vs DPACs etc:

53. The Act provides that assessment to be made by the District Collector⁴⁰ and then checked and verified by Commissioner and BOR for transparency and better valuation. But in reality, after the DPAC under the District Collector announces some rates, hardly Commissioner or BOR changes those rates and most of the time approves the same rates. However, SPS, 2009 requires for qualified and experienced valuers to undertake land valuation study after gathering information from all stakeholders. In line with this requirement NHA through Messrs. NESPAK engaged a valuation team comprising Lion Bridge International, which undertook the land valuation study for M-4 Section III.

⁴⁰ LAA, 1894, Section 15, Section 23

e. Provision of Livelihood and Better Housing:

54. SPS, 2009 provides for enhanced livelihood and better housing⁴¹ to the DPs, in addition to Full Replacement Cost. While under the LAA, 1894 has no such provision except that Section 23 of the Act provides for other elements to be provided along with the market value. The DPAC reviews the previous mutations and DC rates in order to calculate the market value. But EA has promised to pay "Relocation Assistance" to the DPs in addition to the awarded rates but still nothings of the sort has been provided to the DPs. So the "Relocation Assistance" factor has not been considered while comparing BOR/NHA rates and RC determined by the Valuation team.

f. Methodology:

55. The LAA, 1894 provides a specific methodology to reach to the market value. There is a DPAC in each district which assess the rates under the chairmanship of District Collector, then sends the same to Divisional Commissioner who after assessing the rates send them to BOR for final approval. But there is nothing of the sort in SPS, 2009. It just asks for qualified and experienced valuers to appraise the land and estimate the Full Replacement Cost. Lion Bridge International is playing this role.

7. DIFFERENCE IN VALUATION

56. The land has been acquired in 36 villages (mouzas) in two tehsils of District Khanewal (Tehsils Khanewal&Kabirwala) and one tehsil of District Jhang (Tehsil Shorkot). Of these 36 villages, privately owned land has been acquired in 35 villages (mouzas) and in one village, land is state-owned. For the purpose of this study, 90 representative sample land parcels from 33 villages have been selected. The samples have not been taken from remaining two villages (mouzas) because, land parcel acquired in one mouza is too small to be sampled; while the other mouza is falling in the ROW for the interchange where land acquisition process is at initial stage. Replacement Cost has been worked for each of these 90 sampled land parcels and land valuation study findings apply to all villages, because the basic valuation indicators are similar for contiguous villages falling in ROW alignment. Table 1 below presents the difference in valuation between the Replacement Cost determined by the valuation team and the Awarded rates by the BOR/NHA.

⁴¹(Bank, "Safeguard Policy Statement",2009, p. 17)

Table-1 Land Valuation Difference between BOR/NHA rates and Replacement Cost Appraised.

TEHSIL & DISTRICT	S.NO	VILLAGE	SQUARE NO.	KHASRA NO	AREA IN ACRES (ACRE=8 KANALS)	CATEGORY (ON/OFF ROAD)	BOR AWARDED RATES/ACRE (IN PKR)	BOR/NHA RATES FOR THE SAMPLE PARCEL * (IN PKR)	REPLACEMENT COST APPRAISED (IN PKR)	COST DIFFERENTIAL (BOR RATE-REPLACEMENT COST APPRAISED)	% DIFFERENTIAL
KABIRWALA, KHANEWAL	1	Ali Pur	84	3 by 2	0.3125	On Road	800,000	287,500	233,984.38	53,515.63	22.87
			80	16/1	0.99375	Off Road	450,000	514,266	418,617.19	95,648.44	22.85
			81	10 by 2	0.9	Off Road	450,000	465,750	379,125.00	86,625.00	22.85
			81	1	1	Off Road	450,000	517,500	421,250.00	96,250.00	22.85
	2	Hassan Pur	3	18/2	1	Off Road	500,000	575,000	421,250.00	153,750.00	36.50
			8	25/2	0.925	Off Road	500,000	531,875	389,656.25	142,218.75	36.50
			3	22/2	0.9	Off Road	500,000	517,500	379,125.00	138,375.00	36.50
	3	NurPur	18	5 by 1	0.99375	Off Road	500,000	571,406	418,617.19	152,789.06	36.50
			18	8 by 1	0.825	Off Road	500,000	474,375	347,531.25	126,843.75	36.50
	4	JahanPur	24	9 by 2	0.86875	Off Road	500,000	499,531	394,195.31	105,335.94	26.72
			24	10 by 1	0.9625	Off Road	500,000	553,438	436,734.38	116,703.13	26.72
			25	24/1	0.81875	Off Road	500,000	470,781	371,507.81	99,273.44	26.72
			25	17/1	0.975	Off Road	500,000	560,625	442,406.25	118,218.75	26.72
			43	6 by 1	0.7625	Off Road	500,000	438,438	345,984.38	92,453.13	26.72
	5	KalkanWala	87	6 by 1	0.8	Off Road	800,000	736,000	385,000.00	351,000.00	91.17
			87	15/1	1	Off Road	800,000	920,000	481,250.00	438,750.00	91.17
			88	10 by 2	0.95625	Off Road	800,000	879,750	460,195.31	419,554.69	91.17
	6	Allah Hoo	28	24	1	Off Road	800,000	920,000	465,000.00	455,000.00	97.85
			28	25	0.475	Off Road	800,000	437,000	220,875.00	216,125.00	97.85

Table-1 Land Valuation Difference between BOR/NHA rates and Replacement Cost Appraised.

TEHSIL & DISTRICT	S.NO	VILLAGE	SQUARE NO.	KHASRA NO	AREA IN ACRES (ACRE=8 KANALS)	CATEGORY (ON/OFF ROAD)	BOR AWARDED RATES/ACRE (IN PKR)	BOR/NHA RATES FOR THE SAMPLE PARCEL * (IN PKR)	REPLACEMENT COST APPRAISED (IN PKR)	COST DIFFERENTIAL (BOR RATE-REPLACEMENT COST APPRAISED)	% DIFFERENTIAL
			35	19	0.6125	Off Road	800,000	563,500	284,812.50	278,687.50	97.85
	7	UmeedGarh	74	9 by 2	0.375	On Road	1,200,000	517,500	286,875.00	230,625.00	80.39
			74	10	0.925	Off Road	1,200,000	1,276,500	430,125.00	846,375.00	196.77
			65	22/2	0.90625	Off Road	1,200,000	1,250,625	421,406.25	829,218.75	196.77
			28	18/2/2	0.43125	Off Road	1,000,000	495,938	200,531.25	295,406.25	147.31
	8	JallaPahore	43	2 by 1	0.9375	Off Road	1,000,000	1,078,125	435,937.50	642,187.50	147.31
			43	1 by 2	0.85	Off Road	1,000,000	977,500	395,250.00	582,250.00	147.31
			115	5 by 2	0.94375	Off Road	1,000,000	1,085,313	438,843.75	646,468.75	147.31
	9	ShahdatKandla	115	6 by 1	0.95625	Off Road	1,000,000	1,099,688	444,656.25	655,031.25	147.31
			112	21	1	Off Road	1,000,000	1,150,000	465,000.00	685,000.00	147.31
			30	13 by 2	0.1625	Off Road	800,000	149,500	75,562.50	73,937.50	97.85
	10	Terholi	30	18/1	0.9875	Off Road	800,000	908,500	459,187.50	449,312.50	97.85
			32	2 by 2	0.925	Off Road	800,000	851,000	430,125.00	420,875.00	97.85
			32	9	1	Off Road	800,000	920,000	465,000.00	455,000.00	97.85
			1	14	1	Off Road	800,000	920,000	465,000.00	455,000.00	97.85
	11	SaieSahu	1	17	0.9625	Off Road	800,000	885,500	447,562.50	437,937.50	97.85
			45	18/1	0.625	Off Road	500,000	359,375	263,281.25	96,093.75	36.50
	12	1/KM	45	18/1	0.625	Off Road	500,000	359,375	263,281.25	96,093.75	36.50
	13	10/Dirkhana	4	20	0.68125	Off Road	600,000	470,063	286,976.56	183,085.94	63.80
			4	21/1	0.9125	Off Road	600,000	629,625	384,390.63	245,234.38	63.80

Table-1 Land Valuation Difference between BOR/NHA rates and Replacement Cost Appraised.

TEHSIL & DISTRICT	S.NO	VILLAGE	SQUARE NO.	KHASRA NO	AREA IN ACRES (ACRE=8 KANALS)	CATEGORY (ON/OFF ROAD)	BOR AWARDED RATES/ACRE (IN PKR)	BOR/NHA RATES FOR THE SAMPLE PARCEL * (IN PKR)	REPLACEMENT COST APPRAISED (IN PKR)	COST DIFFERENTIAL (BOR RATE-REPLACEMENT COST APPRAISED)	% DIFFERENTIAL
	14	9/Dirkhana	53	11	0.85	Off Road	600,000	586,500	358,062.50	228,437.50	63.80
	15	8/Dirkhana	15	2	1	Off Road	700,000	805,000	465,000.00	340,000.00	73.12
			15	9 by 2	0.99375	Off Road	700,000	799,969	462,093.75	337,875.00	73.12
	16	17/Dirkhana	67	19	1	Off Road	800,000	920,000	465,000.00	455,000.00	97.85
			67	22	1	Off Road	800,000	920,000	465,000.00	455,000.00	97.85
			62	3 by 2	0.5	Off Road	800,000	460,000	382,500.00	77,500.00	20.26
			62	8 by 1	0.9	Off Road	800,000	828,000	418,500.00	409,500.00	97.85
	17	15/Dirkhana	4	19	1	Off Road	850,000	977,500	465,000.00	512,500.00	110.22
	18	14/Dirkhana	33	18 by 2	0.75	Off Road	800,000	690,000	348,750.00	341,250.00	97.85
			33	19 by 1	0.825	Off Road	800,000	759,000	383,625.00	375,375.00	97.85
	19	23 Ghagh	22	5 by 1	0.9375	Off Road	800000	862,500	435,937.50	426,562.50	97.85
	20	29 Ghagh	12	20 by 2	0.85	Off Road	800000	782,000	395,250.00	386,750.00	97.85
			12	21 by 1	0.7	Off Road	800000	644,000	325,500.00	318,500.00	97.85
	21	14 Venoi	64	5 by 2	0.825	Off Road	1000000	948,750	383,625.00	565,125.00	147.31
			64	6 by 1	0.96875	Off Road	1000000	1,114,063	450,468.75	663,593.75	147.31
			65	2 by 1	0.5	Off Road	1000000	575,000	232,500.00	342,500.00	147.31
			65	1 by 1	0.5	Off Road	1000000	575,000	232,500.00	342,500.00	147.31
	22	Nehaleywala	19	21 by 2	0.6375	Off Road	800000	586,500	296,437.50	290,062.50	97.85
			19	22	0.2875	Off Road	800000	264,500	133,687.50	130,812.50	97.85

Table-1 Land Valuation Difference between BOR/NHA rates and Replacement Cost Appraised.

TEHSIL & DISTRICT	S.NO	VILLAGE	SQUARE NO.	KHASRA NO	AREA IN ACRES (ACRE=8 KANALS)	CATEGORY (ON/OFF ROAD)	BOR AWARDED RATES/ACRE (IN PKR)	BOR/NHA RATES FOR THE SAMPLE PARCEL * (IN PKR)	REPLACEMENT COST APPRAISED (IN PKR)	COST DIFFERENTIAL (BOR RATE-REPLACEMENT COST APPRAISED)	% DIFFERENTIAL
			38	16	1	Off Road	800000	920,000	465,000.00	455,000.00	97.85
KHANEWAL, KHANEWAL	1	8 Viooe	3	2	0.95	Off Road	700000	764,750	441,750.00	323,000.00	73.12
			3	9	0.9	Off Road	700000	724,500	418,500.00	306,000.00	73.12
			2	12	0.4375	Off Road	700000	352,188	203,437.50	148,750.00	73.12
			2	9 Viooe	33	19 by 2	1	Off Road	800000	920,000	465,000.00
	2	9 Viooe	33	20	0.76875	Off Road	800000	707,250	357,468.75	349,781.25	97.85
			3	13 Viooe	5	5 by 1	0.99375	Off Road	800000	914,250	462,093.75
	3	13 Viooe	5	7 by 1	0.98125	Off Road	800000	902,750	456,281.25	446,468.75	97.85
			8	4 by 2	0.975	Off Road	800000	897,000	453,375.00	443,625.00	97.85
			4	KhanewalKoh na	12	18 by 2	0.5	On Road	2500000	1,437,500	432,500.00
	4	KhanewalKoh na	12	19/1	1	On Road	2500000	2,875,000	865,000.00	2,010,000.00	232.37
			12	20/1	0.86875	On Road	2500000	2,497,656	751,468.75	1,746,187.50	232.37
			5	Shamkot	15	2 by 2	0.8	On Road	1600000	1,472,000	692,000.00
	5	Shamkot	15	3 by 1	0.925	On Road	1600000	1,702,000	800,125.00	901,875.00	112.72
			27	5 by 1 by 1	0.66875	Off Road	800000	615,250	310,968.75	304,281.25	97.85
			27	4 by 2	0.5	Off Road	800000	460,000	232,500.00	227,500.00	97.85
			6	Jamasabad	138	17	1	Off Road	800000	920,000	465,000.00
	6	Jamasabad	138	23 by 2	0.975	Off Road	800000	897,000	453,375.00	443,625.00	97.85
			137	10 by 1	0.925	Off Road	800000	851,000	430,125.00	420,875.00	97.85

Table-1 Land Valuation Difference between BOR/NHA rates and Replacement Cost Appraised.

TEHSIL & DISTRICT	S.NO	VILLAGE	SQUARE NO.	KHASRA NO	AREA IN ACRES (ACRE=8 KANALS)	CATEGORY (ON/OFF ROAD)	BOR AWARDED RATES/ACRE (IN PKR)	BOR/NHA RATES FOR THE SAMPLE PARCEL * (IN PKR)	REPLACEMENT COST APPRAISED (IN PKR)	COST DIFFERENTIAL (BOR RATE-REPLACEMENT COST APPRAISED)	% DIFFERENTIAL
	7	7 Vinoe	137	1 by 2	0.98125	Off Road	800000	902,750	456,281.25	446,468.75	97.85
			19	6 by 1	0.9	Off Road	700000	724,500	418,500.00	306,000.00	73.12
			19	14	1	Off Road	700000	805,000	465,000.00	340,000.00	73.12
SHORKOT, JHANG	1	Kaki Kohna	117	2	1	Off Road	1460000	1679000	465,000.00	1,214,000.00	261.08
			117	9	1	Off Road	1460000	1679000	465,000.00	1,214,000.00	261.08
	2	5 Ghagh	10	20 by 1	0.8875	Off Road	730000	745056.25	412,687.50	332,368.75	80.54
			10	21	1	Off Road	730000	839500	465,000.00	374,500.00	80.54
	3	17 Ghagh	44	18 by 1	0.95	Off Road	961000	1049892.5	441,750.00	608,142.50	137.67
			44	23	0.9375	Off Road	961000	1036078.125	435,937.50	600,140.63	137.67
			35	18 by 1	0.95	Off Road	961000	1049892.5	441,750.00	608,142.50	137.67
	4	18 Ghagh	3	2 by 1	0.725	Off Road	650000	541937.5	337,125.00	204,812.50	60.75
			3	3 by 1	0.775	Off Road	650000	579312.5	360,375.00	218,937.50	60.75
			8	2 by 1 by 1	0.625	Off Road	650000	467187.5	290,625.00	176,562.50	60.75
			8	9 by 1	0.625	Off Road	650000	467187.5	290,625.00	176,562.50	60.75

*... This includes the BOR/NHA awarded rates plus 15% Compulsory Acquisition Charges.

8. FINDINGS/OBSERVATIONS

57. The Replacement Cost shown in the table 1 has been calculated using Capitalization Method. There is no negative differential which entails that there is nothing to be paid to the DPs as a difference of the BoR awarded rates and RC appraised. The Positive difference shows that the BoR price is more than the study appraised value.

58. After calculating the differential, the analysis is as follows:

- I. For the 29 villages of District Khanewal (Khanewal and Kabirwala Tehsils), the rates by BoR have been assessed in 2011-12 and most of the awards have been announced in 2013-14. The payment of compensation to the DPs is underway and possession has not been taken by the EA yet. This means that the DPs have been using this land for the last two years. So while calculating their Full Replacement Cost in 2015, Lion Bridge has taken this factor into account along with inflation, discounted Valuation Table Rates; and Mutations in those years and now. Capitalization Method and Market Analysis were used in order to check whether those awarded rates could serve as the Full Replacement Cost. And the result is before us. The replacement cost appraised by the Lion Bridge International teams in almost all the cases has been less or equal to the BoR awarded rates.
- II. BoR awarded rates include 15 % Compulsory acquisition charges. This amount is in addition to the awarded rates. So while calculating total compensation, this factor has also been taken into consideration. The rates approved by the DPAC or awarded by the LAC are calculated as such that a combined average of all transactions (mutations) incorporated in the respective mouza of all types of land for one year is calculated and then this average is multiplied by a particular multiplier factor⁴² for each type of land in order to calculate the one yearly average of respective type of land. This multiplier factor is determined at the time of Settlement of the mouza and is reflective of its potential value, as enunciated in Section 23 of the LAA, 1894.
- III. There has not been a single case where the BoR/NHA rates are lower than the RC appraised shown in Table 1.
- IV. So there is no differential amount to be paid to the DPs in these 35 villages.

⁴² The multiplier factor is determined by the Settlement Officer in a particular mouza depending on the productivity factor of different land types. He then consults the inhabitants of the mouza about land tax they would pay to the Government for different land types either per kanal or per acre, whichever is applicable as per local customs and law. Based on consultation, whichever amount is agreed for a particular land type is then termed as “*Parat*” in local Revenue terminology and is taken as “Multiplier Factor” for that particular type of land.

-
- V. The reason for BoR awarded rates being more than the RC appraised is that the former has been calculated by considering all the elements included in Section 23 of the LAA, 1894⁴³.
 - VI. “Conclusions and Recommendations” Section below puts in detail whether and how the BoR rates can approximate Full Replacement Cost.

⁴³ RC includes Fair Market Value, Transaction Costs, Interest Accrued, Transitional and Restoration costs, and any other applicable payments. And for Section 23, all the factors discussed in Section 4.1 in this report.

9. CONCLUSIONS AND RECOMMENDATIONS

59. The basis of this independent land valuation study has been the lack of BoR rates providing for the Full Replacement Cost as per SPS, 2009. Though there are no negative differentials but still if there were any differences in any future projects being funded by the ADB, we have recommended the following items for the way forward for the future ADB financed Projects:

9.1 Implementation of Section 23 of LAA, 1894:

60. Section 23 of the LAA, 1894 provides a great space to LAC/DPAC for estimating market value of the acquired land. But LAC/DPAC hardly cares for this section and announces DC rates instead. So it is highly recommended that the LAC and DPAC should implement Section 23 of the LAA, 1894.

9.2 Judicial Protection of Land Officers:

61. Many a land officers who are deputed as Land Acquisition Collector or District Collector fear that if they announce rates on Full Replacement Cost then the investigation institutions like NAB etc. may arrest them for alleging with the DPs and providing them with extra compensation. So they should have judicial protection as the judicial decisions have. Though LAC works as an arbitrator, yet there should be relevant provisions in the Act so that he may not be persecuted for his good works.

9.3 Social Impact Assessment, Rehabilitation, and Resettlement:

62. Safeguard Policy Statement, 2009 asks for conducting Social Impact Assessment (SIA), and has specific provisions for Rehabilitation and Resettlement. But LAA, 1894 has no such provisions. LAA, 1894 Section 4 asks for conducting some preliminary survey but no provision is there for Rehabilitation and Resettlement in the Act. So it is recommended that Act should be amended in order to make it cater for SIA, Rehabilitation and Resettlement.

9.4 Timelines for Payment of Compensation Amount:

63. The Act is silent about the timelines for payment of compensation amount to the DPs. It is recommended that the Act may be amended so as to include a timeline for payment of compensation to the DPs.

9.5 Updating of Revenue Records in Time:

64. While going through the Revenue records, it has been noticed that the Revenue officials do not perform the updating duties regularly and this slackness affect correct assessment of the market value of the assets. So it is recommended that Revenue Officials should be asked to revise Revenue records in time.

9.6 Training of Revenue Officials:

65. Training is another area which needs to be addressed seriously. The LACs and related Revenue staff from Revenue as well as NHA departments should be trained in Revenue as well as acquisition laws, regulations and studies, both national and international so that they may use their updated knowledge for providing better services to the DPs.

10. ANNEXURES

10.1 ANNEX-A

This Annex-A primarily deals with the Lion Bridge team's visit to Faisalabad-Khanewal Motorway (M-4) Project office, visits to Land Staff, LAC and his staff; DC and his team and any other Revenue Officials:

DAY 1: 15th of April, 2015

The day started with a meeting with the NHA land staff, NESPAK team and representatives of the Asian Development Bank (ADB) at Director Land M-4, Faisalabad.

Following attended the meeting:

- i. Mr. Ashfaq Khokhar (ADB)
- ii. Mr. Mike (ADB)
- iii. Mr. Shoukat Baloch (Director Land, M-4)
- iv. Mr. Imran (Assistant Director Land, M-4)
- v. Mr. Kashif Bashir (NESPAK)
- vi. Mr. Saeed Hussain (NESPAK)
- vii. Mr. Farrukh Jadoon (Lion Bridge)
- viii. Mr. Waqas Sarfraz (Lion Bridge)

The meeting started with a note of thanks from Mr. Baloch being the host of the event. He briefed the participants regarding the land acquisition proceedings of Section II and III of M-4 Project. He told the participants that payments have almost been made in Section II and are underway in Section III. Mr. Kashif Bashir introduced the valuation team (Lion Bridge team) to all the participants. Representatives from ADB enquired about the professional capacity of the valuation team to which Mr. Jadoon (Lion Bridge) briefed them about the professional competency of the team and their past experience in the field. All the participants then discussed different deliverables of the valuation study and set deadlines for the submission of the same. The meeting ended with the assurance from the NHA team that valuation team would be facilitated in every possible manner in their study.

After the meeting, the Valuation team met with Director and Assistant Director Land M-4 regarding their point of view regarding the awarded rates. After the discussion, Director Land provided the team with copies of awards, valuation tables and other related information.

DAY 2: 13th of May, 2015

The team proceeded to the Project Office of Section III of M-4 Project. There the LAC and Engineering Staff of the Project briefed the valuation team regarding

the awarded rates, LA-7 apportionments and other related information. Sample land parcels were selected from each village (chak) with the help of LAC staff.

DAY 3 to 6:14th of May, 2015 to 17th of May, 2015

The team went into the field and met with the local DPs, people and prospective buyers and sellers. The details are in Annex-B

DAY 7: 18th of May, 2015

The team met with Mr. Imran, Assistant Director M-4 Project. He briefed the team regarding the awarded mouzas and the payment updates. He told the team that NHA had nothing to do with the record thing and LAC is autonomous in announcing the rates. He apprised the team regarding the actual position of the acquisition process and reasons for delay in announcing the award.

The team also met with the Project Director of the M-4 Project Section III, Mr. Sajjad Ahmad Goraya. He told us that delay in acquisition process and announcement of awards was because of extra acquisition of land though he himself was against this and was in favour of announcement of awards as soon as possible.

DAY 8: 19th of May, 2015

On this day, the team met with the staff of LAC Section III of M-4 Project. His staff was asked about the awarded rates and they were adamant on his point of view that the rates were proper and approximate the Market Value.

After that the team met with Additional Deputy Commissioner, Khanewal Mr. Ashfaq Ahmad Chaudary. He was asked the same question as was put before the LAC. His answer was that proper approach and technique had been used to arrive at a particular rate which had been announced by the LAC. When he was asked to share a copy of any pertinent document in this regard, he refused to share anything in this regard.

The team collected the DC rates from the Office Kanongo, Tehsil Kabirwala; District Khanewal.

The team also conducted a hectic survey of the market in order to search for any reputable Real Estate Agent but in vain.

10.2 ANNEX-B

As mentioned above, the field team visited the local population, the DPs, the prospective buyers and sellers of the land in the vicinity of the project. They were asked about the rates and their satisfaction over them. The summary regarding meeting with them and having their response is put as under:

S.No	Name of the DPs/Local Person	Date	Village/Chak	Question(s) Asked	Remarks
1.	Mr. Asif (0301-7746787)	14 th of May, 2015	Alipur	Rate of Land and other compensation	The DP was asked whether he was satisfied with the rate of compensation for this asset. He replied that he was not satisfied with the rates for land being very productive.
2.	Mr. Liaqat Ali S/o Amanat Ali (0346-7344421)	14 th of May, 2015	Hassan Pur	Rate of Land and other compensation	The DP was asked the same question regarding the rates as put to the previous DP. He was not at all satisfied with the rates. He said that the prevailing rates was too high and the Government didn't compensate them properly.
3.	Mr. Muzaffar Khan S/o Haq Nawaz (0323-2650786)	14 th of May, 2015	Jahan Pur	Rate of Land and other Compensation	The DP was not satisfied with the awarded rates. His land being very productive in nature, he was asking for enhanced compensation for the

					land.
4.	Mr. Qazi Khalid S/o Ahmad Baksh(0333-7684404)	14 th of May, 2015	JhalaPahur	Rate of Land	The DP was asked about the rates and his level of satisfaction over them. He was not happy over the rates. When he was asked to present some form of proof to substantiate his argument, he had nothing to augment his assertion.
5.	Mr. Muhammad Nawaz S/o Mehar Sultan (0333-4095482)	14 th of May, 2015	ShahadatKandla	Rate of Land and other assets	He was not satisfied with the rates and was asking for more.
6.	Mr. Abdul Aziz S/o Ghulam Nabi (0333-6171626)	14 th of May, 2015	Terholi	Rates of Land	The DP was not satisfied with the rates. He was asking for higher rates being agricultural land.
7.	Mr. Muhammad Hayat S/o Khan Baig (0342-8716433)	14 th of May, 2015	1/KM	Rates of Land	The DP was satisfied with the rates though waiting for award to be announced by the LAC.
8.	Mr. RamzanSadana S/o Allah Yar (0347-1866590)	14 th of May, 2015	10 Dirkhana	Rates of Land	The DP was not satisfied with the rates of the land. He was saying to having good deals from the private parties regarding the rates of the land
9.	Mr. Allah Ditta S/o	14 th of May,	17/Darkhana	Rates of Land	The DP was not

	Haq Nawaz	2015			satisfied with the rates decided as he was asserting to have very good production of the land acquired.
10.	Mr. Muhammad Iqbal S/o Abdul Malik	14 th of May, 2015	29 Ghagh	Rates of Land	The DP was not satisfied with the rate as he saying that the transactions were underway with heavy prices but he couldn't present with any substantial proof.
11.	Mr. Muhammad Ramzan S/o Mehmood	14 th of May, 2015	18 Ghagh	Rates of Land	This DP was also not satisfied with the announced rates and was asking for more compensation.
12.	Mr. Muhammad Yousaf S/o Abdul Rehman	14 th of May, 2015	17 Ghagh	Rates of Land	The DP was not aware of the rates announced by the BoR. He was told about the rates to which he was not satisfied. This had been a custom of the displaced persons not to agree with the announced rates though how good they might be.
13.	Mr. Irshad Ahmad S/o Sarfraz	15 th of May, 2014	5 Ghagh	Rates of Land	He was not satisfied with the rates and was asking for more. He was asked to provide us with anything substantial to prove his assertion that the prevailing rates were

					higher.
14.	Mr. Shafqat Ali	15 th of May, 2015	14/D	Rates of Land	The DP wasn't knowing about the rates announced.
15.	Mr. YasirMaken (0333-8999972)	20 th of May, 2015	Prospective Buyer	Rates of Land and factors to be kept in mind while investing in land in Khanewal and Jhang	Mr. YasirMaken was a prospective buyer. He had bought land in Central Districts of the Punjab Province and now wanted to invest in Southern Districts of the Province. He was asked about the factors he considered while buying land. His approach was almost the same as considered by the Lion Bridge team. He told the team that he considers five years yield in order to invest in a certain land. When the team told him about the rates appraised, he considered the rates 20-30% higher than he was willing to invest for the lands.
16.	Mr. Gulzeb (0345-9598758)	21 st of May, 2015	Property Dealer/Real Estate Agent	Rates of Land	Mr. Gulzeb had been serving the public as property dealer for the last many years. He was asked about the rates of land prevailing in the locality. He was of the view that

					mutations of land in the adjoining areas of ROW of M-4 were not very frequent. He told us that people were not very willing to invest in the southern provinces because of remoteness of the area and the facilities of education available in the area.
17.	Mr. Rana Ahmad Muneer (0343-9999900)	22th of May, 2015 and 2 nd of December, 2015	Executive District Officer, Agriculture, Khanewal	Yield of crops and rates etc.	EDO Agriculture was approached in order to confirm the per acre yield of different crops grown in the acquired land for the M-4 Project and rates at which the Government buys the produce from the farmers. The information he gave was also considered while appraising the value of land.

10.3 ANNEX-C

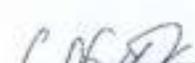
As mentioned above, the following are the scanned copies of Minutes of the DPAC meetings maintained by the District Collectors' offices while determining the compensation for the acquired land.

Item No.2.

ASSESSMENT OF MARKET PRICE OF PRIVATE OWNED LAND SITUATED IN CHAK NO. 28/10-R, 29/10-R, & 39/10-R, TEHSIL & DISTRICT KHANEWAL- ACQUISITION OF LAND FOR THE CONSTRUCTION PIROWAL TO KACHA KHUH VEHARI ROAD PROJECT.

The Provincial Highway Department intends to acquire the private owned land measuring 117 Kanal and 10 Maria pertaining to Chak No. 28/10-R, 29/10-R & 39/10-R Tehsil & District Khanewal for the construction of Pirowal to Kacha Khuh Vehari Road. A notification under section 4 of the land Acquisition Act, 1894 was published in the Punjab Gazette on 27-04-2012. After getting reports from the revenue field staff, the Assistant Commissioner, Khanewal, proposed the prices of different chaks. After a detailed discussion in the matter, the Committee unanimously assessed the following prices for each of the 3 chaks of Tehsil Khanewal based on current valuation table 2011-12:

S. #	Chak No.	Area Acquired	Price Assessed by the DPAC
1	28/10R	39 Kanal	Rs.8,50,000/- Per Acre (Link Road) Rs.8,50,000/- Per Acre (Off Road) Rs.20,000/- Per Maria (Resi) Rs.15,000/- per maria (Comm-link road) Rs.25,000/- Per Maria (Comm-Main Road)
2	29/10R	67 Kanal 17 Maria	Rs.9,50,000/- Per Acre (Link Road) Rs.7,50,000/- Per Acre (Off Road) Rs.15,000/- Per Maria (Comm-link road) Rs.10,000/- per maria (Resi- link road)
3	39/10R	10 Kanal 13 Maria	Rs.9,00,000/- Per Acre (Link Road) Rs.8,00,000/- Per Acre (Off Road) Rs.13,000/- Per Maria (Resi-off Road) Rs.15,000/- Per Maria (Comm-link road)


EXECUTIVE ENGINEER
(LBDC), KHANEWAL


DISTRICT OFFICER
(E&T), KHANEWAL


ASSISTANT COLLECTOR
KHANEWAL


ASSISTANT COMMISSIONER
KABIRWALA


ADDITIONAL DISTRICT COLLECTOR
KHANEWAL


DISTRICT COLLECTOR
KHANEWAL

S. #	Mouza / Chak	Area Acquired	Price Assessed Earlier by DPAC Per acre	Price assessed by the DPAC
1	Ali Pur	558K-1M	2,75,000/-	Rs.4,50,000/- Per Acre (Agri) Rs.8,00,000/- Per Acre (Sq No.81, 84)
2	29/GH	172K-11M	1,50,000/-	Rs.8,00,000/- Per Acre (Off road) Rs.50,000/- Per Marla (Comm-link road upto 50 feet)
3	23/GH	50K-14M	2,00,000/-	Rs.8,00,000/- Per Acre (Off road)
4	Din Pur	0K-12M	3,50,000/-	Rs.12,00,000/- Per Acre (Off road) Rs.50,000/- Per Marla (Comm-Main Road) Rs.30,000/- Per Marla (Resi-link road)
5	14/D	399K-02M	2,50,000/-	Rs.8,00,000/- Per Acre (Agri) Rs.50,000/- Per Marla (Comm-Sq No.61)
6	15/D	145K-16M	2,00,000/-	Rs.8,50,000/- Per Acre (Agri) Rs.50,000/- per marla (Comm-link road upto 50 ft)
7	17/D	538K-19M	2,25,000/-	Rs.8,00,000/- Per Acre (Agri) Rs.50,000/- Per Marla (Comm-link road, sq No.44,52,57)
8	8/D	290K-19M	1,50,000/-	Rs.7,00,000/- Per Acre (Agri) Rs.15,000/- Per Marla (Comm-link road)
9	9/D	67K-13M	1,20,000/-	Rs.6,00,000/- Per Acre (Agri)
10	10/D	187K-06M	1,50,000/-	Rs.6,00,000/- Per Acre (Agri)
11	2/KM	51K-09M	2,00,000/-	Rs.5,00,000/- Per Acre (Agri)
12	1/KM	146K-19M	1,25,000/-	Rs.5,00,000/- Per Acre (Agri)
13	Terheli	586K-16M	5,50,000/-	Rs.8,00,000/- Per Acre (Agri-link road) Rs.20,000/- Per Marla (Resi & Comm-link road)
14	Sai Sahu	248K-15M	4,00,000/-	Rs.8,00,000/- Per Acre (Agri-off road) Rs.20,000/- Per Marla (Resi-Comm-link road)
15	Shahadat Kandla	586K-08M	2,50,000/-	Rs.10,00,000/- Per Acre (Agri)
16	Jaila Pahore	256K-8M	2,75,000/-	Rs.10,00,000/- Per Acre (Agri-off road) Rs.70,000/- Per Marla (Comm-main road) Rs.50,000/- Per Marla (Comm-link road) Rs.35,000/- Per Marla (Resi-link road)
17	Umeed Garh	345K-16M	3,50,000/-	Rs.12,00,000/- Per Acre (Agri off road) Rs.50,000/- Per Marla (Comm & Resi main road) Rs.30,000/- Per Marla (Comm-link road)

MINUTES OF THE MEETING OF DISTRICT PRICE ASSESSMENT COMMITTEE, KHANEWAL HELD ON 13-06-2012 UNDER THE CHAIRMANSHIP OF DISTRICT COLLECTOR, KHANEWAL.

The meeting started with the recitation of Holy Quran. The following attended the meeting:-

1. District Collector, Khanewal. (In Chair)
2. Additional District Collector, Khanewal.
3. Executive Engineer (LBDC), Khanewal.
4. District Officer (E&T), Khanewal.
5. Assistant Commissioner, Khanewal.
6. Assistant Commissioner, Kabirwala.

Item No.1.

RE-ASSESSMENT OF MARKET PRICE OF PRIVATE OWNED LAND OF VARIOUS CHAKS / MOUZAS OF TEHSIL KABIRWALA, DISTRICT KHANEWAL FOR ACQUISITION OF LAND FOR THE CONSTRUCTION OF M-4 FAISALBAD TO KHANEWAL SECTION PROJECT.

The Additional District Collector, Khanewal briefed that for the acquisition of land for the purpose of construction of Faisalabad-Khanewal section of Motorway (M-4), notifications under section 4 of the Land Acquisition Act, 1894 were published in the Punjab Gazette in the year 2004. Previously, the District Price Assessment Committee, Khanewal assessed the market prices of various mouzas & Chaks of Tehsil Kabirwala District Khanewal on 12.12.2007, 11.01.2008 & 13.03.2008.

2. Recently in a meeting held on 19.05.2012 under the Chairmanship of Chief Secretary, Punjab regarding review of progress on the land acquisition for Motorway (M-4), minutes of which were circulated vide National Highway Authority, Land Directorate's letter No.4(5)DL(P-N)/NHA 2012/1496 dated 06-06-2012, the Chairman, National Highway Authority proposed that cases of remaining 17 villages of Tehsil Kabirwala may also be reviewed as the District Price Assessment Committee meetings in this respect were conducted in 2007 (item No.9). The Chair directed the Commissioner, Multan Division to re-examine the cases. In pursuance of the direction, these cases have been re-examined in the light of fresh recommendations given by the AC / Collector, Kabirwala.

The Committee unanimously assessed the following prices for each of the 17 mouzas / chaks based on current valuation table 2011-12:-

M
AD



OFFICE OF THE
ADDITIONAL DISTRICT COLLECTOR,
KHANEWAL
PH: 065-9200069
FAX: 065-9200033

To

The Commissioner,
Multan Division,
Multan.

No. 243/KAC/PAC

Dated 14-06-2012

Subject: MINUETS OF THE MEETING OF DISTRICT PRICE ASSESSMENT COMMITTEE, KHANEWAL HELD ON 13.06.2012 REGARDING RE-ASSESSMENT OF PRICE OF PRIVATE OWNED LAND TO BE ACQUIRED FOR MOTORWAY FAISALABADF-KHANEWAL SECTION.

Please refer to the subject noted above.

2. A copy of minutes of the meeting of District Price Assessment Committee, Khanewal held on 13.06.2012 under the Chairmanship of District Collector, Khanewal is sent herewith as desired.

PAC 2
14-06-12
ADDITIONAL DISTRICT COLLECTOR
KHANEWAL

CC:

P.A to District Collector, Khanewal

22/05 2012 11:17 FAX 0612200271 COMMISSIONER OFFICE MN 4001

MINUTES OF THE MEETING OF DISTRICT PRICE ASSESSMENT COMMITTEE, KHANEWAL HELD ON 26.05.2012 UNDER THE CHAIRMANSHIP OF DISTRICT COLLECTOR, KHANEWAL.

The meeting started with the recitation of Holy Quran. The following attended the meeting:-

1. District Collector, Khanewal. (In Chair)
2. Additional District Collector, Khanewal.
3. Executive Engineer (LBDC), Khanewal.
4. District Officer (E&T), Khanewal.
5. Assistant Commissioner, Kabirwala.
6. Tehsildar, Khanewal on behalf of A.C, Khanewal.
7. Tehsildar, Mianchannu on behalf of A.C, Mianchannu.

Item No.1.

APPROVAL OF COST IN RESPECT OF LAND ACQUIRED FOR CONSTRUCTION OF MOTORWAY M-4 SECTION-III, PACKAGE-2 SITUATED IN CHAK NO.14/V, TEHSIL KABIRWALA, DISTRICT KHANEWAL.

The Additional District Collector, Khanewal briefed that for the acquisition of land for the purpose of construction of Motorway M-4 Section Faisalabad-Khanewal & Khanewal-Multan M-4 Ext, notifications under section 4 of the Land Acquisition Act, 1894 were published in the Punjab Gazette. Previously, the market prices were assessed by the District Price Assessment Committee, Khanewal on 12.12.2007, 30.08.2007, 11.01.2008 & 15.04.2008 various mouzas.

The cases for approval of cost in respect of 13 mouzas / chaks of Tehsils Khanewal and Kabirwala, as given below in table-I, with regards to land acquisition purpose for the construction of Motorway M-4, were sent to Board of Revenue, Punjab, Lahore through the Commissioner, Multan Division on 03-05-2012. Now, the Board of Revenue, Punjab through the Commissioner, Multan Division has asked to have the case re-examined and given considered recommendations.

Accordingly, these cases were scrutinized and detailed discussions were held in the light of fresh recommendations given by the respective AC/Collectors of Tehsils Khanewal and Kabirwala.

The Committee assessed the following prices for each of the 13 mouzas / Chaks based on current valuation table:

Table-I

Sr. No.	Mouza /Chak	Area Acquired	Price assessed by the earlier DPAC per acre	Price approved by DPAC
1	7 Venol	286K-7M	Rs.320000/-	Rs. 7,00,000/- per acre (Agri)
2	8 Venol	520K-7M	Rs.500000/-	Rs. 7,00,000/- per acre Rs. 5000 per marla (Resi)
3	9 Venol	197K-14M	Rs.550000/-	Rs. 8,00,000/- per acre (Agri) Rs. 6000/- per marla (Resi)
4	Khanewal Kohna	418K-4M	Rs.500000/-	Rs. 9,00,000/- per acre (Agri) Rs. 35,000/- per Marla (Resi) Rs. 25,00,000/- per acre (Agri Commercial main road) Rs. 75,000/- per marla (Resi-Commercial main road)
5	13 Venol	436K-0M	Rs.500000/-	Rs. 8,00,000/- per acre (Agri) Rs. 8,000/- per Marla (Resi)
6	14 Venol	459K-1M	Rs.600000/-	Rs. 10,00,000/- per-acre (Agri) Rs. 10,000/- per Marla (Resi)
7	Nehalaywala	291K-15M	Rs.400000/-	Rs. 8,00,000/- per acre (Agri)
8	Allah Hoo	393K-13M	Rs.400000/-	Rs. 8,00,000/- per acre (Agri) Rs. 15,000/- per Marla (Resi) Rs. 8,00,000/- per acre (Agri Link road)
9	Noor Pur	273K-1M	Rs.275000/-	Rs. 5,00,000/- per acre (Agri)
10	Kaikanwala	517K-13M	Rs.400000/-	Rs. 8,00,000/- per acre (Agri)
11	Jahan Pur	815K-2M	Rs.250000/-	Rs. 5,00,000/- per acre (Agri)
12	Hasan Pur	427K-15M	Rs.400000/-	Rs. 5,00,000/- per acre (Agri)
13	Jamas Abad	1076K-0M	Rs.400000/-	Rs. 8,00,000/- per acre (Agri) Rs.35,000/- per Marla (Commercial) Rs.20000/- per Marla (link Road Comm) Rs.10000/- per Marla (Resi)

The Additional District Collector, Khanewal informed that the case of Shamkot-I was also sent to the Board of Revenue, Punjab, Lahore for which price was assessed in, 2007. The Board of Revenue, Punjab, Lahore has not sent back the case of Shamkot-I for re-examination, however, it is expected to be sent back. Since the District Price Assessment Committee was in sitting, the case was re-examined with price re-assessed as given in table-II and would only be processed in case required by the Board of Revenue, Punjab, Lahore.

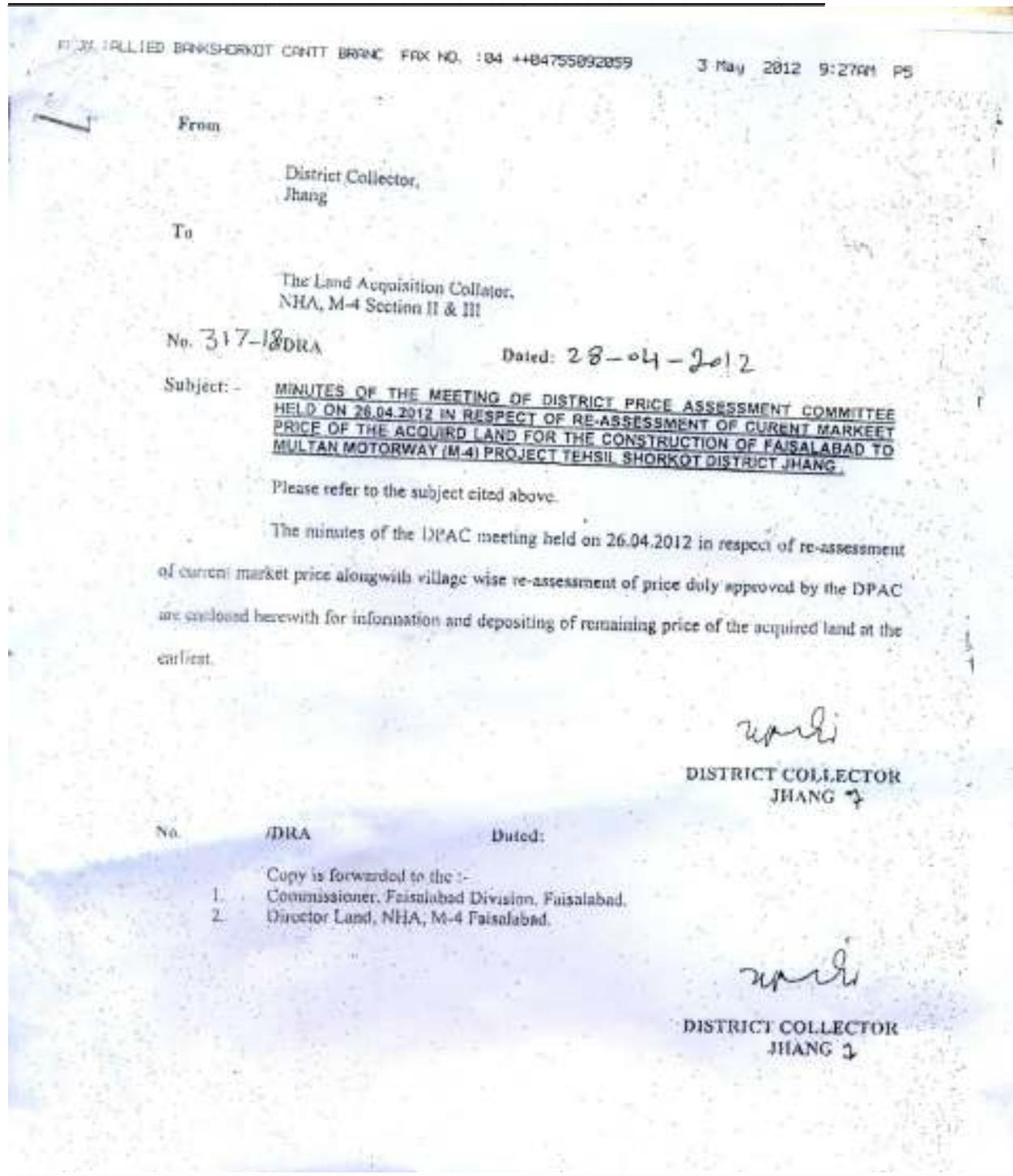
Table-II

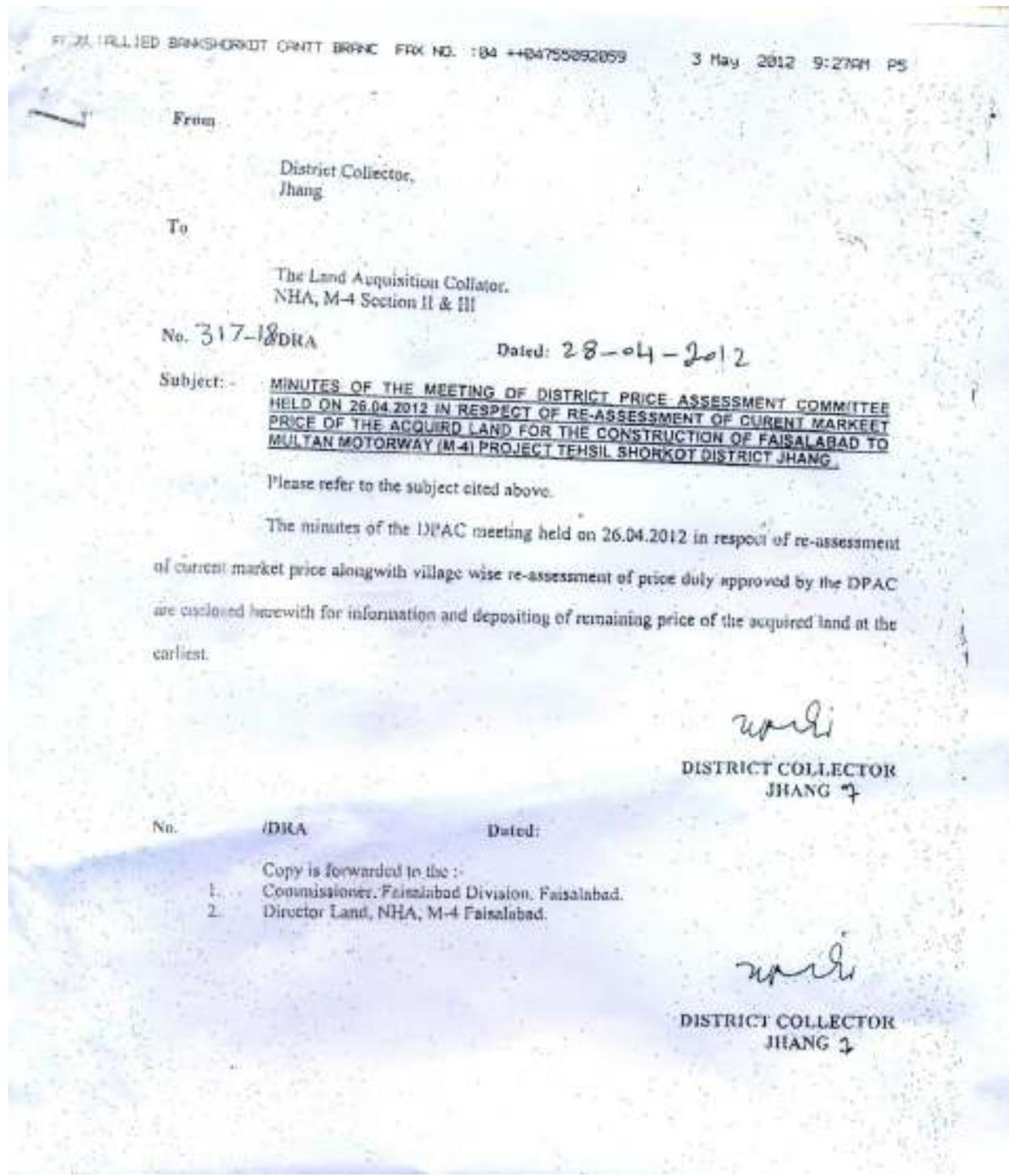
Sr. No.	Mouza /Chak	Area Acquired	Price assessed by the earlier DPAC per acre	Price approved by DPAC
1	Sham Kot-I	672K 14M	Rs.400000/-	Rs. 16,00,000/√ per acre (Agri by pass) Rs. 25,000/- per marla (Resi) ✓ Rs.40,000/- per marla (Commercial) Rs. 10,00,000/- per acre (Agri via road) Rs. 15,000/- per marla (Resi link road) Rs. 8,00,000/√ per acre (Agri off road) Rs. 10,000/√ per marla (Resi off road)

Item No.2.

APPLICATION OF TALAT MIRZA S/O GHULAM MURTAZA, PROPRIETOR MUHAMMADI TOWN ABDUL HAKIM, TEHSIL KABIRWALA FOR RE ASSESSMENT OF MARKET PRICE OF LAND SITUATED IN MOUZA JANGLE ALI CHAPPA, ABDUL HAKIM TEHSIL KABIRWALA.

On the directions of the Board of Revenue, Punjab and the Commissioner, Multan Division, Multan, some cases of Residential Housing Scheme were taken up for the recovery of condonation fee. In this regard, case of Mohammadi Town was placed before the District Price Assessment Committee, Khanewal. The committee unanimously assessed the market price of the land situated in Mouza Jangle Ali Chappa, Abdul Hakim Tehsil Kabirwala to the tune of Rs. 40,00,000/- per acre vide its meeting held on 30.06.2010. The case was forwarded to the Commissioner, Multan Division, Multan for approval. The case was under process in the office of the Commissioner, Multan Division, Multan. Meanwhile, Mr. Talat Mirza, proprietor of Mohammadi Town submitted an application to the Commissioner, Multan Division, Multan requesting therein that the assessment made by the DPAC to the tune of Rs.40,00,000/- per acre was against the policy of the Government. The Commissioner, Multan Division, Multan forwarded the same to this office for further necessary action vide his letter No. RB-10-3/2010-II dated 28.04.2010. On receipt of above said letter, the Assistant Commissioner, Kabirwala was directed to scrutiny the case and report. The Assistant Commissioner, Kabirwala reported that Mohammadi Town, situated in Mouza Jangle Ali Chappa (Urban Area), Abdul-Hakim was established in December, 2008. Therefore, field formation worked





16	8011/B	Agriculture Square No 6	Distance from Cart to Tola road is approximately 02km and on the Cart to Tola road	Schedule is Rs. 8,00,000/- Per Acre	Average Sale Price is Nil due to no auction was sanctioned during the current year.	Market Price recommended by the Assistant Commissioner, Shekhar is Rs. 10,00,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1994 have been observed.	Per Maada Rs. 5,000/- Per Kanal Rs. 1,00,000/- Per Acre Rs. 8,00,000/-
15	Rakh Kotla	Agriculture Square No 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46	On side the Cart to Tola road	Schedule is Rs. 3,00,000/- Per Acre	Average Sale Price is Rs. 6,30,000/- per acre.	Market Price recommended by the Assistant Commissioner, Shekhar is Rs. 8,00,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1994 have been observed.	Per Maada Rs. 3,998,75/- Per Kanal Rs. 78,575/- Per Acre Rs. 6,35,000/-
14	7- Chugh	Residential Square No. 1, 4, 5, 6, 11, 13, 14, 15, 16, 23, 24, 25, 26, 27, 28	On side the Cart to Tola road	Schedule is Rs. 5,00,000/- Per Acre	Average Sale Price is Nil due to no auction was sanctioned during the current year.	Market Price recommended by the Assistant Commissioner, Shekhar is Rs. 12,00,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1994 have been observed.	Per Maada Rs. 5,000/- Per Kanal Rs. 1,04,000/- Per Acre Rs. 4,32,000/-
17	Kohli Kotla	Agriculture Square No. 97, 98, 99, 100, 101, 107, 108, 109, 114, 115, 116, 117, 118	Distance from Cart to Tola road is approximately 03km	Schedule is Rs. 10,00,000/- Per Acre	Average Sale Price is Rs. 14,57,500/- per acre.	Market Price recommended by the Assistant Commissioner, Shekhar is Rs. 16,00,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1994 have been observed.	Per Maada Rs. 9,125/- Per Kanal Rs. 1,82,500/- Per Acre Rs. 14,00,000/-

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Sl. No.	Area/Block	Distance from Cent to Toba road is approximately 07Km	Schedule is	Average Sale Price is (during the relevant year)	Market Price recommended by the Assistant Commissioner, Shorkot is	Parameters laid down in 23 & 24 of Land Acquisition Act, 1894 have been observed.	Per Acre Rs. 15,000/-
14.	16. Ghagh Agriculture Square No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46	Distance from Cent to Toba road is approximately 07Km	Schedule is Rs. 24,00,000/- Per Acre	Average Sale Price is Rs. 7, 20, 845/- per acre	Market Price recommended by the Assistant Commissioner, Shorkot is Rs. 24, 00,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1894 have been observed.	Per Acre Rs. 24,00,000/-
15.	17. Ghagh Agriculture Square No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46	Distance from Cent to Toba road is approximately 07Km	Schedule is Rs. 20,00,000/- Per Acre	Average Sale Price is Rs. 12, 00,000/- per acre	Market Price recommended by the Assistant Commissioner, Shorkot is Rs. 12, 00,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1894 have been observed.	Per Acre Rs. 7,50,000/-
16.	18. Ghagh Agriculture Square No. 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46	Distance from Cent to Toba road is approximately 10Km	Schedule is Rs. 3,65,000/- Per Acre	Average Sale Price is Rs. 6, 40,700/- per acre	Market Price recommended by the Assistant Commissioner, Shorkot is Rs. 7, 00,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1894 have been observed.	Per Acre Rs. 6,00,000/-
17.	19. Ghagh Agriculture Square No. 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60	Distance from Cent to Toba road is approximately 10Km	Schedule is Rs. 2,80,000/- Per Acre	Average Sale Price is Rs. 10, 23,040/- per acre	Market Price recommended by the Assistant Commissioner, Shorkot is Rs. 10, 50,000/-	Parameters laid down in 23 & 24 of Land Acquisition Act, 1894 have been observed.	Per Acre Rs. 1,20,000/-

Wahid
DISTRICT COLLECTOR
JHANG

[Signature]
ADDITIONAL DISTRICT COLLECTOR
JHANG

[Signature]
ASSISTANT COMMISSIONER
SHORKOT

[Signature]
EXECUTIVE ENGINEER (IRRIGATION)
JHANG