

Land Acquisition and Resettlement Framework (LARF)

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Investment Program**
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Prepared by:

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

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

Asian Development Bank

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ABBREVIATIONS

ADB	Asian Development Bank
AH	Affected household
AP	Affected person
DDR	Due Diligence Report
DISCO	Distribution Company
DMS	Detailed Measurement Survey
DOR	District Officer (Revenue)
EA	Executing Agency
EMA	External Monitoring Agency
EXT	Extension
GRC	Grievance Redress Committee
IA	Implementing Agency
IR	Involuntary Resettlement
KPK	Khyber Pakhtunkhwa
kV	Kilo volt
LAR	Land Acquisition and Resettlement
LARDDR	Land Acquisition and Resettlement Due Diligence Report
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
M&E	Monitoring & Evaluation
MFF	Multi-tranche financing facility
MVA	Mega Volts Ampere (Capacity)
NTDC	National Transmission and Despatch Company (Pakistan)
PTEIP	Power Transmission Enhancement Investment Program
PFR	Periodic Financing Request
S&I	Survey and Investigation
SPS	Safeguard Policy Statement
WAPDA	Water and Power Development Authority

DEFINITION OF TERMS

Acre of land: Acre is a unit of measurement for land and 2.471 acres are equal to one hectare of land.

Affected Family: All members of a household living under one roof and operating as a single economic unit adversely affected by the Project or any of its components. It may consist of a nuclear family or an extended family group.

Affected Person: Any person affected by Project-related changes in use of land, water, natural resources, or income losses.

Beneficiary Community: All persons and households situated within the government-owned or acquired property who voluntarily seeks to avail and be part of the Project and represented by a community association that is duly recognized by the community residents, accredited by the local government, and legally registered with the appropriate institutions.

Compensation: Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.

Cut-off date: The completion date of the census of project-displaced persons is usually considered the cut-off date. A cut-off date is normally established by the borrower government procedures that establish the eligibility for receiving compensation and resettlement assistance by the project displaced persons. In the absence of such procedures, the borrower/client will establish a cut-off date for eligibility. .

Displaced persons: In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihood) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas

Economic displacement: Loss of land, assets, access to assets, income sources, or means of livelihood as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.

Eminent domain: The right of the state using its sovereign power to acquire land for public purposes. National law establishes which public agencies have the prerogative to exercise eminent domain.

Entitlement: Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance (e.g. cash compensation, income restoration, transfer assistance, income substitution, and relocation) provided to displaced persons in the respective eligibility category.

Expropriation: Process whereby a public authority, usually in return for compensation, requires a person, household, or community to relinquish rights to land that it occupies or otherwise use.

Encroachers/ squatters: People who have trespassed onto private/ community land to which they are not authorized. If such people arrived before the entitlements cut-off date, they are eligible for compensation for any structures, crops or land improvements that they will lose.

Host population: Community residing near the area where the Project beneficiaries are resettled as part of the Project.

Income restoration: Re-establishing productive livelihood of the displaced persons to enable income generation equal to or, if possible, better than that earned by the displaced persons before the resettlement.

Involuntary Resettlement: Economic and physical dislocation resulting from a development project.

Land Acquisition: The process whereby a person is compelled by a government agency to alienate all or part of the land a person owns or possesses to the ownership and possession of the government agency for public purpose in return for a consideration.

Meaningful consultation: A process that (i) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.

Mouza/ Village: A demarcated territory, for which a separate revenue record (Cadastral map) is maintained by the Revenue Department.

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 on access to legally designated parks and protected areas.

Relocation assistance: Support provided to persons who are physically displaced by a project. Relocation assistance may include transportation, food, shelter, and social services that are provided to the displaced persons during their relocation. It may also include cash allowances that compensate displaced persons for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.

Replacement Cost: Replacement cost involves replacing an asset at a cost prevailing at the time of its acquisition. This includes fair market value, transaction costs, interest accrued, transitional and restoration costs, and any other applicable payments, if any. Depreciation of assets and structures or deductions for salvaged building material should not be taken into account for replacement cost. Where there are no active market conditions, replacement cost is equivalent to delivered cost of all building materials, labor cost for construction, and any transaction or relocation costs.

Rural area: as per the definition in the People's Local Government Ordinance, any area other than an urban area.

Urban area: as per the definition in the People's Local Government Ordinance, an area defined as such under the Ordinance.

Vulnerable Groups: Distinct group of people who may suffer disproportionately from resettlement effects. The policy defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people.

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Land Acquisition and Resettlement Framework (LARF)

A. INTRODUCTION

A1. Background

1. The proposed new Multitranche Financing Facility (MFF II) aims are to improve Pakistan's power transmission infrastructure and management. It provides the required continuity to support the investment plans and sector interventions over medium to long term to achieve reliable and quality power transmission and service coverage in Pakistan. Further, it provides critical mass, predictability and continuity to the National Transmission and Despatch Company (NTDC) for their long-term investment planning, and enables the funding agency, the Asian Development Bank (ADB), to align the provision of financing with NTDC's project readiness. This proposed investment program is in continuity of the ongoing similar MFF 007 that aims to improve power transmission infrastructure and management in Pakistan.. The MFF 007 and other similar investments internationally financed have resulted in transmission losses falling to 2.92% in 2013, and increased power transmitted from 66,203 GWh (2005) to 87,080 GWh (2013).

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

3. This draft Land Acquisition and Resettlement Framework (LARF) has been prepared by NTDC (project executing agency) for the investment program in conformity with ABD's Safeguard Policy Statement 2009 (SPS 2009) and applicable laws and regulations of the Government of Pakistan (GOP), and is endorsed for its implementation and public disclosure to NTDC and ADB websites and DPs.

B. LAND ACQUISITION AND RESETTLEMENT PROCESSING REQUIREMENTS

4. Under the project, the land (where needed) will be acquired following the Land Acquisition Act of 1894 (LAA), relevant Provincial Laws and Ordinances and the ADB's SPS 2009. Based on ADB policy and practice, the appraisal of MFF and each tranche for financing approval of implementation of sub-projects under each tranche will require the following land acquisition and Resettlement (LAR) requirements to be fulfilled/ fully complied with:

- (i) The LARF for the MFF applicable to all sub-projects will be reviewed and, if required, updated and will be provided to ADB for approval as a condition to access each new tranche under the MFF.
- (ii) The Initial Poverty & Social Assessment for each tranche will be prepared indicating if LAR impacts are likely to occur, along with the type and magnitude of any impacts, and whether Indigenous Peoples (IPs) may be affected.

- (iii) For each subproject under a tranche that has LAR impacts (involving acquisition of private land and assets), a Land Acquisition and Resettlement Plan (LARP) will be prepared for implementation in accordance with SPS 2009, LAA 1894 and other applicable laws, acts and regulations. However in cases where the government or state land is to be used to implement any subproject, a Land Acquisition and Resettlement Due Diligence Report (LARDDR) will be prepared based on the detailed design of the proposed intervention/subproject. In some cases the preparation of a LARP or LARDDR may have to wait until the detailed design and the exact locations requiring land acquisition are known. A LARDDR is to be prepared for subprojects where the ADB policy on involuntary resettlement will not be triggered, usually where government owned land is acquired. Detailed information will be provided in the LARDDR on how land will be procured. The LARP will detail the compensation and/or rehabilitation plan to be implemented and validated by external monitoring agency or an individual consultant before access to the land for civil works is allowed.

5. As detailed in the SPS 2009, the content and complexity of a LARP and an Indigenous Peoples Development (IPDP, if required) will vary depending on the level of scale and severity of a subproject impacts, and ADB will accordingly categorize the projects for Involuntary Resettlement (IR) and Indigenous Peoples (IPs). LARPs and IPDP (if required) will be prepared and ADB's approval obtained for category A and B projects (for IR and IPs). All category C projects whether IR or IPs or both will need a DDR prepared and approved by ADB. All LARPs will be prepared following the outline in Appendix A.

6. As outlined in ADB policy and practice, each periodic financing request (PFR) under an MFF will be conditional based upon the appraisal of each tranche. The approval of the start of any sub-project civil works will also be conditional, based on the following land acquisition and resettlement appraisal work having been carried out:

- (i) **MFF and tranche appraisal:** Conditional on the preparation of a LARF for the MFF acceptable to ADB.
- (ii) **PFR approval:** Conditional on an updated LARF; preparation of an advanced draft of LARP; and preliminary disclosure of draft document;
- (iii) **Following tranche review:** Conditional on (a) review/update of LARF (if required), and (b) preparation for each project with a LARP/LARDDR fitting the revised LARF approved by the ADB.
- (iv) **Award of contracts;** Conditional on preparation and approval of implementation-ready finalized LARP, based on the final project design, complete census of DPs, land acquisition, inventory of losses (IOL), Entitlement Matrix and other standard sections of the LARP (Appendix A).
- (v) **Start-up of construction work:** Conditional on full payment of compensation to DPs and implementation of LARP with third-party validation through external monitoring agency (EMA).¹ This condition will be clearly spelled out in the text of the civil works contract.

7. **Selection Criteria:** Early screening of subprojects will be undertaken to select sites where land acquisition and consequent involuntary resettlement could be avoided or where avoidance is not possible, it is minimized. Options assessment of alternatives will be undertaken and presented in the LARPs with comparative data of social and LAR impacts. Sites that have

¹ This function may be completed by an individual consultant.

impacts on indigenous peoples will be avoided. However where this is not possible, due to no other reasonably viable alternative, an Indigenous Peoples Plan (IPP) will be prepared and implemented in accordance with SPS 2009. All efforts will be made to select sites with unencumbered government land, before taking course of land acquisition.

C. MFF II INVESTMENT PROGRAM

8. The proposed investment program is driven by the National Power Policy. NTDC's investment and power procurement program, as approved by the National Electric Power Regulatory Authority prior to the commencement of each year, forms the basis for the physical portion of the investment program,. Specific projects to be selected based on their alignment with the the investment and power procurement program, project readiness (including technical, economic, and financial feasibility), and compliance with ADB's safeguard requirements as in SPS 2009. The nonphysical components of the investment program will be aligned directly with the National Power Policy to assist NTDC to create institutional efficiency, cost recovery, competition, transparency and good governance within the sector.

9. The Projects Proposed and the scope of work for MFF II-Tranche-I are presented as below:

Contract Package	Subprojects		Technical Justification
Subproject 1: Expansion and augmentation of three 500/220 kV grid stations			
ADB-100	Extension of Sahiwal substation	Procurement and installation of one 600MVA, 500/220kV transformer along with allied equipment and accessories.	Allow the evacuation of power from new grid connected generation, reduce the loading on the existing grid stations and transmission losses, and improve the system reliability.
	Extension of Lahore South substation	Procurement and installation of one 750MVA 500/220kV Transformer and two 500kV Line Bays, along with allied equipment and accessories.	
ADB-101	Extension and augmentation of Rewat substation	Procurement and installation of one 220/132kV 250MVA transformer along with allied equipment, and the replacement of one existing 220/132kV 160MVA transformers by one 220/132kV 250MVA transformer.	
Subproject 2: Protection rehabilitation in south area			
ADB-102 and ADB-103	Protection rehabilitation in south area.	Procurement and installation a shunt reactor (ADB-102); and additional protection equipment such as protection relays, fault recorders, fault locators & event recorders (ADB-103) in 11 substations in the southern region.	Improve the system reliability and reduce frequent tripping in southern region.
Subproject 3: Faisalabad West (Phase-II) 500 kV substation			
ADB-104 and ADB-105	Faisalabad West (Phase-II) 500 kV substation	Procurement and installation of the: (i) 500 kV double circuit transmission line in/out of 500 kV Multan-Gatti transmission line at 500 kV Faisalabad West (30 km); (ii) 220 kV double circuit transmission line from 500 kV Faisalabad West to 220 kV Lalian New (80 km); and (iii) extension at 500 kV Faisalabad West substation for two 500 kV line bays	Meet additional demand of Faisalabad electricity supply company (distribution) and reduced losses.

Contract Package	Subprojects		Technical Justification
		and two 220 kV line bays; and extension at 220 kV Lalian substation for two 220 line bays.	
Subproject 4: Guddu power dispersal			
ADB-106 (ADB-81 in MFF I T4)	Guddu power dispersal	Installation of (i) 500kV transmission lines for lopping in/out of the D. G. Khan – Multan 500kV Muzaffargarh substation (10 + 10km); and (ii) 500kV Guddu New – Muzaffargarh transmission line (261km)	Dispersal of power from the Guddu power station, reducing the severe load shedding in the country.

D/C =Double circuit, km = kilometer, kV = kilovolt, MVA = megavolt-ampere, MVAR = megavolt-ampere reactive, MW = megawatt, SAS = Substation automation system , T/L = transmission lines.

D. LEGAL AND POLICY FRAMEWORK

10. This LARF has been prepared by NTDC in accordance with Pakistan’s laws regulating land acquisition and resettlement (Land Acquisition Act of 1894 and Telegraphic Act of 1885 (TA 1885) and ADB’s Safeguard Policy Statement 2009. Further to resolve any gaps between Pakistan’s LAA of 1894, TA 1885 and ADB’s SPS 2009, a set of reconciliatory measures have also been provided in the LARF. These are explained in some details below.

D1. Telegraphic Act 1885

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

12. The Telegraph Act (Section 11) confers powers on NTDC to enter private lands and (Section 10) construct/maintain electric poles and lines without the need to acquire the land affected and paying compensation for it. However, the Sub-section 10 (d) provides that NTDC is required to avoid causing unnecessary damages to the affected land and associated assets. Finally, the Section 16 provides that if any such damage occurs (i.e. damages to crops, irrigation facilities, and land quality or land income); the proponent has to provide compensation for the damages.

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

a phased manner will be subproject to internal monitoring by EA and validation by external monitor engaged by EA.

D2. Land Acquisition Act 1894 (LAA)

14. The 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 and province-specific rules such as Punjab Land Acquisition Rules 1893. 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.

15. 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 or provincial levels. However, there are practices in Pakistan in which unregistered people affected by the project including tenants and other forms of displaced persons (DPs-sharecroppers and squatters) have also been paid compensation. However, LAA 1894 neither automatically provides any specific provisions for rehabilitation assistance benefiting poor and vulnerable groups and severely affected DPs, nor does it overtly provide for rehabilitation of income/livelihood losses or resettlement costs. Such rehabilitation assistance has been considered in this LARF for unregistered DPs also in accordance with SPS 2009.

16. The LAA 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. 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 1 below provides salient features of major sections of the act:

Table 1: Salient Features of Pakistan's LAA 1894

Key Sections of LAA	Salient Features
Section 4	Publication of preliminary notification and power for conducting survey.
Section 5	Formal notification of land needed for a public purpose. Section 5a covering the need for enquiry of the concerns or grievances of the affected people related to land prices.
Section 6	The Government makes a more formal declaration of intent to acquire land.
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land.
Section 8	The LAC has then to direct that the land acquired to be physically marked out, measured and planned.

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

D6. Legislation Relevant to Land Classification

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

18. Land, other than rural land, is urban and including all permutations there-under such as residential, commercial, built upon and buildable, and is governed by various regulations and

ordinances including the People's Local Government Ordinance of 1972 for each province, Cantonments Act of 1924, and Land Control Act of 1952. Urban land falls under the jurisdiction of Municipal and Local Government Authorities.

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

D3. ADB's Safeguard Policy Statement 2009-Involuntary Resettlement Policy

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

- i. **Screen the project** early on to identify past, present and future involuntary resettlement impacts and risks;
- ii. **Determine the scope of resettlement planning** through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks;
- iii. **Carry out meaningful consultations** with affected persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring & evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase;
- iv. **Improve, or at least restore, the livelihoods of all displaced persons** through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement costs for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- v. **Provide physically and economically displaced persons with needed assistance**, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to

- employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- vi. **Improve the standards of living** of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
 - vii. **Develop procedures** in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
 - viii. **Ensure that displaced persons without titles** to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
 - ix. **Prepare a resettlement plan** elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
 - x. **Disclose a draft resettlement plan or** the compensation matrix, eligibility criteria or rates determined for the affected land, structures, trees etc., including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
 - xi. **Conceive and execute involuntary resettlement as part of a development project or program.** Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
 - xii. **Pay compensation and provide other resettlement entitlements before physical or economic displacement.** Implement the resettlement plan under close supervision throughout project implementation.
 - xiii. **Monitor and assess resettlement outcomes,** their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring.
 - xiv. **Disclose monitoring reports.**

D4. Comparison of Pakistan's LAA 1894, Telegraph Act 1885 and ADB's SPS 2009

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

the ADB requirements. The key ADB Policy Principles are (i) need to screen the project for past, present and future LAR impacts and risks early in the project cycle/ planning stage (ii) carry out meaningful consultations (iii) improve or at least restore the livelihoods of DPs to the pre-project conditions and improve the livelihoods of the affected vulnerable groups (iv) pay compensation at full replacement costs and provide other resettlement entitlements to DPs before their physical or economical displacement, (v) provide DPs with adequate assistance (vi) ensure that untitled DPs are also eligible for resettlement assistance and compensation for the loss of no-land assets and (vii) disclose all reports. Table 2 below presents a gap-analysis between the Pakistan's LAA and ADB's SPS

Table 2: Comparison of LAA and ADB's SPS 2009

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

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

D5. Reconciliatory Measures to Address the Gaps

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

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

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

E. COMPENSATION ELIGIBILITY AND ENTITLEMENTS

E1. Eligibility

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

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

24. In accordance with ADB SPS (2009) and this LARF, the compensation eligibility will be limited by a 'cut-off date' that will be set/declared on the day of the completion of the "census" survey to identify the DPs losing land and assets in order to avoid an influx of outsiders post census/social impact assessment surveys. Each DP will be identified and issued with a household identification (a card) which confirms their presence on the site prior to the cut-off date. The cut-off date will be announced through the mass media (like pamphlets/ leaflets, newspaper). The DPs who settled in the vicinity of the sub-project area after the cut-off date will not be eligible for compensation.

E2. Entitlement for Compensation

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

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

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

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

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

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

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

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

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

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

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

(c) Encroachers/Squatters are compensated through either a self-relocation allowance covering six months of income or the provision of a leased replacement plot in a public

owned land area. They will be compensated for the loss of immovable assets, but not for the land that they occupy.

iii) **All other Assets and Incomes**

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

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

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

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

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

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

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

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

(i) Vulnerable Groups are defined as households who have monthly income below the poverty line² (ref. Official Poverty Line of 2015); headed by elderly poor woman/widow and those without

²This figure is based on the poverty line using the minimum wages (Rs. 500/ day, making a total of Rs. 15000/ month) that are fixed by the Government of the Pakistan.

legal title to assets, landless, women, children and indigenous people, as identified through the SIA.

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

Entitlement Matrix

Asset	Specification	Displaced Persons	Compensation Entitlements
Arable Land	Access is not restricted and existing or current land use will remain unchanged	Farmers/ Titleholders	A. If land not acquired/purchased: Fully rehabilitate/restore land to its formal condition/use/quality following the completion of civil works. B. If land acquired/purchased: pay cash compensation plus 15% compulsory acquisition surcharge (CAS) at full replacement cost plus applicable compulsory acquisition surcharge.
		Leaseholders/ Sharecroppers <i>(registered or not)</i>	• No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Agricultural workers	• Compensation, in cash or kind, for all damaged crops and trees.
		Squatters	• Compensation, in cash, for all damaged crops and trees
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmers/ Titleholders	• Land for land compensation with plots of equal value and productivity to the plots lost; or; • Cash compensation plus 15% compulsory acquisition surcharge (CAS) for affected land at full replacement costs based on market value free of taxes, registration, and transfer costs
		Leaseholders/ Sharecroppers <i>(registered or not)</i>	• Renewal of lease/ sharecropping contract in other plots of equal value/ productivity of plots lost, or • Cash equivalent to market value of gross yield of affected land for the remaining lease/ contract years (up to a maximum of 3 years).
		Agricultural workers losing their contract	• Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	• 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.

Asset	Specification	Displaced Persons	Compensation Entitlements
	Additional provisions for severe impacts (More than 10% of land loss)	Farmers/ Titleholders Leaseholders	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crops and additional to standard crop compensation)
Residential/ Commercial Land		Titleholders	<ul style="list-style-type: none"> Land for land compensation through provision of a plots comparable in value/ location to plot lost or Cash compensation plus 15% compulsory acquisition surcharge (CAS) for affected land at full replacement cost free of taxes, registration, and transfer costs.
		Renters/ Leaseholders	<ul style="list-style-type: none"> 1 - 3 months allowance (at OPL level Rs. 15,000/ month)
		Squatters	<ul style="list-style-type: none"> Accommodation in available alternate land/ or a self-relocation allowance (Rs. 15,000).
Houses/ Structures		All relevant DPs (including squatters)	<ul style="list-style-type: none"> Cash compensation at full replacement costs for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. In case of partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected	All DPs (including squatters)	<ul style="list-style-type: none"> Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	All DPs (including squatters)	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market value of tree's wood content. Fruit trees: Cash compensation based on lost produce based on the yearly produce of tree and investment cost needed to re-grow the tree.
Business/	Temporary or	All DPs	<ul style="list-style-type: none"> Business owner: (i) Cash

Asset	Specification	Displaced Persons	Compensation Entitlements
Employment	permanent loss of business or employment	(including squatters, agriculture workers)	compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. <ul style="list-style-type: none"> Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (<i>at OPL level Rs. 15,000/ month</i>).
Relocation	Transport and transitional livelihood costs	All DPs affected by relocation	<ul style="list-style-type: none"> Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (<i>Rs. 15,000</i>).
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).
Vulnerable DPs livelihood	Households' below poverty line & female headed households, & disable persons.	All vulnerable DPs	<ul style="list-style-type: none"> Lump sum one time livelihood assistance allowance (<i>Rs. 15,000 at OPL</i>) on account of livelihood restoration support. Temporary or permanent employment during construction or operation, where ever feasible.
Unidentified Losses	Unanticipated impacts	All DPs	<ul style="list-style-type: none"> LARF and project-specific LARP prepared in accordance with SPS 2009 will apply to any unanticipated LAR impacts.

E3. Valuation and Replacement of Assets

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

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

- (v) The value of trees that would have been used for timber will be calculated based on the average volume and quality of wood produced and taking into consideration the size classes as determined by girth, diameter at breast, height and volume as assessed by the Forest Department.

28. Thus, the valuation of affected land/ other assets will be carried out to establish full replacement cost (RC) by qualified and experienced valuation experts keeping in view the methodology referred under ADB's SPS 2009 and the LAA 1894. The LARPs of each subproject will be prepared by using the full replacement cost criterion and where required³ will be validated by an independent land valuation expert.

E4. Land for Land Compensation

29. Land for land compensation has significant advantages is that it reduces the chance of affected people spending their compensation on items that will not provide them with an alternative economic livelihood. The difficulty is that at nearby the location of the proposed, the similar category of land is generally not available. In cases where affected persons desire land for land compensation, then the process by which replacement land is identified needs to be recorded. When land for land compensation is used, along with provision of replacement housing, then the replacement plots are to include facilities and services such as water supply, sanitation, roads, drainage and electricity. The LARP of each sub-project will detail the costs for site preparation (if any) and for the provision of these basic facilities and the LARP will clearly provide detail for site preparation and resettlement schedules and tenure arrangements. In managing the land for land relocation, the socio-cultural and religious characteristics of the affected persons and host communities will be taken into consideration and the distance between the old and new locations should be minimized as far as is possible. If land for land cannot be found, the LARP of the concerned sub-project will clearly demonstrate the lack of land.

F. IMPACT ASSESSMENT AND LARP PREPARATION

F1. Impact Assessment

30. The LARP preparation for each sub-project of tranche-I will be initiated as part of the preparation of tranche for financing. Later-on the draft LARPs of sub-projects of tranche-I will be updated at final design. The sub-projects implementation will be on turnkey basis⁴. An outline for preparation of a LARP, as specified in ADB's SPS 2-009 is given in Appendix A. The appraisal of tranche will entail the following studies and field investigations:

- (i) **Census Survey:** An IPISA will be prepared for each tranche. A census of all DPs will be carried out based on the categorizations in the entitlement matrix. The Census will determine the exact number of AHs and DPs and how they are affected by the specific land acquisition requirements of a sub-project. The Census will also identify severity of impacts caused to the DPs including vulnerable DPs also.

³ If compensation determined under LAA 1894 falls short of full replacement costs, the differential will be determined by independent land valuation experts for payment to DPs by NTDC.

⁴ Type of this sub-project is known as "Turn-key project" that is construction by a developer/ contractor and turn over to NTDC in a ready-to-use condition, which includes "design, supply, and installation".

- (ii) **Impacts Assessment and Inventory:** This task will be based on a Detailed Measurement Survey (DMS) which identifies the nature and magnitude of loss. The survey will include all losses including land (residential and agricultural), immovable structures, communal, public & cultural/ religious facilities, crops, trees and business incomes and wages. The impact assessment will also include a survey of compensation rates and present income by source of AHs.
- (iii) **Updating of land records** will be carried with the support of the Land Acquisition Collector (LAC) and other associated revenue staff.
- (iv) **Socioeconomic Survey:** A socio-economic survey of 25% of the AHs will be carried out to provide a detailed socio-economic profile of affected persons. The information gathered will focus on: (i) household composition and demography; (ii) ethnicity; (iii) education; (iv) livelihood patterns; (v) land ownership patterns; (vi) affected persons income levels and expenditure patterns; (vii) affected persons views on the sub-project and various resettlement and rehabilitation options; (viii) specific impacts on the poor, indigenous people, women and other vulnerable groups. The data will be gender segregated to identify specific gender related issues. The survey will be used to investigate the affected persons' socio-economic condition, identify the project impacts on affected persons and to establish a benchmark for monitoring and evaluating the implementation of a sub-project's compensation and rehabilitation program.

G. GENDER IMPACTS AND MITIGATION MEASURES

31. The land acquisition and resettlement plan of each sub-project of the tranche will include measures ensuring that the socio-economic needs and priorities of women are identified, addressed and mitigated. The following gender provisions will be incorporated to safeguard the specific needs and problems of affected women during the sub-project implementation.

- (i) The socio-economic data gathered will be gender-segregated. Gender roles analyzed and if women and the needs, aspirations and priorities of women will be taken into consideration during women consultations/ feedback through involving female enumerators/ staff and accordingly to be reflected in the LARP.
- (v) Female household heads will be registered as the recipients of compensation and rehabilitation measures. Land titles and use rights to replacement land will be registered in the name of women if the land lost to a sub-project was legally owned by women.
- (vi) Women will be included in the consultation process through meetings held with women and will be encouraged to participate in the LARP planning and implementation process.
- (vii) Due consideration will be given to complaints and grievances lodged by the affected women following the procedures outlined under the section of grievance redress mechanism.

H. LARP PREPARATION

32. The LARPs of all sub-projects of tranche-I will be based on the 'outline' given in this LARF. The LARPs may need to be updated considering the changes in the final design. If required, the LARP will be updated; (i) on the completion of detailed engineering design but prior to the award of civil works contracts and (ii) during the sub-project civil works where design

changes during construction result in changes to the resettlement impacts. Land will not be possessed until all amended/ updated LARPs are approved by ADB, payments made, replacement land found, replacement structures provided and displaced persons relocated. The LARPs will consist of time bound action plan including various LAR activities, their timelines and responsible person/ agency.

I. CONSULTATION, PARTICIPATION AND DISCLOSURE

11. Stakeholder's Consultations

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

12. Information Disclosure Plan

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

35. Prior to conduct the socioeconomic baseline surveys, the EA will need to have developed a workable strategy for public consultation and information disclosure, the E&SIC will take lead assuming this responsibility. During the census and DMS, each affected household will be directly informed about the subproject entitlements and procedures. Key information in the LARF, including the entitlement matrix, will be translated in local language and disclosed to the DPs, a copy of the Information Pamphlet will be placed in the concerned offices, such as the PIUs, Revenue Department (LAC), PMU and E&SIC for the public information. Under the tranche-I, LARPs of sub-projects are required; accordingly, an information pamphlet summarizing the LARP in local language will be provided to all DPs prior to ADB management approval and uploaded on ADB website. If there is a need to update LARPs, the updated LARPs will also be disclosed to APs and uploaded on ADB website.

36. The consultation process will need to outline the legal procedures that are to be followed for land acquisition and resettlement/ relocation. The details of the process will be clearly communicated to all DPs and in some other forms that can be easily understood. The information given should also include the provisions of the recent ADB Safeguard Policy Statement (2009) and outline the rights and obligations of each DP. The consultation process for any DP will need to establish the degree to which any lost land and assets contributed towards their livelihood. The range of options for compensation will be identified, along with their entitlements for lost assets. The possible options of entitlements have been presented in the entitlement matrix of this LARF.

J. INSTITUTIONAL ARRANGEMENTS

37. The coordination involved for various institutions for the implementation of LARP include NTDC (Executing Agency) and other line Departments, such as Revenue, Forest, Agriculture including Horticulture wing; Works & Services, Public Health Engineering, WAPDA, and other concerned.

38. NTDC's Project Management Unit (PMU) will be responsible for the preparation of draft LARPs of sub-projects of tranche-I and accordingly update at final detailed design. The LARPs of tranche-I will be implemented by the PMU through the assistance of Environment and Social Impact Cell (E&SIC) in accordance with the LARF, SPS 2009 and loan documents.

J1. National Transmission and Despatch Company

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

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

J2. Environment and Social Impact Cell

41. At the project level, an E&SIC is already in place within NTDC's PMU. To complete the tranche-1 sub-projects, the E&SIC needs to be strengthened by adding social safeguard management consultant including the positions of a resettlement specialist, 3 social mobilizers (2 male & 1 female), and a monitoring and evaluation specialist. These resources will be provided by consultants as appropriate and required, or until such time the E&SIC has sufficient resources. In addition, a LAR database/ MIS is required. The team composition of E&SIC will include:

- i). Manager, E&SIC, NTDC
- ii). Deputy Manager (Environment)
- iii). Assistant Manager (Environment), NTDC
- iv). Deputy Manager Resettlement
- v). Resettlement specialist,
- vi). Social mobilizers (2 male & 1 female),
- vii). Monitoring and evaluation specialist
- viii). Field Surveyor/Land management staff/*patwari*

42. The E&SIC will have the following functions under tranche-I sub-project:

- i). The E&SIC will be responsible for the updation, implementation and internal monitoring of land acquisition and resettlement plans (LARPs) of sub-projects of tranche-II through the PIU, including the activities of surveys, measurements/ assessment, valuation in coordination with concerned department. The E&SIC will have regular monthly meetings to review the progress regarding LARPs implementation and accordingly prepare actions plans in accordance with the implementation schedule given in the LARPs of sub-project.

- ii). The E&SIC will be the part of PIU and GRC to redress the community grievances.
43. Some specific functions of the E&SIC at PIU level include:
- i). Implementation of approved LARPs of tranche-I as per implementation schedule given in LARPs of sub-projects.
 - ii). Provision to internal monitoring reports to ADB initially on monthly basis which will be later on converted into quarterly in consultation with ADB/PRM.
 - iii). When required, update LARPs including surveys, measurements/ assessment, valuation in coordination with concerned department and community consultations.
 - iv). Disclosure of final LARPs in local language to the DPs and place copies at field office (PIU).
 - v). Close coordination with concerned departments during the LARPs implementation.
 - vi). Other relevant activities assigned by NTDC/E&SIC
44. All activities related to updating, implementation and internal monitoring of LARPs and disclosure to DPs will be the responsibility of E&SIC under the overall supervision of PMU (GM Projects).
45. An EMA with appropriate qualification in social sciences and adequate experience in monitoring of the implementation of LARP, LARDDR and Corrective Action Plans (CAP) prepared based on ADB's SPS 2009 and Pakistan's LAA 1894 and TA 1885 will be hired by the NTDC (PMU) to carry out external monitoring of LARPs, LARDDRs and any CAPs and provide semi-annual monitoring reports (and any additional monitoring reports based on compensation disbursement to DPs in 3 phases) to ADB and NTDC. All monitoring reports will be disclosed to the DPs and at ADB's website.

J3. Project Implementation Unit (PIU)

46. The project implementation Unit (PIU) to be in place at Field level and will be notified by the PMU. The composition of PIU will be as follow:
- i). Executive Engineer (NTDC)
 - ii). District Officer (Revenue)/ LAC
 - iii). Representative of E&SIC
 - iv). social mobilization staff
 - v). Contractor
 - vi). Patwari
 - vii). Representative of Displaced Persons Committee (DPC).

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

The major responsibilities of PIU (with the assistance of resettlement specialist (consultant) as appropriate and required) will include:

- Distribute the notices to the entitled DPs regarding their payment of compensation;
- Facilitate the DPs in completion of necessary documentation to receive their entitled payments;

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

48. The PIU will have close interaction with E&SIC.

J4. District Government

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

J5. ADB

50. Provide technical guidance to NTDC/ESIC and the consultants; supervise preparation and implementation of social safeguard frameworks and plans; review plans and monitoring reports, identify any gaps and advise remedial/corrective actions targeting full compliance of loan specific safeguard requirements and SPS 2009.

J6. LAR Coordination Committee

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

52. The composition of the committee will include:

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

53. The LARCC will meet monthly to ensure proper and timely implementation of the approved LARPs of sub-projects of tranche-I.

J7. Displaced Persons Committee

54. The affected person committee (DPC) will be formed at sub-project level representing the participation from each village constituting a President, Vice president, Secretary and 2-5 member(s).

The DPC will be responsible for the following activities:

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

55. The basic LAR-related steps for the preparation and implementation of sub-projects of tranche-I are summarized on table 3 below. The Process combines in sequence steps required by the LAA 1894 and ADB SPS 2009.

Table 3: LAR Tasks Process

Steps	Actions	Responsibility
A)	TRANCHE PREPARATION	
1	Sub-projects identification	PMU/ S&I Wing of NTDC
2	Preparation of LARF	Consultants/ E&SIC
3	Preparation of IPSA indicating for a specific sub-project, whether LAR is needed. If so, a scheduled action plan detailing LARP tasks to be assigned to E&SIC, consultants, local government, and NGO is established and the formation of coordination committees at sub-project level is initiated.	E&SIC
B)	LARP PREPARATION	
1	Request of land acquisition Proposal to Revenue Department with Brief Description of subproject including LAR.	EA (NTDC)
2	Publication of Notice expressing the intent to Acquire Land under Section 4 of LAA 1894.	Revenue Department
3	Prepare impacts/AP surveys forms, train impact assessment and valuation teams, and establish coordination with relevant local government departments/ agencies.	E&SIC
4	Verify land records in affected areas, update cadastral maps and carry out impacts and valuation surveys, identify land classification for affected areas	Revenue Department/ Patwari/ E&SIC
5	Check surveys and, if necessary, request additional fieldwork to improve them.	E&SIC
6	Conduct public consultations and negotiations.	E&SIC
7	Integrate impacts baseline and results of consultations/ negotiations into the LARPs of sub-projects.	E&SIC
8	Submission of LARPs of sub-projects by PMU to ADB for approval.	PMU/ ADB
C)	LARP IMPLEMENTATION	
1	LARP disclosure: Distribution of LARP and information pamphlets in local language to APs and in English at ADB Website	E&SIC/ PIU/ ADB
2	Approval of Contract awards	ADB
3	Distribution of land acquisition & resettlement/ relocation notices to the APs	PMU/ LAC/ E&SIC
4	Compensation vouchers for Land Compensation	PMU/LAC / AP
5	Award of cheque for other Compensation & Assistance/ Rehabilitation	LAC/ E&SIC
5	Relocation of Affected Structures/ Assets	E&SIC/ Contractor/
6	Review of LARP Implementation	PMU/E&SIC/ EMA/ ADB
7	If LARP Implementation found satisfactory, notice to proceed for Civil	ADB/ PMU/ EMA

	works is issued.	
D)	POST-IMPLEMENTATION TASKS	
1	Independent evaluation of LARP Implementation.	EMA/ PMU
E)	CYCLICAL/ CONTINUOUS TASKS	
1	Internal monitoring: Quarterly reporting on LAR implementation to ADB	PMU
2	External Monitoring. Quarterly report and submit to ADB	EMA/PMU
3	Grievances Redress/Law Suites	GRC/ LAC/ PMU/ COURT
4	Inter-agency coordination and Communication with AP	LCC/ PMU

J8. Grievance Redress Mechanism

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

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

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

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

GRC at PIU Level

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

60. A comprehensive grievance redress process regarding land compensation and other compensation is described below:

Table 4: Grievance Redress Process

Land Compensation Issues	Other Items Compensation Issues
<ul style="list-style-type: none"> • First, complaints will be redressed at field level through the involvement of PIU and DPC as well as other local committees. 	<ul style="list-style-type: none"> • First, complaints will be redressed at field level through the involvement of PIU and DPC as well as other local committees.
<ul style="list-style-type: none"> • If issue is unresolved, then it will be 	<ul style="list-style-type: none"> • If no solution is accomplished, then grievance

<p>lodged to the DO (Revenue)/ LAC who will have 14 day to make decision on it.</p>	<p>will be lodged to GRC.</p> <ul style="list-style-type: none"> The GRC will provide the decision within 3 weeks. The GRC decision must be in compliance with this LARP of concerned sub-project and provisions given in this LARF.
<ul style="list-style-type: none"> If issue still unsettled, then grievance will be forwarded to GRC. GRC will provide decision within 3 weeks, which should be in compliance with the LARP of concerned sub-project and provisions given in the LARF. 	<ul style="list-style-type: none"> If the grievance redress system does not satisfy the DPs, then, the grievance can be submitted to the PMU (GM Projects), where decision will be made in a period of 2 weeks.
<ul style="list-style-type: none"> In case, the grievance redressal system does not satisfy the DPs, then they can pursue by submitting their case to the appropriate court of law as per the process set out in Section 18 to 22 of the LAA 1894. 	<ul style="list-style-type: none"> If still DPs are not satisfied, they can pursue their case to appropriate Court of law.

K. RESETTLEMENT BUDGET AND FINANCING

61. All LAR preparation and implementation costs, including cost of compensation and LAR administration, will be considered an integral part of Project cost. The LARP of each sub-project of tranche-I will include a budget section indicating (i) unit compensation rates for all affected items and allowances, (ii) methodology followed for the computation of unit compensation rates, and (iii) a cost table for all compensation expenses including administrative costs and contingencies.

62. Finances for compensation, allowances, and administration of LARP preparation and implementation will be provided by the Government as counterpart funds. Costs for external monitoring tasks can be allocated under the loan. In order to ensure that sufficient funds are available for LAR tasks, the governments will have to allocate 100% of the cost of compensation at replacement cost and expected allowances estimated in LARP plus 5% of contingencies before LARP implementation.

63. The NTDC will be responsible for the timely allocation of the funds needed to implement the LARPs of sub-projects of tranche-I.

64. As per the flow of LAR finances it is noted that the budget for land and crop compensation will be disbursed by NTDC to the District Collector Office which in turn, through the LAC will disburse the compensation to the DPs/ or concerned department/ agency. In case of compensation funds for other assets (structures), restoration works, employment, income loss, etc. will go from NTDC to the PMU which will disburse the funds to the APs with assistance from the SSMC at PIU.

L. MONITORING AND REPORTING

L1. General

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

66. ADB will prepare the Terms of Reference (TOR) for the EMA before the LARP implementation commences.

L2. Internal Monitoring

67. Internal monitoring will be carried out by the PMU& E&SIC. The results will be presented in the quarterly internal monitoring reports and accordingly submitted to ADB.

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

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

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

70. The PIU/ESIC will prepare internal monitoring report with assistance of resettlement specialist (consultant).

L3. External Monitoring

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

72. The proposed indicators for external monitoring tasks include:

- a) Review and validate NTDC's internal monitoring reports;
- b) Status of LARP implementation including payment of compensation to the DPs;
- c) Review the status of relocation of community structure/ public utilities;
- d) Status of redressal of community complaints and time spent to resolve the community grievances;
- e) Carry out the consultations with DPs, officials of project management and other concerned departments to share the feedback/ lessons learnt;
- f) Identify gaps regarding LARP implementation and suggest remedial measures; and also develop a corrective action plan;
- g) Assess the LAR implementation efficiency, effectiveness, impact and its sustainability;

h) The EMA will also assess the status of project affected vulnerable groups such as female-headed households, disabled/elderly and families below the poverty line;

Outline of a LARP

1. This outline is a part of Safeguard Requirements. A LARP is required for sub-projects of tranche-I with involuntary resettlement impacts. The level of detail and comprehensiveness is commensurate with the significance of potential involuntary resettlement impacts and risks. The substantive aspects of the outline will guide the preparation of the resettlement plans, although not necessarily in the order shown.

A. Executive Summary

2. This section provides a concise statement of project scope, key survey findings, entitlements and recommended actions.

Project Description

3. This section provides a general description of the project, discusses project components that result in land acquisition, involuntary resettlement, or both and identify the project area. It also describes the alternatives considered to avoid or minimize resettlement. The section is also to include a table with quantified data and provide a rationale for the final decision.

Scope of Land Acquisition and Resettlement

4. This section:
- i). discusses the project's potential impacts, and includes maps of the areas or zone of impact of project components or activities;
 - ii). describes the scope of land acquisition (provide maps) and explains why it is necessary for the main investment project;
 - iii). summarizes the key effects in terms of assets acquired and displaced persons; and
 - iv). provides details of any common property resources that will be acquired.

Socioeconomic Information and Profile

5. This section outlines the results of the social impact assessment, the census survey, and other studies, with information and/or data disaggregated by gender, vulnerability, and other social groupings, including:

- i). define, identify, and enumerate the people and communities to be affected; describe the likely impacts of land and asset acquisition on the people and communities affected taking social, cultural, and economic parameters into account;
- ii). discuss the project's impacts on the poor, indigenous and/or ethnic minorities, and other vulnerable groups; and
- iii). identify gender and resettlement impacts, and the socioeconomic situation, impacts, needs, and priorities of women.

Information Disclosure, Consultation, and Participation

6. This section:
- i). identifies project stakeholders, especially primary stakeholders;

- ii). describes the consultation and participation mechanisms to be used during the different stages of the project cycle;
- iii). describes the activities undertaken to disseminate project and resettlement information during project design and preparation for engaging stakeholders;
- iv). summarizes the results of consultations with displaced persons (including host communities), and discusses how concerns raised and recommendations made were addressed in the resettlement plan;
- v). confirms disclosure of the draft resettlement plan to displaced persons and includes arrangements to disclose any subsequent plans; and
- vi). Describes the planned information disclosure measures (including the type of information to be disseminated and the method of dissemination) and the process for consultation with displaced persons during project implementation.

Grievance Redress Mechanisms

7. This section describes mechanisms to receive and facilitate the resolution of displaced persons' concerns and grievances. It explains how the procedures are accessible to displaced persons and gender sensitive.

Legal Framework

8. This section:
- i). 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.
 - ii). describes the legal and policy commitments from the executing agency for all types of displaced persons;
 - iii). outlines the principles and methodologies used for determining valuations and compensation rates at replacement cost for assets, incomes, and livelihoods; and set out the compensation and assistance eligibility criteria and how and when compensation and assistance will be provided.
 - iv). describes the land acquisition process and prepare a schedule for meeting key procedural requirements.

Entitlements, Assistance and Benefits

9. This section:
- i). defines displaced persons' entitlements and eligibility, and describes all resettlement assistance measures (includes an entitlement matrix);
 - ii). specifies all assistance to vulnerable groups, including women, and other special groups; and.
 - iii). outlines opportunities for displaced persons to derive appropriate development benefits from the project.

Relocation of Housing and Settlements

10. This section:
- i). describes options for relocating housing and other structures, including replacement housing, replacement cash compensation, and/or self-selection (ensure that gender concerns and support to vulnerable groups are identified);

- ii). describes alternative relocation sites considered; community consultations conducted; and justification for selected sites, including details about location, environmental assessment of sites, and development needs;
- iii). provides timetables for site preparation and transfer;
- iv). describes the legal arrangements to regularize tenure and transfer titles to resettled persons;
- v). outlines measures to assist displaced persons with their transfer and establishment at new sites;
- vi). describes plans to provide civic infrastructure; and
- vii). explains how integration with host populations will be carried out.

Income Restoration and Rehabilitation

11. This section:
- i). identifies livelihood risks and prepare disaggregated tables based on demographic data and livelihood sources;
 - ii). describes income restoration programs, including multiple options for restoring all types of livelihoods (examples include project benefit sharing, revenue sharing arrangements, joint stock for equity contributions such as land, discuss sustainability and safety nets);
 - iii). outlines measures to provide social safety net through social insurance and/or project special funds;
 - iv). describes special measures to support vulnerable groups;
 - v). explains gender considerations; and
 - vi). describes training programs.

Resettlement Budget and Financing Plan

12. This section:
- i). provides an itemized budget for all resettlement activities, including for the resettlement unit, staff training, monitoring and evaluation, and preparation of resettlement plans during loan implementation.
 - ii). describes the flow of funds (the annual resettlement budget should show the budget-scheduled expenditure for key items).
 - iii). includes a justification for all assumptions made in calculating compensation rates and other cost estimates (taking into account both physical and cost contingencies), plus replacement costs.
 - iv). includes information about the source of funding for the resettlement plan budget.

Institutional Arrangements

13. This section:
- i). describes institutional arrangement responsibilities and mechanisms for carrying out the measures of the resettlement plan;
 - ii). includes institutional capacity building program, including technical assistance, if required;
 - iii). describes role of NGOs/ SSMC, if involved, and organizations of displaced persons in resettlement planning and management; and
 - iv). describes how women's groups will be involved in resettlement planning and management,

Implementation Schedule

14. This section includes a detailed, time bound, implementation schedule for all key resettlement and rehabilitation activities. The implementation schedule should cover all aspects of resettlement activities synchronized with the project schedule of civil works construction, and provide land acquisition process and timeline.

Monitoring and Reporting

15. This section describes the mechanisms and benchmarks appropriate to the project for monitoring and evaluating the implementation of the resettlement plan. It specifies arrangements for participation of displaced persons in the monitoring process. This section will also describe reporting procedures.

Endorsement of LARF by NTDC



NATIONAL TRANSMISSION & DESPATCH COMPANY LIMITED

Tel: 042-36300679
042-99202211/2141 & 2860
Fax: 042-99202414
e-mail: pmu@ntdc.com.pk

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

No. PMU/E&SIC/NTDC/987

Dated : 19-04-2016

OFFICE ORDER

Preparation of Land Acquisition and Resettlement Framework (LARF) for ADB funded Multi-Tranche Financing Facility - II (MFF-II) is a pre-requisite and accordingly NTDC has prepared the LARF. This LARF includes compensation assessment procedures/policies, institutional requirements, grievance redress mechanism, project categorization procedures and reporting requirements.

(KHALID MEHMOOD)
Manager ESIC

APPENDIX C

Officer Order – Grievance Redress Mechanism



NATIONAL TRANSMISSION & DESPATCH COMPANY LIMITED

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

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

No. ME&SIC/PMU/NTDC/ 864

Dated : 14-04-2016

OFFICE ORDER

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

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


(KHALID MEHMOOD)
Manager (ESIC)