

Land Acquisition and Resettlement Plan

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Draft Land Acquisition and Resettlement Plan of 500 kV Maira Grid Station

Prepared by:

Environment & Social Impact Cell of National Transmission and Despatch Company (NTDC), Water and Power Development Authority, WAPDA House, Lahore.

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

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**NATIONAL TRANSMISSION AND DESPATCH
COMPANY, PAKISTAN**

**2nd POWER TRANSMISSION ENHANCEMENT
INVESTMENT PROGRAM Funded By ADB through MFF 2**

(Tranche 3)

**Draft Land Acquisition and Resettlement Plan (LARP)
Of 500 kV Maira Grid Station G/S**

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List of Abbreviation

ADB	Asian Bank Development
AF	Affected Family
DPAC	District Price Assessment Committee
DPC	Displaced Person Committee
EMA	External Monitoring Agency
ESIC	Environment and Social Impact Cell
GOP	Government of Pakistan
GRC	Grievance Redress Committee
GS	Grid Station
kV	Kilo Volt
LAA	Land Acquisition Act
LAC	Land Acquisition Collector
LAR	Land Acquisition and Resettlement
LARF	Land Acquisition and Resettlement Framework.
LARP	Land Acquisition and Resettlement Plan
M&E	Monitoring and Evaluation
MFF	Multi Financing Facility
MVA	Mega Volts Ampere (Capacity)
NTDC	National Transmission and Despatch Company
PC-1	Planning Commission-1
PIU	Project Implementation Unit
PTEIP	Power Transmission Enhancement Investment Program
RADC	Review and Approval of Document
SPS	Safeguard Policy Statement
TA	Telegraph Act 1885
T/L	Transmission Line
TOR	Terms of Reference
WAPDA	Water and Power Development Authority

DEFINITION OF TERMS

Acre of land – acre is a unit of measurement for land. About 2.471 acre is equal to one hectare of land.

Displaced Households - All members of a household residing under one roof and operating as a single economic unit, who are adversely affected by the Project, or any of its components. It may consist of a nuclear family or an extended family group.

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 livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.

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 procedure that establishes 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.

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

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.

Entitlement. Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category.

Income Restoration: Re-establishment of income sources and livelihoods of AFs.

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.

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

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.

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.

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 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.

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.

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 and the disabled.

EXECUTIVE SUMMARY

1. **Project Background:** The Asian Development Bank (ADB) approved a Multitranchise Financing Facility (MFF II) to Pakistan on 23 August 2016 for an aggregate amount of up to \$810 million—comprising \$800 million from ADB's ordinary capital resources (OCR) and \$10 million equivalent from Special Funds resources (Asian Development Fund – ADF for the Second Power Transmission Enhancement Investment Program (PTEIP 2)).
2. **MFF II and its Tranches.** In line with the government's Vision 2025, 2013 National Power Policy and ADB's sector strategy, MFF II supports meeting quality and reliability of power supply standards, serving the increasing customer demand, and developing a more balanced generation mix with more renewable energy through expansion and reinforcement of a stronger, smarter and more climate resilient transmission system. It also supports policy reforms, enhance competition and transparency of the sector, and improve institutional efficiency, good governance, planning, project management, and procurement capacities of the transmission system owner and operator, the NTDC, and the sector's newly established commercial operator, the Central Power Purchasing Agency (Guarantee) Limited (CPPA-G) through the capacity development component.
3. **MFF II comprises of four tranches.** The tranches were selected in accordance with the selection criteria that included meeting the social safeguard requirements of SPS 2009 and the facility's Land Acquisition and Resettlement Framework (LARF) in addition to technical, financial and economic viability, geographical locations and necessary approvals from the Government including PC-1. Tranche 1 (Loan 3419) focuses on rehabilitation and augmentation of 500 kilovolts (kV) transmission system in Punjab and Sindh provinces. Tranche 1 through its concessional loan from ADF (Loan 3420-SF) provides capacity development to support the NTDC's organizational restructuring, and its capacity in planning, design, operation, and assets management, throughout MFF II. Tranche 2 will expand 220 kV transmission system in Sindh and Balochistan and upgrade the supervisory control and data acquisition (SCADA) system across the national grid to enable NTDC to monitor and control the grid in real time and prevent or reduce the duration of network outages—increasing the grid stability, reliability, and resilience to accommodate more intermittent renewable energy. Tranche 3 will expand 500 kV and 220 kV transmission system to meet demand at load centers in Punjab Province. Tranche 4 will help evacuate hydropower to load centers in Punjab, Islamabad and Khyber Pakhtunkhwa (KPK).
4. **Scope of Work - New Substation at Maira:** Tranche 3 of MFF 2 comprises four subprojects (Annex 1), three of which involve construction of new substations and allied T/L at Lahore North, Jauharabad and Maira in Punjab province. All three subprojects involve permanent acquisition of private land for construction of new GS/SS and farming area (presently under cropping) under T/L affected temporarily. This draft LARP has been prepared for construction of a new substation (SS) at Maira (located in Kahuta Tehsil (sub-district) of District Rawalpindi, Punjab province), while the proposed component of allied transmission lines (route and location yet to be identified by NTDC) will be added to the updated LARP after conducting the impacts assessment and additional consultations with the DPs of transmission line component.
5. **Project Design Specifications:** In accordance with the Government's PC-1 document, the subproject Maira eight 500 kV line bays with four shunt reactor banks is constructed. The equipment required includes transformers, circuit breakers, insulators, and centres. Other works associated with this subproject include central room, relay room, battery room, office building, boundary wall, internal roads and residential buildings for the staff. The design of SS and TL route (yet to be identified) will be finalized by the Turn-key

contractor to be contracted by NTDC later on, and this draft LARP will be finalized accordingly based on the final design and land award, disclosed at ADB and Project websites (with summary disclosed to DPs) and approved by ADB prior to its implementation/construction startup. The draft LARP presently covers only the SS.

6. Consultations with DPs and impact assessment survey was conducted by a resettlement specialist (consultant) and his team engaged to the project by NTDC with ADB's concurrence. The team was assisted by NTDC's engineering and design people in the field. The consultations and impacts survey was conducted in March and April 2018. The survey recorded the following land acquisition and resettlement (LAR) related impacts:

7. **LAR impacts of subproject:** The construction of SS requires permanent acquisition of about 80 acres of private land (uncultivated) and about 27 wood trees to be removed. The table ES 1 below presents summary of the impacts of SS with AFs and DPs to be affected.

Table ES 1: Overall Summary of LARP Impacts of SS

Serial #	Sub Projects Impacts	Unit	Quantity Affected	Ownership and present use	AFs	DPs	Remarks
1	Land permanently acquired	Acres	80	Private land non-cultivated	43	731	These are the affected families
2	Wood trees to be cut –down	Nos.	27	Private trees on the non-cultivated land	11	77	Multiple counts. These are same AFs who are losing the land.

8. A total of 43 families (731 DPs) are estimated to be affected. No one will be displaced from housing or lose 10% or more of any productive asset. However, Tranche 3 of MFF has been classified as IR category A (this covers Maira SS also) due to the LAR impacts of Lahore North GS +TL being the most sensitive). The subproject is C for Indigenous Peoples as no IPs have been found living in and around the project areas. People of project area also do not recognize themselves as Ips as defined under ADB's IPs which are referred to as a distinct, vulnerable social and cultural group with self-identification as members of a distinct indigenous cultural group and recognition of this identity by others, collective attachment to geographically distinct habitats or ancestral territories in the project areas, customary cultural, social, or political institutions that are separate from those of the dominant society and culture.

9. **Draft LARP:** This draft LARP been prepared in accordance with Pakistan's Land Acquisition Act 1894 (LAA), the Telegraph Act 1885, the MFF's Land Acquisition and Resettlement Framework (LARF) and ADB's Safeguard Policy Statement 2009 (SPS). The LARP identifies and quantifies the LAR impacts of the subproject and determines compensation based on full replacement cost criterion of SPS; and determines compensation package to be provided to AFs. The LARP has been prepared based on the new alignment covering proposed new SS as marked on Google Map and the design parameters given in PC-I. The LARP provides a detailed assessment of the types and magnitude of LAR impacts, the eligibility for and compensation provided based on the IR principles in SPS 2009. The LARP also provides institutional arrangements for the implementation of LAR activities; LARP implementation schedule; LAR costs/budget; a grievance redress mechanism to address any concerns or grievances of AFs and community

members living around the subproject area and LARP monitoring mechanism. This draft LARP will be updated in Nov 2018 as the turn-key contractor will be deployed in September 2018 and design will be finalized in October 2018.

10. The draft LARP in English will be disclosed on the ADB website. An Urdu summary of draft LARP and final LARP (approved by ADB) will be disclosed on EA's project website and AF with copies of LARP summary placed at PIUs and local administrative offices.

11. **LAR Conditions:**

12. For the transmission lines component, the following LAR conditions will be followed to ensure compliance with SPS:

- a. **Section-wise LARP or an addendum covering a section of transmission lines/towers:** Prepare section-wise LARP or an addendum based on the final route survey of transmission lines/towers by turnkey contractor and pay compensation to DPs before start of construction work. If work is undertaken during non-cropping season, this will be clearly documented to indicate that there will be no impacts to crops or trees or structures and hence no DPs. Any unanticipated impacts emerging during construction will also be compensated in accordance with LARP and SPS 2009 before a Notice to Proceed is issued by NTDC to proceed to the next section.
- b. **Third-party validation report:** A third-party validation report by an external monitoring consultant (to be hired by NTDC) confirming full implementation of sectional LARP and payments to DPs for any additional unanticipated impacts will be issued to ADB and approved before the start of construction work for the next section. Same approach will be applied to all sections of TL/towers as finalized by contractor based on the TL/towers route survey.

a.

13. **Cut-off-Date:** In accordance with SPS 2009, compensation entitlements as given in the draft LARP are limited to a cut-off-date, which is notified based on the impacts/census survey (note that NTDC is yet to issue section 4 of LAA) to avoid an influx of outsiders to the project area. People who settled in the vicinity of the sub-project area after the cut-off date will not be eligible for compensation. The impacts / census survey was completed on April 10, 2018. Therefore, April 10, 2018 has been fixed as cut-off-date for project impacts and this has been informed to DPs during consultation meetings conducted in April 2018. In case of any delay in land acquisition and the need for new assessment of impacts after April 2019, a new cut-off-date will be established.

14. **Public Consultations:** Public/community consultations were carried out at representative selected sites and a total of 7 consultations (comprising of 27 participants) were carried out with DPs/local community members to share project information and record their concerns/ feedback to the project and its design. Additional consultations will be carried out during finalization of LARP to make the consultations adequately representative of affected families. The DPs expressed views about the rate of compensation, which they said must reflect the true market price. They were told that compensation rate for land will be based on the agreed rate assessed by the district price assessment committee (DPAC), and determined by the Land Acquisition Collector (LAC) taking into account the compensation replacement requirements of SPS 2009 (SPS, SR para 10 on full replacement costs as standard of compensation). The rates of other affected assets like trees are taken from the concerned government departments for the current year.

15. **Entitlement Matrix:** The compensation and rehabilitation entitlements are summarized in the Entitlement Matrix presented as follows:

Table ES 2: Entitlement Matrix¹

Asset	Specification	Entitled Persons	Compensation Entitlements
Arable Land	Access is not restricted, and existing or current land use will remain unchanged	Farmer/ Titleholder	<ul style="list-style-type: none"> No compensation for land under towers footage in rural area but NTDC/contractor is responsible to rehabilitate/restore land to former condition/use and quality after completion of work. Cost of land restoration work will be borne by contractor, and restoration work will be monitored/validated by EMC.
		Leaseholder/ Sharecropper (registered or not)	<ul style="list-style-type: none"> No compensation for land under towers footage in rural area but land is rehabilitated/restored to its former condition, use and quality following completion of works;
		Agricultural workers	<ul style="list-style-type: none"> Compensation in cash for temporarily damaged crops and trees, etc, temporarily affected.
		Squatters	<ul style="list-style-type: none"> Compensation in cash for temporarily damaged crops and trees, etc.
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmer/ Titleholder	<ul style="list-style-type: none"> Cash compensation for affected land at replacement cost based on market value plus 15% CAS, ^a free of taxes, registration, and transfer costs.
		Leaseholder/ Sharecropper (registered or not)	<ul style="list-style-type: none"> Cash equivalent to market value of gross yield of affected leased land.
		Agricultural workers losing work their contract	<ul style="list-style-type: none"> Cash payment for lost work or crops damaged by towers construction work.
		Squatters	<ul style="list-style-type: none"> 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmer/Titleholder Leaseholder	<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 crop and additional to standard crop compensation)

¹ All allowances will be indexed for inflation since RF adoption in May 2016, as of month of payment.

Asset	Specification	Entitled Persons	Compensation Entitlements
Temporary land occupation	Land temporarily required during civil works	Owner, lessee, tenant	<ul style="list-style-type: none"> Rental fee payment for period of occupation of land, as mutually agreed by the parties. Restoration of land to original state to be monitored internally by EA and validated by EMC through periodical monitoring reports. Guarantee of access to land and structures located on remaining land.
		Non-titled user	<ul style="list-style-type: none"> Restoration of land to original state Guarantee of access to land and structures located on remaining land
		Renter/ Leaseholder	<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		Owner of house structures	<ul style="list-style-type: none"> Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. In case of partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected	All DPs (including squatters)	<ul style="list-style-type: none"> Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	Owner of trees	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market value of tree's wood content. Fruit trees: Cash compensation based on lost production based on the yearly produce of tree and investment cost needed to re-grow the tree.
Business/ Employment	Temporary or permanent loss of business or employment	All DPs suffering income losses (including squatters, agriculture workers)	<ul style="list-style-type: none"> Business owner: i) Cash compensation equal to one-year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (at OPL level Rs. 15,000/ month). The allowance will be adjusted for inflation in case of delay in payment.
Relocation	Transport costs	Owners of structures	<ul style="list-style-type: none"> Provision of transport expenses (Rs. 15,000). The allowance will be adjusted for inflation in case of delay in payment.

Asset	Specification	Entitled Persons	Compensation Entitlements
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	Households' below poverty line and female headed households, disable persons of HH, those having no legal title to land, marginal farmers, and landless.	All affected vulnerable DPs	<ul style="list-style-type: none"> Lump sum one-time livelihood assistance allowance (Rs. 15,000 at OPL Punjab) on account of livelihood restoration support. Temporary or permanent employment during construction or operation, wherever feasible. The allowance will be adjusted for inflation in case of delay in payment.
Unidentified Losses	Unanticipated impacts	All DPs	<ul style="list-style-type: none"> Deal appropriately during sub-project implementation according to the ADB Safeguard Policy

16. The PMU (NTDC) will be responsible to finalize this draft LARP based on the final project design to be finalized by the turn key contractor and seek ADB's approval of the updated or final LARP. The Project Director (PMU) through the Environment and Social Impact Cell (E&SIC) will be responsible for the implementation of LARP in accordance with the procedures laid-down in this LARP and LARF. In addition, a grievance redress committee (GRC) will be notified to redress the community complaints and documented in this LARP.

17. **Estimated LAR Cost:** The cost of land has been proposed based on the market rate of land assessed by PPTA team in the field, which included review of land prices fixed by District Collector (valuation table), available land transactions, and discussions with real estate people in the area, common villagers and rates demanded by the land owners. A huge differential in prices (average PC-1 rates of Rs. 1.0 million/ acre versus the rate of Rs. 2.00 million/acre as market rate obtained through latest transaction in the same village). The cost of land has been proposed based on the market rate obtained through the latest transaction in the same village).

18. The estimated land price proposed in the LARP is Rs. 2.0 million/ acre. Thus, total estimated land price for 80 acres of land (needed for GS) is Rs. 184 million including 15% compulsory acquisition charges. Other cost of affected trees is Rs. 0.08 million. Thus, overall estimated cost of land, land-based assets are Rs. 198.53 million (US\$ 1.73 Million). NTDC is responsible to provide this cost to PIU which will be paid to the AFs based on the compensation disbursement schedule in line with schedule of GS construction.

19. The LARP implementation will be undertaken in phases which will be monitored internally by NTDC/ESIC on quarterly basis and externally by external monitoring agency (EMA) on both quarterly during the initial period (upto 1 year) and semiannual basis in later. In addition, each phase of construction will require a validation report of payments made to AFs before start of construction.

1. Project Description

1.1. Background

20. The Asian Development Bank (ADB) approved a Multitranche Financing Facility (MFF II) to Pakistan on 23 August 2016 for an aggregate amount of up to \$810 million—comprising \$800 million from ADB's ordinary capital resources (OCR) and \$10 million equivalent from Special Funds resources (Asian Development Fund – ADF for the Second Power Transmission Enhancement Investment Program (PTEIP 2)).

21. **MFF II and its Tranches.** In line with the government's Vision 2025, 2013 National Power Policy and ADB's sector strategy, MFF II supports meeting quality and reliability of power supply standards, serving the increasing customer demand, and developing a more balanced generation mix with more renewable energy through expansion and reinforcement of a stronger, smarter and more climate resilient transmission system. It also supports policy reforms, enhance competition and transparency of the sector, and improve institutional efficiency, good governance, planning, project management, and procurement capacities of the transmission system owner and operator, the NTDC, and the sector's newly established commercial operator, the Central Power Purchasing Agency (Guarantee) Limited (CPPA-G) through the capacity development component.

22. **MFF II comprises of four tranches.** The tranches were selected in accordance with the selection criteria that included meeting the social safeguard requirements of SPS 2009 and the facility's Land Acquisition and Resettlement Framework (LARF) in addition to technical, financial and economic viability, geographical locations and necessary approvals from the Government including PC-1. Tranche 1 (Loan 3419) focuses on rehabilitation and augmentation of 500 kilovolts (kV) transmission system in Punjab and Sindh provinces. Tranche 1 through its concessional loan from ADF (Loan 3420-SF) provides capacity development to support the NTDC's organizational restructuring, and its capacity in planning, design, operation, and assets management, throughout MFF II. Tranche 2 will expand 220 kV transmission system in Sindh and Balochistan and upgrade the supervisory control and data acquisition (SCADA) system across the national grid to enable NTDC to monitor and control the grid in real time and prevent or reduce the duration of network outages—increasing the grid stability, reliability, and resilience to accommodate more intermittent renewable energy. Tranche 3 will expand 500 kV and 220 kV transmission system to meet demand at load centers in Punjab Province. Tranche 4 will help evacuate hydropower to load centers in Punjab, Islamabad and Khyber Pakhtunkhwa (KPK).

23. **Scope of Work - New Substation at Maira:** Tranche 3 of MFF 2 comprises four subprojects (Annex 1), three of which involve construction of new substations and allied T/L at Lahore North, Jauharabad and Maira in Punjab province. All three subprojects involve permanent acquisition of private land for construction of new GS/SS and farming area (presently under cropping) under T/L affected temporarily. This draft LARP has been prepared for construction of a new substation (SS) at Maira (located in Kahuta Tehsil (sub-district) of District Rawalpindi, Punjab province), while the proposed component of allied transmission lines (route and location yet to be identified by NTDC) will be added to the updated LARP after conducting the impacts assessment and additional consultations with the DPs of transmission line component.

LAR Conditions

24. For the transmission lines component, the following LAR conditions will be followed to ensure compliance with SPS:

- a. **Section-wise LARP or an addendum covering a section of transmission lines/towers:** Prepare section-wise LARP or an addendum based on the final route survey of transmission lines/towers by turnkey contractor and pay compensation to DPs before start of construction work. If work is undertaken during non-cropping season, this will be clearly documented to indicate that there will be no impacts to crops or trees or structures and hence no DPs. Any unanticipated impacts emerging during construction will also be compensated in accordance with LARP and SPS 2009 before a Notice to Proceed is issued by NTDC to proceed to the next section.
- b. **Third-party validation report:** A third-party validation report by an external monitoring consultant (to be hired by NTDC) confirming full implementation of sectional LARP and payments to DPs for any additional unanticipated impacts will be issued to ADB and approved before the start of construction work for the next section. Same approach will be applied to all sections of TL/towers as finalized by contractor based on the TL/towers route survey.

1.2 Alternatives for Minimizing the Sub-Project Impacts

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

- Impacts on settlements/ villages were avoided, while selecting the proposed Grid station site;
- Efforts were made to select the site, where demolishing of both private and public structures/ infrastructure could be avoided.
- Efforts were made to avoid the agricultural land and crops.

26. The location map of the proposed sub-project is illustrated in Figure 1.1.

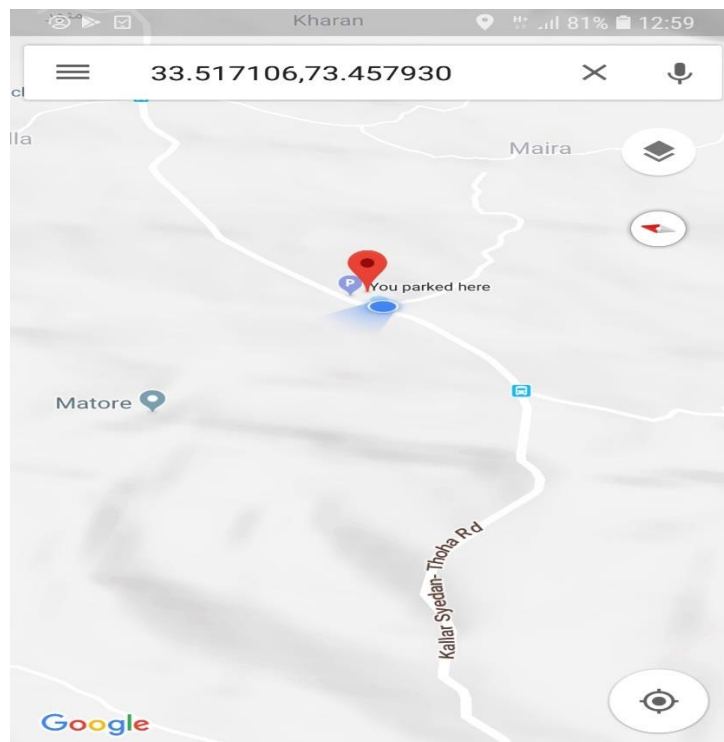


Figure 1.1: Location Map of the proposed Sub-project

1.3 Project Design

27. In accordance with the PC-1 of the subproject as well as bidding document, for the construction of grid station, the project design covers civil works for grid station. The equipment required for grid station includes transformers, circuit breakers, isolators, and centries. Other works associated with this subproject include central room, relay room, battery room, office building, boundary wall, internal roads and residential buildings for the staff.

28. The project design and drawing were not available; however, the impact assessment for the preparation of LARP was carried out based on the proposed sub-project site (500 kV Maira SS) identified by the NTDC officials and also given in the PC-I. Google Map provided by the NTDC is presented in Figure 1.1.

29. The equipment & machinery required for the construction of 500 kV grid station with four shunt reactor banks, three 160 MVA transformers along with allied equipment and accessories. Physical activities include deployment of consultants, preparation of design/ drawings, preparation of bidding documents and agreement of RoW to be completed the 1st year (2018). Bidding, evaluation and award of contract, commencement of civil work will be in the 2nd years (2018-19). Manufacturing & shipment of equipment, completion of civil work will be in 3rd year (2019-20) and clearing for operation will be in the 4th year of the project (2020-21).

1.4 Sub-project Categorization

30. A total of 43 families (731 DPs) are estimated to be affected. No one will be displaced from housing or lose 10% or more of any productive asset. However, Tranche 3 of MFF has

been classified as IR category A (this covers Maira SS also) due to the LAR impacts of Lahore North GS +TL being the most sensitive). Nevertheless, it is still C for Indigenous Peoples as no IPss have been found living in and around the project areas. People of project area also do not recognize themselves as Ips as defined under ADB's IPs which are referred to as a distinct, vulnerable social and cultural group with self-identification as members of a distinct indigenous cultural group and recognition of this identity by others, collective attachment to geographically distinct habitats or ancestral territories in the project areas, customary cultural, social, or political institutions that are separate from those of the dominant society and culture.

1.5 Objectives of the LARP

31. In accordance with the Terms of Reference (ToR), a LARP of 500 kV Maira SS is to be prepared in accordance with the Safeguard Policy Statement (SPS), 2009 of Asian Development Bank (ADB) and Pakistan's laws and regulations on land acquisition and resettlement (LAR) and energy.

32. Following are the objectives

- Identify and assess the impacts that implementation of a road subproject would have on the local population and conduct meaningful consultations with the affected and local communities to inform them about the project and its perceived impacts and outcomes;
- Follow a strategy that would ensure the timely acquisition of assets, payment of compensation and delivery of other benefits to DPs;
- Provide a plan on how the DPs would be involved in the various stages of the subproject, including the implementation of the LARP and
- Give an overall estimate of the required resources needed to implement the LARP

33. The following are the specific aspects covered in this LARP

- Project description
- Scope of land acquisition and resettlement
- Socio-economic information and profile
- Information disclosure, consultation, and participation
- Grievance redress mechanisms
- Legal framework
- Entitlements, assistances and benefits
- Resettlement budget and financing plan
- Institutional arrangements
- Implementation schedule
- Monitoring and reporting

2. SOCIOECONOMIC INFORMATION AND PROFILE

2.1 General

34. The socioeconomic conditions of DPs were derived from primary data through conducting field survey, and supplemented through secondary data, i.e. data from Directorate of Agriculture, Forest Department, District Population Census, Economic Survey of Pakistan and relevant websites.

35. The primary data include census survey of affected family covering the typology and magnitude of the impacts. The field survey was conducted from March 31 to April 10, 2018. The socioeconomic profile of the sub-project affected families was established based on the interviews of affected family and general population (25%) selected randomly of the Mouza, Hadali. This data would provide the socioeconomic profile of AF and the baseline information for subsequent monitoring and evaluation studies.

2.2 Administrative Setting

36. The proposed sub-project includes construction of grid station. The land required for the construction of grid station falls in the Mouza/ village Maira, Tehsil Kahuta and District Rawalpindi.

2.3 Settlement Pattern

37. The field survey has shown that considering settlement pattern the affectee was belonging to rural area. The DPs belongs to Janjua caste, which is the dominant case of the village, the other poor castes like Nai and Taili are also existed.

2.4 Demographic Profile of Sample DPs

38. The field survey (including census, interviews, and public consultations) was carried out to collect the socioeconomic data from DPs to accomplish the baseline information, which will provide the basis for subsequent monitoring and evaluation studies as well as determine the compensation.

39. The demographic features include the information on household's profile, gender composition, occupations, and literacy status of the sample DPs resided in the sub-project area belonging to the above mentioned districts. The information relating to the demographic profile of AFs is described.

2.5 Family Size and Gender Composition

40. Based on the field survey of sample DPs, the family size determined as 17, out of which the proportion of male and female was 49 percent and 51 percent respectively.

2.6 Literacy Status

41. The field survey results show that the literacy rate is estimated as 78%. The average literacy rate among male and female was 84.0% and 72% respectively.

2.7. Status of Agriculture

2.7.1. Cropping Pattern

42. No crop is cultivated in the project area. All the proposed project area to be acquired is non-cultivated.

2.8. Income Analysis

43. The income analysis indicates the socioeconomic status of affected families. This section of income analysis covers the following:

- Occupations of the displaced persons
- Income by source
- Household expenditure

2.8.1. Occupations

44. During the field survey, it was noted from data that the DPs were involved in the job in private and government sectors, livestock rearing, managing own business, and few are working abroad especially in the Middle East areas.

2.8.2. Household Income and expenses

45. The income level of the DPs was Rs. 35,000 to 150,000 per month while the expenses are calculated as Rs. 52,000 (average) on monthly basis.

2.9. Housing Conditions

46. The ownership and housing condition is also one of the important indicators for the assessment of living standard/ household's well-being. Based on the survey results the AFs had their own houses and comprised of concrete structures. The DPs have 78% have the Pucca houses while 22% have the semi pucca houses.

2.10. Availability of Basic Infrastructure

47. During the field survey, the availability of the social amenities/ basic infrastructure in the vicinity of the sub-project area was asked from the sample DF as well as physically observed at site.

48. It was noted that on the whole, the facilities such as roads, electricity, primary and middle schools, water supply, health facilities, filling stations, and drinking water were available in the vicinity of the project site (i.e. within 4 sq. km). However, in case of water filter plant, telecommunication facilities, sewerage and sui-gas were limited.

2.11. Cultural, Religious and Other Structures

49. During the field survey it was observed that Imam Bari shrine located in Islamabad at the distance of 35 km from the proposed Grid Station. The annual anniversary is celebrated every year and followers are attending the event.

2.12. Women Issues

50. The women issues discussed in the project area are as followed;

- Lack of education facilities;
- Lack of health infrastructures;
- Lack of job opportunities;
- Lack of technical institutions;
- Lack of public transport facilities

3. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

51. The subproject impact was assessed/ recorded and consultations were made with the DPs based on the identified proposed site of grid. This section subdivided into; i) impact survey and cut-off date, scope of land acquisition and resettlement, number and type of displaced persons.

3.1 Impact Survey and Cut-off-date

52. The sub-project impact was assessed based on the census of 100% DPs, socioeconomic 25% and 7 Nos. consultations with DPs and other local community members consisting of 27 participants). The field survey was conducted from March 31 to April 10, 2018. Thus, the “cut-off date” was set as April 10, 2018. This refers to the people who will settle/ started any activity after the cut-off date will not be entitled for any compensation under this sub-project. The cut-off-date will be re-established in case of delay in land acquisition and the need for new impact assessment after April 2019.

3.2. Scope of Land Acquisition and Resettlement

53. The LARP has been prepared based on the site for new SS (marked on Google Map) as well as design parameters given in PC-I. The project involves the acquisition of 80 acres of private non-agricultural land for the construction of grid station, due to which, there will be no loss of crops.

54. Details are given in Table 3.1 and Annex-2 & Annex-3

Table 3.1: Sub-project Impacts

Sub-project Component and Impacts	Unit	Quantity affected	Ownership & present use	AFs	Total DPs	Remarks
Land permanently acquired	Acres	80	Private non-agricultural land	43	731	These are the affected families
Wood trees to be cut -down	Nos.	27	Private trees on land	11	77	Multiple counts. These are the same AFs who are losing their land.
Total (GS+ TLs)				43	731	

** These owners of land have multiple ownership, i.e. other affected assets as well*

3.3. Affected Trees

55. The survey results shown in Table 3.3 indicate that all 27 private trees are wood trees and none of the fruit tree was identified.

56. The main types of wood/ timber trees include dalbergiasissoo (sheesham), Poplar and acacia.

Table 3.3: No of Private Trees located within 500 kV grid station

Type of Tree	No.	Average Girth (Feet)
Sheesham (Tali)	8	1.0
Poplar (Bohr)	1	12
	1	4
Kikar	17	1
Total	46	--

3.4. No. of AFs

57. The census data reveals that 43 AFs (total DPs 731) were affected owing to the project civil work. The list is prepared during the consultations; however the actual list of the AFs is available once the land revenue record is provided.

3.5. Building/ Structures

58. The project does not have any impact on the building structures.

3.6. Vulnerable and Indigenous People

59. There are no indigenous people/ or group of people located in the area of this sub-project or its surroundings. Additionally, the project does not have any impact on the vulnerable person.

3.7. Gender Impacts

60. The project does not have any impact on the women or women headed household.

3.8. Severity of Impacts

61. The project does not have any impact severity as revealed in the census. The affected land is non-agricultural and the project does not have any impact on the livelihood of the DPs.

4. LEGAL FRAMEWORK

4.1 Telegraph Act (TA), 1885

62. 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.

63. The Telegraph Act (Section 11) confers powers 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) referred to avoid causing unnecessary damages to the affected land and associated assets. Finally, the Section 16 provides that if any such damage occurs (i.e. damages to crops, irrigation facilities, land quality or land income). The proponent has to provide compensation for the damages.

64. To accommodate the needs of AFs, under this Program, the NTDC has agreed to apply the Telegraphic Act liberally by i) compensating at market rate all land occupied by towers in urban areas; ii) by avoiding land impacts in rural areas through the use of towers with sufficient vertical clearance to allow the continuation of unrestricted farming and animal grazing; and iii) if the construction of such towers is impossible, by compensating the land occupied by tower bases land also in rural areas. In addition, the NTDC will compensate by default all crops expected to be affected by the 3 major distribution lines construction phases, i.e. i) construction of tower bases; ii) tower erection; and iii) stringing.

4.2. Land Acquisition Act 1894

65. The Pakistan law governing land acquisition is the LAA of 1894 and successive amendments. The LAA regulates the land acquisition process and enables the provincial government to acquire private land for public purposes. The LAA1894 is Federal but its implementation is with Provincial Boards of Revenue (BOR) which implement the Act in the provincial context. The Act is meant for the acquisition of land only and it does not explicitly consider the social, cultural, economic, and environmental conditions of those needing to be resettled and/or rehabilitated. The LAA and its Implementation Rules require that, following an impact identification and valuation exercise, land and crops are compensated in cash at the current market rate to titled landowners. The LAA mandates that land valuation is to be based on the last 3 to 5 years average registered land-sale rates. However, in several recent cases, the median rate over the past 1 year, or even the current rates, have been applied with an added 15% Compulsory Acquisition Surcharge according to the provision of the law. The displaced persons, if not satisfied, can go to the Court of Law to contest the compensation award of the Land Acquisition Collector (LAC).

66. The various sections relating to the land acquisition are briefly discussed.

- Section 4 refers to the publication of preliminary notification and power for conducting survey. The Section 5 relates to the formal notification of land for a public purpose and 5 (a) covers the need for inquiry. Section 6 refers to the Government makes a more formal declaration of intent to acquire land.
- Section 7 indicates that the Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order for the acquisition of land. The LAC has then to direct that the land required to be physically marked out measured and planned under Section 8.

- Section 9 allows the LAC to give notice to all AFs that the Government intends to take possession of the land. If they have any claims for compensation then these claims are to be made to him at an appointed time, while the Section-10 delegates power to the LAC to record statements of AFs in the land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgagee, and tenant or otherwise.
- Section 11 enables the Collector to make inquiries into the measurements, value and claim and issue the final "award". The award includes the land's marked area and the valuation of compensation and the LAC has made an award under Section 11, LAC will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances. The section 18 reveals that in case of dissatisfaction with the award, AFs may request the LAC to refer the case onward to the court for a decision.
- Section 17 Emergency clause that allows acquisition of land prior to compensation of AFs. This clause will not be applied in any NTDC's tranche-III projects as it denies consultations with land owners and their right to appeal to the land prices and matters related to the acquisition of land
- Section 23 refers to 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 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 35 refers to the temporary occupation of arable or waste land subject to the provision of Part VII of the Act. The provincial government may direct the Collector to procure the occupation and use of the same for such term as it shall think fit, not exceeding three years from the commencement of such occupation.
- Section 36 provides the information relating to the power to entre and take possession, and compensation on restoration. On the payment of such compensation, or on executing such agreement or on making a reference under Section 35, the Collector may entre upon and take possession of the land, and use or permit the use thereof in accordance with the terms of the said notice.

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

67. 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.**

4.4. Legislation relevant to Land Classification

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

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

70. While there are broad definitions of rural and urban land in the People's Local Government Ordinances, such classifications are not immutable and have been, and are, changed by the Collector of Revenues and provincial governments over time. In general, it is either the People's Local Government Ordinances or the Land Revenue Act that determines the classification of land, however there are some cases where both applies and other cases where different legislation altogether can indicate jurisdiction and classification over land. Hence there is neither a universal classification nor legislation pertaining to the land that will be potentially affected under the sub-project.

71. Therefore, during the field survey for the preparation of this LARP, the identification of land ownership was done with the assistance of local people/ Number Dar/ Patwari.

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

72. 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 AFs 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 AFs before their physical or economical displacement, (v) provide AFs with adequate assistance (vi) ensure that untitled AFs are also eligible for resettlement assistance and compensation for the loss of non-land assets and (vii) disclose all reports. Table below presents a gap-analysis between the Pakistan's LAA and ADB's SPS

Table 4.1: Comparison of LAA and ADB's SPS 2009

Pakistan's LAA 1894 and TA 1885	ADB Safeguard Policy Statement (2009)
Telegraph Act 1885: The Telegraph act (TA) provides that land for tower construction or under a transmission, line is not to be acquired or compensated as long as the land's permanent productive potential is not affected. Under the TA therefore only temporary impacts on crops are compensated.	Based on ADB policy all land impacts are to be compensated whether rural or urban.
LAA 1894: Only titled landowners or customary rights holders are recognized for compensation.	Lack of title should not be a bar to compensation. Requires equal treatment of those without clear land titles (e.g., squatters or other informal settlers) in terms of their entitlements for resettlement assistance and compensation for the loss of non-land assets.
Only titled landowners or customary rights holders are recognized for compensation.	Lack of title should not be a bar to compensation. Requires equal treatment of those without clear land titles (e.g., squatters or other informal settlers) in terms of their entitlements for resettlement assistance and compensation for the loss of non-land assets.
Only registered landowners, sharecroppers and leaseholders are eligible for compensation of crop losses.	Crop compensation is to be provided irrespective of the land registration status of the affected farmers/share croppers. Crops for two seasons Rabi (winter) and Kharif (summer) for full one year are to be compensated based on existing market rates and average farm produce per unit area.
Tree losses are compensated based on outdated officially fixed rates by the relevant forest and agriculture departments.	Tree losses are to be compensated according to market rates based on productive age or wood volume, depending on tree type. All the removed trees will remain the property of the owner for them to salvage.

Pakistan's LAA 1894 and TA 1885	ADB Safeguard Policy Statement (2009)
Land valuation is based on the median registered land transfer rate over the 3 years prior to Section 4 of the LAA. 15% compulsory acquisition charges are paid over and above the assessed compensation. However, recent practice is that prices based on the average over the last one year prior to acquisition commencing is applied.	Land valuation is to be based on current replacement (market) value with an additional payment of 15%. The valuation for the acquired housing land and other assets is the full replacement costs keeping in view the fair market values, transaction costs and other applicable payments that may be required.
The valuation of structures is based on official rates, with depreciation deducted from gross value of the structure and also 15% of the value of salvaged materials,	The valuation of built-up structures is based on current market value but with consideration of the cost of new construction of the structure, with no deduction for depreciation. The AFs can salvage any of their material free of cost and irrespective of compensation payments having been paid.
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 AF 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 AFs should at least be able to reach a defined minimum livelihood standard. In rural areas, AFs 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.
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.

4.6. Reconciliation between Pakistan's Acts and ADB SPS

73. To reconcile the differences between the LAA (1894), Telegraph Act 1885 and ADB policy, the NTDC (EA) has prepared this LARP, ensuring that compensation to be provided at replacement cost basis 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 Families (AFs) that may be relocated, suffer business losses, or may be vulnerable.

74. In this context, the following are the ADB Safeguard principles to reconcile the differences:

- i). the need to screen the sub-project early 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.

5. CONSULTATION, PARTICIPATION AND DISCLOSURE

5.1 Stakeholder's Consultations

75. There are two types of stakeholders, i.e. primary and secondary stakeholders. The primary stakeholders are the initial stakeholders, such as affected persons, general public including women resided in villages in the vicinity of the sub-project area. Total 7 consultations were made with the DPs and local community.

76. Accordingly, the consultations were made with all primary stakeholders for sharing the information regarding this sub-project, construction of 500 kV G/S at Maira with four shunt reactor banks.

5.2. Public Consultations

77. A series of 7 Nos consultations (consisting of 27 participants) were carried out with the DPs and other local community to share the information about the sub-project and record their concerns/feedback associated with this sub-project. Additional consultations will be carried out during finalization of the draft LARP to make the consultations adequately representing the AFs. In this context, the DPs shared their point of view regarding payment on the loss of their land, crops and trees, as he had concerns regarding the true assessment of compensation.

78. List of public consultations carried out in the villages of sub-project is given in Table 5.1 as follow.

Table 5.1: List of Public Consultations

1	31-3-2018	Maira	DPs & Local Community	<ul style="list-style-type: none"> - Muhammad Tahir - Junaid Iqbal - Muhammad Zubair - Muhammad Aslam - Muhammad Shafiq
2	01-04-2018	Maira	DPs	<ul style="list-style-type: none"> - Faiz Ali - Qurban Ali - Gulzar Ahmad - Fazal Dad Khan
3	05-04-2018	Maira	DPS & General Public	<ul style="list-style-type: none"> - Muhammad Saeed - Muhammad Dawood - Muhammad Abdullah - Muhammad Razaq - Ali Zer
4	06-04-2018	Maira	DPs	<ul style="list-style-type: none"> - Muhammad Safdar - Rasool Bhaksh - Ikram Khan
5	06-04-2018	Maira	DPs & General Public	<ul style="list-style-type: none"> - Farooq Azim - Aftab Ali - Muhammad Aslam - Muhammad Rafiq
6	10-04-2018	Maira	DPs	<ul style="list-style-type: none"> - Muhammad Farooq - Muhammad Afzal - Muhammad Zubair
7	10-04-2018	Maira	DPs	<ul style="list-style-type: none"> - Junaid Iqbal - Muhammad Tahir - Abdur Rehman

5.3. Concerns Regarding the Sub-project

79. During the field survey, people were asked about their views regarding the proposed sub-project. In general, local community has positive attitude towards the implementation of this proposed sub-project that this will help in reducing the shortage of electricity in the area and creating the employment opportunities for the local people.

Consultations with DPs

80. Consultation is a continuous process that started at the project preparatory stage and will continue till project completion. Based on the consultations with the displaced person and general public, a number of concerns were highlighted and accordingly some feedbacks were also provided. The main concerns include the compensation of land for the DPs of grid station; they were demanding the compensation as per current market value of the land. Along with the trees at current market rates and disbursement should be made prior to the start of civil works and employment to the local peoples should be provided. RoW clearance for undertaking the project activities should be minimized at the best possible extent.

81. Redress of Farmers Issues

18. Compensation for the loss of land and trees will be estimated by the concerned department keeping in view the current market rates and payment will be made prior to start of civil works and one-third of unskilled labor will be engaged from local community especially DPs.

82. The redressal of DPs/ local community concerns is tabulated as below:

Table 5.2: DPs/ Community Concerns and their Redress

Concerns	Redress	Responsibility
An employment in the project should be provided to increase the livelihood.	Preference will be given to engage local people especially DPs in the project related jobs.	, NTDC, PMU & Contractor
The impact of electromagnetic induction increases during the rainy days.	It is required to avoid any field activity by the local people during rainy days to prevent accidents.	NTDC, PMU, ESIC, Consultant & Local Representatives
Compensation should be made before the start of civil work.	As per ADB policy no civil work will be started before the disbursement of compensation to all DPs.	PMU, NTDC & ESIC -
The land to be acquired for the Grid Station is along the road, hence the compensation should be worked out as per the future potential of the land use especially in context with the commercialization and housing schemes owing to located near the road.	Efforts will be made to acquire the land through the private negotiation.	NTDC, PMU & ESIC
There should be the provision of basic necessities of life like education, health and water supply for the local people.	Efforts will be made to make the provision in the project for these facilities	NTDC, PMU & ESIC

Medical treatment is the dire need of the area, hence local must have access from the facility provided to project staff based on the Grid station.	Same as above	NTDC, PMU & ESIC
The residents of the area are facing the acute shortage of drinking water especially in dry season; the project should fulfill this demand.	Same as above	NTDC, PMU & ESIC
Land compensation should be provided for the installation of T/Ls & Towers (in/out of the Grid station)	The land for towers and T/Ls is not used on permanent basis, how the compensation is made for the crops and structures fall in the ROW	NTDC, PMU & ESIC

Information Disclosure

83. This draft LARP in English is to be disclosed on the ADB website (a copy of information brochure is provided in Annex 5), while the one in local language (*Urdu*) will be disclosed in the EA website and in local administrative offices. Disclosure is a condition for LARP approval.

84. Furthermore, this LARP will also be disclosed in local language to the DPs and some other key local persons residing in the vicinity of the sub-project, so that each DP could be able to understand the sub-project activities, i.e. the sub-project, cut-off date, eligibility for entitlement of compensation, methods of measurement, price assessment & valuation of losses, payment of compensation, community complaints redress system, budget and monitoring & evaluation.

85. The PIU will keep the DPs informed about the impacts and entitlement of compensation and facilitate in addressing grievance (s) of the DPs as well as local community members. Finally, there will be on-site community/ DPs gathering to monitor the entitled disbursement of the compensation to the DP.

86. A copy of the information brochure will also be placed at PIU at field level and in PMU at sub-project level for ready reference.

5.4. Information Brochure

87. A copy of information brochure in local language will be distributed to AFs, as disclosure is a condition for LARP approval.

6. COMPENSATION ELIGIBILITY AND ENTITLEMENTS

6.1. Eligibility

88. In accordance with the LARF, the affected persons will be eligible for compensation or rehabilitation assistance as discussed below:

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

89. In accordance with the ADB SPS (2009) and this LARP, the compensation eligibility will be limited by a 'cut-off date' for the proposed sub-project on the day of the completion of the "census" survey for the impact assessment in order to avoid an influx of outsiders. The cut-off date will be announced through the mass media (like pamphlets/ leaflets, newspaper). The affected persons who settled in the vicinity of the sub-project area after the cut-off date will not be eligible for compensation.

a. Entitlement for Compensation

90. 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 or through the negotiation with the displaced persons. Leaseholders 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 will instead be rehabilitated for land use loss through a special self-relocation allowance equivalent to one year of agricultural income or through the provision of a free or leased replacement plot comparable in area, productivity and location to the plots lost.

(b) Temporary Land Loss: legal/legalizable owners and tenants assessed by the DPAC or encroachers will receive cash compensation equal to the average market value of each

lost harvest for the duration of the loss, and by the restoration of both, cultivable and uncultivable land, to pre-construction conditions. Through specification in the contract agreements, contractors will be required to carry out restoration works before handing land back to the original occupiers, or AF will be provided with sufficient cash to rehabilitate the land.

(c) Vulnerable Affected 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 Analysis.

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

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

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

(b) Renters are compensated by means of cash compensation equivalent to three months of rent or a value proportionate to the duration of the remaining lease, 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. In case of partial permanent impacts full cash assistance to restore remaining structure, in addition to compensation at replacement cost for the affected part of the structure.

(b) Renters or leaseholders 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 rabi and kharif seasons.

(d) Fruit and other productive trees will be compensated for based 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 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 one year 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 AFs 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 and included in the LARP.

(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-sub-project situation.

(i) Vulnerable people are defined as households who have a per capita monthly income of below Rs.15,000/- and those who are identified as vulnerable through the SIA. This includes distinct groups 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 and the disabled.

91. It is to ensure that the compensation is reflective of appropriate rates corresponding to actual impacts; the updated rates shall be applied, if and when the delivery of compensation gets delayed.

92. The compensation and rehabilitation entitlements are summarized in the Entitlement Matrix presented as below:

Table 6.1: Entitlement Matrix²

Asset	Specification	Entitled Persons	Compensation Entitlements
Arable Land	Access is not restricted, and existing or current land use will remain unchanged	Farmer/ Titleholder	<ul style="list-style-type: none"> No compensation for land under towers footage in rural area but NTDC/contractor is responsible to rehabilitate/restore land to former condition/use and quality after completion of work. Cost of land restoration work will be borne by contractor, and restoration work will be monitored/validated by EMC.
		Leaseholder/ Sharecropper (registered or not)	<ul style="list-style-type: none"> No compensation for land under towers footage in rural area but land is rehabilitated/restored to its former condition, use and quality following completion of works;
		Agricultural workers	<ul style="list-style-type: none"> Compensation in cash for temporarily damaged crops and trees, etc, temporarily affected.
		Squatters	<ul style="list-style-type: none"> Compensation in cash for temporarily damaged crops and trees, etc.
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmer/ Titleholder	<ul style="list-style-type: none"> Cash compensation for affected land at replacement cost based on market value plus 15% CAS, ^a free of taxes, registration, and transfer costs.
		Leaseholder/ Sharecropper (registered or not)	<ul style="list-style-type: none"> Cash equivalent to market value of gross yield of affected leased land.
		Agricultural workers losing work their contract	<ul style="list-style-type: none"> Cash payment for lost work or crops damaged by towers construction work.
		Squatters	<ul style="list-style-type: none"> 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmer/Titleholder Leaseholder	<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 crop and additional to standard crop compensation)

² All allowances will be indexed for inflation since RF adoption in May 2016, as of month of payment.

Asset	Specification	Entitled Persons	Compensation Entitlements
Temporary land occupation	Land temporarily required during civil works	Owner, lessee, tenant	<ul style="list-style-type: none"> Rental fee payment for period of occupation of land, as mutually agreed by the parties. Restoration of land to original state to be monitored internally by EA and validated by EMC through periodical monitoring reports. Guarantee of access to land and structures located on remaining land.
		Non-titled user	<ul style="list-style-type: none"> Restoration of land to original state Guarantee of access to land and structures located on remaining land
		Renter/ Leaseholder	<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		Owner of house structures	<ul style="list-style-type: none"> Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. In case of partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected	All DPs (including squatters)	<ul style="list-style-type: none"> Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	Owner of trees	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market value of tree's wood content. Fruit trees: Cash compensation based on lost production based on the yearly produce of tree and investment cost needed to re-grow the tree.
Business/ Employment	Temporary or permanent loss of business or employment	All DPs suffering income losses (including squatters, agriculture workers)	<ul style="list-style-type: none"> Business owner: i) Cash compensation equal to one-year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (at OPL level Rs. 15,000/ month). The allowance will be adjusted for inflation in case of delay in payment.
Relocation	Transport costs	Owners of structures	<ul style="list-style-type: none"> Provision of transport expenses (Rs. 15,000). The allowance will be adjusted for inflation in case of delay in payment.
Community assets	Mosques, footbridges,	Affected community	<ul style="list-style-type: none"> Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques,

Asset	Specification	Entitled Persons	Compensation Entitlements
	roads, schools, health center		footbridges, roads, schools, health centers).
Vulnerable DPs	Households' below poverty line and female headed households, disable persons of HH, those having no legal title to land, marginal farmers, and landless.	All affected vulnerable DPs	<ul style="list-style-type: none"> • Lump sum one-time livelihood assistance allowance (Rs. 15,000 at OPL Punjab) on account of livelihood restoration support. • Temporary or permanent employment during construction or operation, wherever feasible. • The allowance will be adjusted for inflation in case of delay in payment.
Unidentified Losses	Unanticipated impacts	All DPs	<ul style="list-style-type: none"> • Deal appropriately during sub-project implementation according to the ADB Safeguard Policy

7. INSTITUTIONAL ARRANGEMENTS AND IMPLEMENTATION

93. The PMU (NTDC) will be responsible for the updation of this draft LARP at final detailed design and implementation of final LARP of 500 kV G/S. The Project Director (PMU) through the Environment and Social Impact Cell (E&SIC) will be responsible for the implementation of LARP in accordance with the procedures laid-down in this LARP and LARF.

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

7.1. National Transmission and Despatch Company

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

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

7.1.1. Environment and Social Impact Cell (E&SIC)

97. At project level, an E&SIC is already in place at PMU, NTDC, which needs to be strengthened by adding one position for data management/ MIS. Thus, the team composition of E&SIC includes:

- | | | |
|-------|---|--------------|
| i). | Manager, E&SIC, NTDC | Focal Member |
| ii). | Deputy Manager (Environment) | Member |
| iii). | Assistant Manager (Social Safeguard) | Member |
| iv). | Assistant Manager (Environment), NTDC | Member |
| v). | Assistant Manager (MIS/ Data Management) ³ | Member |
| vi). | Surveyor | Member |

98. In addition to ToR, the E&SIC will have the following functions in this sub-project:

- i). The E&SIC will be responsible for the updation, implementation and monitoring of land acquisition and resettlement plan through the assistance of PIU (Project Implementation Unit at field). The E&SIC will have regular monthly meetings to review the progress regarding LARP implementation and accordingly prepare actions in accordance with the implementation schedule given in the LARP.
- ii). The E&SIC will have close liaison and coordination with the PIU (field level) and Grievance Redress Committee (GRC).
- iii). The E&SIC will manage the updation of LARP at final design, including updation of surveys, measurements/ assessment, valuation in coordination with concerned department.

³ For data management, a position of assistant manager, data management/ MIS will be added to undertake proper data management regarding, i) baseline data & impact data, ii) implementation of LARP, iii) grievances/ and redress of grievances, iv) internal& external monitoring and other relevant data.

99. Some specific functions of the E&SIC through the assistance of field level PIU include:
- i). Implementation of approved LARP as per implementation schedule given in LARP.
 - ii). Preparation of internal monitoring reports, initially on monthly basis and then quarterly basis and submits to ADB.
 - iii). Updation of LARP (if necessary depending upon the final design) including surveys, measurements/ assessment, valuation in coordination with concerned department and community consultations.
 - iv). Disclosure of final LARP to the DPs and place at field office (PIU).
 - v). Close coordination with field level PIU
 - vi). Other relevant activities

100. All activities related to the LARP updation, and implementation of LARP and preparation of internal monitoring reports will be the responsibility of Manager (E&SIC) under the overall supervision of PMU (GM Projects). While the disclosure of LARP after translating onto local language and continuous community consultations/ mobilization will be under the purview of Assistant Manager (Social Safeguard). Manager (E&SIC) will develop a close liaison with the PIU and GRC regarding a smooth and timely implementation of LARP.

101. An independent monitoring agency or individual external monitor/ external monitoring agency (which may be an academic institute, consultancy or professional NGO or panel of experts, or individual consultant) will be hired by the NTDC (PMU) to conduct the short and medium term tasks of external monitoring activities⁴.

102. As per SPS 2009, all monitoring reports will be disclosed to the displaced persons (DPs) including the preparation of corrective action plan (if any).

7.1.2. Project Implementation Unit (PIU)

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

- i). Executive Engineer (NTDC)
- ii). DO (Revenue)/ LAC
- iii). Representative of E&SIC, PMU (AM, Social Safeguards)
- iv). Assistant Manager (Social Mobilization/ Social Mobilizer)
- v). Contractor
- vi). Project Management Consultant (Safeguard Implementation Specialist)
- vii). Patwari
- viii). Representative of Displaced Persons Committee (DPC).

108. The PIU to be notified at field level headed by the Executive Engineer, NTDC.

⁴The short term tasks will occur in parallel and immediately after the delivery of LARP compensation. They will prepare a compliance report which is a condition to start civil works. The medium term task will be the monitoring of the effectiveness of the compensation package.

109. The major responsibilities of PIU 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.

110. The PIU will have close interaction with E&SIC especially with Manager (E&SIC) and AM (Social Safeguards).

7.1.3. Local Government

104. 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.

7.1.4. ADB

105. Review and approval of documents, i.e. LARP, internal monitoring and external monitoring reports as well corrective action plan (if any).

7.2. LAR Coordination Committee

106. 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 this sub-project. This committee will be notified by the EA (PMU-NTDC) in order to coordinate for updation and implementation of this LARP.

107. 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, B&W, PHE)

108. The LAR CC will meet preferably quarterly to ensure proper and timely implementation of the approved LARP.

7.3. Displaced Person Committee

109. The displaced person committee (DPC) will be formed at sub-project level representing the participation from each village constituting a Chairman, secretary and member (s).

110. 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.
- Redress complaints at local level
- Other

7.4. Grievance Redress Mechanism

111. This section of the LARP describes mechanism to receive and facilitates the resolution of affected party including women' concerns and grievances. A grievance mechanism will be available to allow aFappealing any disagreeable decision, practice or activity arising from land or other assets compensation. DPs will be fully informed of their rights and of the procedures for addressing complaints whether verbally or in writing during consultation, survey, and time of compensation.

112. 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 Assistant Manager (social mobilization) at 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.

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

114. Efforts will be made to avoid the DPs/ community concerns by implementing the sub-project in accordance with the LARP, i.e. proper information disclosure, community consultations, payments as per entitlements and coordination with DPs/ DPC, PIU and PMU. However, a Grievance Redress Committees (GRC) will also be established to redress the unresolved issues. The composition of GRC will as below:

GRC at PIU Level

- i). Executive Engineer (NTDC)
- ii). DO (Revenue)/ LAC
- iii). Representative of E&SIC
- iv). Assistant Manager (Social Mobilization)/ Social mobilizer
- v). Representative of Displaced Person Committee (DPC)
- vi). Patwari

115. A comprehensive grievance redress process regarding land compensation and other compensation is described below. The grievance redress mechanism will be gender responsive, culturally appropriate, and readily accessible to the DPs at no cost and without retribution.

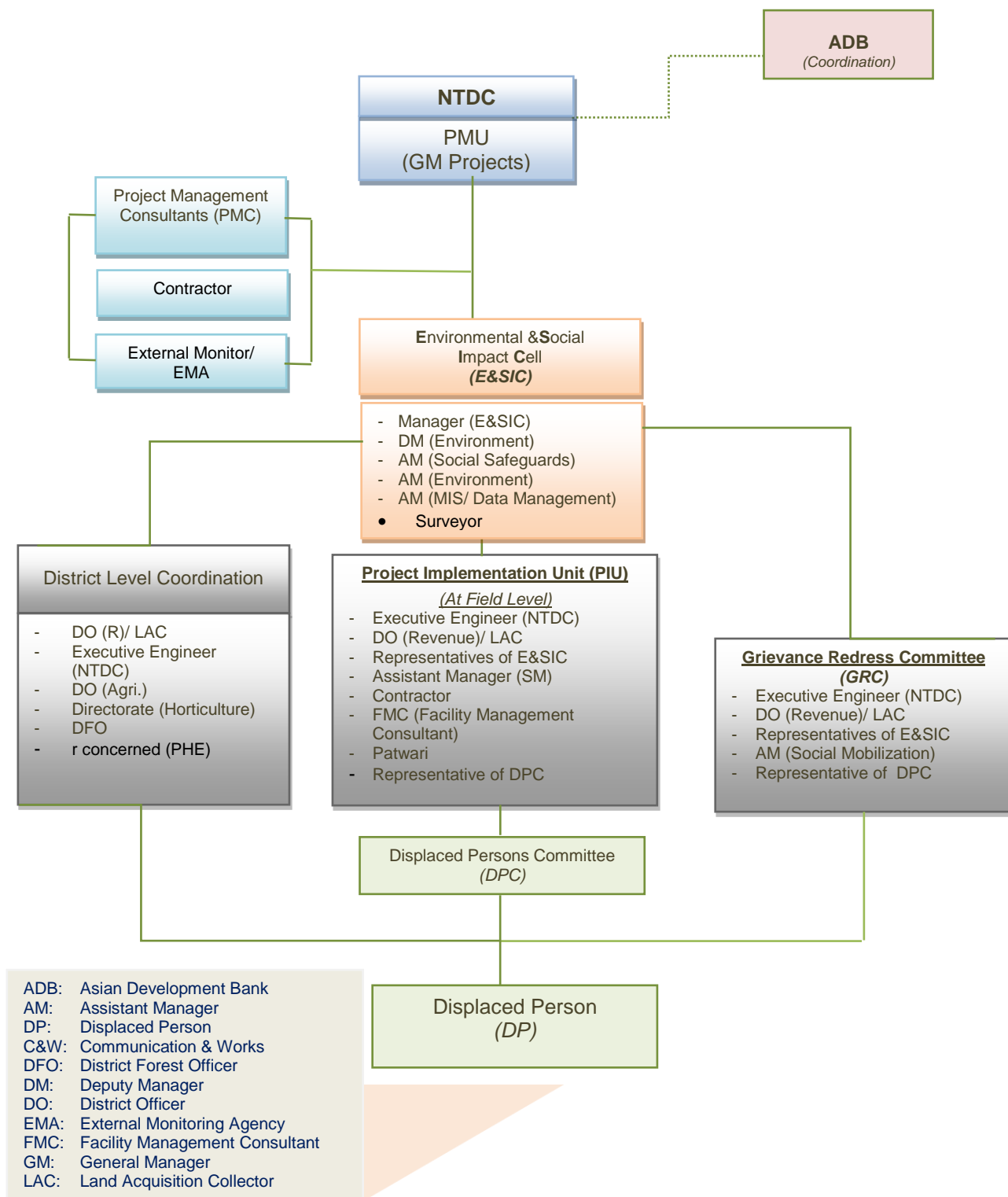
Table 7.1: Grievance Redress Process

Land Compensation Issues	Other Items Compensation Issues
<ul style="list-style-type: none"> First, complaints will be redressed at field level through the involvement of PIU and DPC as well as other local committees. 	<ul style="list-style-type: none"> First, complaints will be redressed at field level through the involvement of PIU and DPC as well as other local committees.
<ul style="list-style-type: none"> If issue is unresolved, then it will be lodged to the DO (Revenue)/ LAC who will have 14 day to make decision on it. 	<ul style="list-style-type: none"> If no solution is accomplished, then grievance will be lodged to GRC. The GRC will provide the decision within 3 weeks. The GRC decision must be in compliance with this LARP and provisions given in the LARF.
<ul style="list-style-type: none"> If issue still unsettled, then grievance will be forwarded to GRC. GRC will provide decision within 3 weeks, which should be in compliance with the LARP 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 GM Projects (PMU), 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.

7.5. Organogram

116. An Organogram showing the institutional arrangements for the implementation of LARP has been illustrated through a diagram presented in Figure 7.1.

Figure 7.1: Institutional set-up for the Implementation of LARP



8. LARP IMPLEMENTATION SCHEDULE

8.1. Implementation Schedule

117. The commencement of civil work will be subject to the satisfactory implementation of this LARP including payment of compensation for the loss of land and trees; and also redress of community concerns. This draft LARP will be updated once the design is finalized.















118. Based on the implementation experience of previous projects, it is expected that the implementation of LARP of this sub-project including construction of grid station will take about 12 - 18 months as there is permanent land acquisition involved due to construction of grid station. Step-wise LARP implementation process is presented in Table 8.1 below.

Table 8.1: Implementation Schedule of LARP

Sr. No.	Action	Timeline	Responsibility	Remarks/ Status
1	Establishment of PMU	Exists	NTDC	Already in place
2	Setting-up of E&SIC	Exists	NTDC	Already in place
3	Project Implementation Unit (PIU) at field level	Exist	NTDC	Already in place
4	Establish Grievance Redress Mechanism and GRC will be notified.	Sep 2018	NTDC	GRC will be notified.
5	Submission of draft LARP to ADB	April 16, 2018	NTDC/ESIC	
6	Urdu translation and disclosure of LARP	May, 2018	ESIC/Consultant	
7	Facility Management Consultant (FMC), social safeguards personnel (GRM and MIS experts, Patwari and enumerators/social mobilizers)	Exists	NTDC/ADB	Already on board
8	Final Design	October, 2018	NTDC/Consultant	
9	Updated or final LARP (if) required	November, 2018	ESIC/Consultant	
10	Approval of final LARP	December 2018	ADB	
11	Hiring of External Monitoring Consultant (EMC)	May, 2018	ESIC/ADB	Hiring is in process
12	Date of procurement-bidding	May 2018	NTDC	
13	Expected or definite dates of following			
	• Expected date of contract award(expected)	Nov 2018	NTDC	
	• Contractor Mobilization	Dec 2018	NTDC/ Contractor	
	• Commencement of Construction	Jan 2019	NTDC/ Contractor	
14	First quarterly internal monitoring report (IMR)	Sep 2018	FMC/ESIC	
15	First external monitoring report subsequent reports	Dec 2018	FMC/ESIC	

Sr. No.	Action	Timeline	Responsibility	Remarks/ Status
16	Subsequent Semi-annual Reports	Six monthly	FMC/ESIC	
17	Community Complaints Register	Oct. 2018	NTDC/PIU	
18	Central resettlement database including record of payments and management information system	Nov 2018	ESIC/ FMC	To be continued till the completion of the project.

Figure 8.1: LARP Implementaion Schedule

Main Activities	Tentative Date	2018	2019	2020	2021	Remarks
Establishment of PMU	-	-	-	-	-	Already in place
Setting-up the E&SIC	-	-	-	-	-	Already in place
Project Implementation Unit (PIU) at field level	-	-	-	-	-	Already in place
Hiring of FMC	-	-	-	-	-	Already in place
Establish Grievance Redress Committee (GRC).	Sep. 2018					
Submission of draft LARP to ADB	April 5, 2018					
Urdu translation and disclosure of LARP	May 2018					
Date of procurement-bidding	May 2018					
Updated or final RP	November. 2018					
Approval of final RP	December 2018					
Hiring of External Monitoring Consultants (EMC)	May 2018					Hiring is in process
<u>Expected dates:</u>						
• Expected date of contract award(expected)	Nov 2018					
• Contractor Mobilization	Dec 2018					
• Commencement of Construction	Dec-2018-Jan 2019					
First quarterly internal monitoring report (IMR)	Sep. 2018					
First external monitoring report subsequent reports	Dec 2018					
Community Complaints Register	Oct. 2018					
Central resettlement database including record of payments and management information system	Nov 2018					

9. RESETTLEMENT BUDGET AND FINANCING

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

9.1. Compensation Methodology

120. Based on the field survey, it was observed that due to the implementation of the proposed sub-project, there will be impact on land and trees.

121. To represent the current market rates equivalent to the replacement cost, the requisite data was collected from different departments including revenue and forest.

9.1.1. Land Compensation

122. The unit rate of land as per the market and recent transaction in the same village /mouze is Rs. 2,000,000/acre (LAR budget 9.1 below). The total compensation cost of land for 80 acres is Rs. 168,000,000(168 million). Additionally, 15% compulsory acquisition charges (Rs. 24 Million) will also be added up, hence the total cost for land compensation is Rs.184 million. The cost is negotiable and EA should negotiate with the DPs to workout the compensation cost.

9.1.2. Compensation of Wood Trees

123. A total of 27 wood trees will be cut owing to the project activities. The trees of different species like Sheesham, Poplar and Kiker are present. Total compensation cost worked out is Rs. 80,212 (Rs. 0.08 million).

9.2. Source of Financing

124. 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.

125. The EA (NTDC) is responsible for the timely allocation of the funds needed to implement this LARP.

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

9.3. Resettlement Budget

127. The resettlement budget was estimated keeping in view the sub-project impacts including land and trees to the AFs. The total amount of LAR activities computed based on Rs. 2.0 million per acre as recorded in the latest land transections in the area to be Rs. 198.534 million (\$1.73M.) as presented in Table 9.1.

128. The compensation to be made to DPs is given in Table 9.3 and Annex 3.

Table 9.1: Resettlement Budget

Sr. No.	Description	Unit	Quantity	Unit Rate (Rs.)	Amount (Rs. M.)	Remarks
A)	Permanent Land Acquired					
1	Land for SS	Acres	80	2,000,000	160	Prevailing market rate
2	15% compulsory acquisition charges	-	-	24,000,000	24	
	Sub Total (A)				184	
B)	Affected Trees					
3	Wood Trees	Nos.	27	-	0.08	
	Sub Total (B)				0.08	
C)	External Monitoring Agency	-	-	-	5	
	Sub-total (A+B+C)	-	-	-	189.08	
	Contingencies @ 5%	-	-	-	8.65	
	Grand Total (Rs. M.)	-	-	-	198.534	
	US\$ (M.)				1.73	

1 US \$= Rs. 115 as of March, 2018.

10. MONITORING AND EVALUATION

10.1. General

129. LAR tasks under the sub-project will be subjected to both internal and external monitoring. Internal monitoring will be conducted by the PMU. External monitoring will be assigned to an External Monitoring Agency (EMA) to be hired by PMU, and approved by ADB. The EMA will be selected among local consultants/ consulting firms.

130. ADB will prepare the terms of reference (TOR) for the EMA before to start the LARP implementation.

10.2. Internal Monitoring

131. Internal monitoring will be carried out by the PMU through E&SIC assisted by the Project Management Consultants (Safeguard Implementation Specialist). The results will be presented in the quarterly project implementation reports and submitted to ADB.

132. The internal monitoring reports include the 'process' and 'output' indicators. This information will be collected directly from the field and reported monthly by PIU to the PMU in order to assess the progress and results of LARP implementation, and to adjust the work plan/ activities in accordance with the LARP requirements as well as implementation schedule.

133. The following will be the specific aspects to be covered under the internal monitoring report.

- a) Consultation with AFs 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;

134. The above information will be collected by the Manager (E&SIC) through Assistant Manager (Social Safeguard) and PIU including Assistant Manager (Social Mobilization).

10.3. External Monitoring

135. External monitoring will be carried out by the External Monitoring Agency to be hired by the PMU among the local consultants/ consulting firms.

136. The external monitoring activities will have short and medium term tasks. The short term tasks will occur in parallel and immediately after the delivery of LARP compensation. They will prepare a compliance report which is a condition to start civil works.

137. The medium term task will include the monitoring of the effectiveness of the compensation package.

138. As the number of impacts are limited, so that the external monitoring report at the initial stage of the LARP implementation and on its completion will be prepared. However, some additional external monitoring report may be prepared depending upon the requirements of ADB.

139. The proposed indicators for external monitoring tasks include:

- a) Review and validate the internal monitoring reports prepared by PMU (E&SIC);
- 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 AFs, 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.

140. 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.

10.4. REPORTING REQUIREMENTS

141. Executing Agency (through PMU and ESIC) will prepare monthly progress report and internal monitoring report on quarterly basis. While the external monitoring will be prepared by the EMA on bi-annual basis. The report will identify the gaps and appropriate recommendations for compliance purposes. Monitoring reports will be submitted at regular intervals as specified. The M&E documents will also be publicly available (after approval from the ADB), including posting in project website.

142. Awarding of civil works contract for Maira project is conditional to the implementation of approved LARP while the commencement of construction is conditional to full payment to AF and implementation of LARP to be validated by EMA.

Annexures

Annexure 1

List of Approved Subprojects Under Tranche 3

Subprojects	Technical Justification
Subproject 1: 500 kV Lahore North Grid Station with associated Transmission Line	
<ul style="list-style-type: none"> 500/220/132kV S/S with 4x750 MVA, 500/220kV, and 3 x250 MVA 220/132 kV transformers Six 500 kV line bays, six 220kV line bays, and two 132kV line bays Extension at 500 kV of Gujranwala S/S of two 500 kV line bays 500 kV D/C T/L Lahore North -proposed Lahore HVDC switching/ converter station (105km) 500 kV D/C T/L Lahore North -existing Gujranwala S/S (45km) 220kV D/C T/L for in/out of 220 kV Ghazi Rd.-KSK S/C T/L (15km) 220kV D/C T/L for in/out of 220 kV Lahore-Ravi Rd. S/C T/L (14km) 220kV D/C T/L for in/out of 220 kV KSK-Ravi Rd. S/C T/L (15km) Transmission line construction equipment, washing units, live line, and dead line crew equipment Replacement with fog resistant insulators for existing transmission system at heavily polluted area Reconductoring with HTLS conductors for 220 kV New Kotlakhpat - Bund Road - Sheikhpura D/C T/L (44 km) Reconductoring with ACSR conductors for a part of 220kV Gatti - Bandala D/C T/L (5 km) Replacement of 3x37 MVAR shunt reactors at 500 kV Sheikhpura substation & 3x37 MVAR shunt reactors at 500 kV Gatti substation, and 2x22 MVAR shunt reactors at 500 kV Sheikhpura substation Replacement of 1x450MVA 500/220kV Transformer at Gatti 500 kV substation Replacement of existing electro-mechanical protection relays with numerical relays for Islamabad, Lahore & Multan regions 	<p>The project is needed to meet the load demand in the Lahore north area at acceptable quality levels. In the absence of the project there will be substantial suppressed load and insufficient reliability to major load centers. In addition, the project will enable an alternate supply route for the North-South power transfers at 500 kV from the proposed new converter station at Lahore South to the substations at Gujranwala and Maira. At the expected project commissioning year 2023, the project benefits will include: (a) enabling a load of approximately 1100 MW representing 6300 GWh of energy which would otherwise be suppressed or poorly supplied, (b) the reduction of system losses by 60 MW (peak) amounting to a generation saving of 259 GWh p.a., and (c) the provision of N-1 reliability to a large section of the Lahore North load.</p> <p>The transmission line construction equipment and live line crew equipment are needed to enhance line construction work, including live line maintenance operations. The replacement with fog resistant insulators is needed to replace insulators which have been compromised by contamination with fog</p> <p>(a) Reconductoring with HTLS conductors for 220 kV New Kotlakhpat - Bund Road - Sheikhpura D/C T/L (44 km): The existing line is dilapidated and overloaded. Furthermore, the increasing load demand in the area requires larger power flows but new line construction is restricted by unavailability of access routes. These triple problems will be resolved by reconductoring the existing lines with HTLS conductors utilizing the exiting towers. Furthermore, the HTLS conductors have substantially lower losses than the equivalent ACSR conductors and lower system losses will be realized.</p> <p>(b) Reconductoring with ACSR conductors for a part of 220kV Gatti - Bandala D/C T/L (5 km): The reconductoring of the conductors is primarily necessitated by the poor technical condition of the line (31km). This is an important line in the network and need to be maintained in service.</p>

Subprojects	Technical Justification
	<p>(c) Replacement of 37 MVAR shunt reactors at Sheikhpura & Gatti 500 kV substations, and 22MVAR shunt reactors at Sheikhpura 500 kV substation: The existing shunt reactors are damaged and do not work as designed. Replacing the damaged shunt reactors with the new one is expected to reduce outage triggered by the over voltage, improving the reliability.</p> <p>(d) Replacement of 1x450 MVA 500/220kV transformer at Gatti 500 kV substation: The recent inspection result shows the transformer's condition is at risk of possible explosion due to deteriorated insulation after over 40-year operation. The replacement is needed for both safety considerations and widespread outage (450MW) if the transformer is taken out of service.</p> <p>(e) Replacement of electro-mechanical relays with digital numerical relays in Islamabad, Lahore & Multan regions: The existing electro-mechanical relays are outdated and provide limited information when outage happen. Digital numerical relays are needed to improve outage response and system performance.</p>
Subproject 2: 500kV Maira Switching Station	
<ul style="list-style-type: none"> Eight 500 kV line bays with four shunt reactor banks. 	<p>This switching station is an integral part of the overall evacuation arrangement of the hydro power plants: 870 MW Suki Kinari, 1,100MW Kohala and 640MW Mahal. The arrangement and location of the switching station has been selected on the basis of an Interconnection Study carried out by NTDC's consultants. The project may be considered as an essential part of the least cost arrangement for the evacuation of the power from the above three hydro stations. The shunt reactors are needed for voltage control of the network at light load conditions.</p>
Subproject 3: 220kV Jauharabad Substation with associated transmission line	

Subprojects	Technical Justification
<ul style="list-style-type: none"> • 220kV S/S at Jauharabad with 3x160 MVA 220/132kV transformers along with allied equipment and accessories • Four 220kV line bays and eight 132kV line bays • Two 220kV D/C T/L of twin bundle Rail conductor for looping In/Out of existing Ludewala – Chashnupp D/C T/L at 220kV Jauharabad (12km) 	<p>The project is needed to meet the future load demand in the Jauharabad, Quaid Abad, and Adi Kot areas at acceptable quality levels. In the absence of the project major load centers will have poor reliability of supply. At the expected project commissioning year 2023, the project benefits will include: (a) enabling a load of approximately 32 MW representing 139 GWh of energy which would otherwise be suppressed or poorly supplied, (b) the reduction of system losses by 15.5 MW (peak) amounting to a generation saving of 44.3 GWh p.a., and (c) the provision of N-1 reliability to a large section of area loads.</p>
Subproject 4: Grid Connected Battery Energy Storage System Pilot Project	
<ul style="list-style-type: none"> • Lithium-ion Battery Packs (5 MWh) • Balance of system including inverters (20MW) • Transformers (220kV/33kV, 30MVA 1unit and 33kV/0.44kV, 5MVA 6 units) 	<p>A 20 MW/5MWh battery energy storage system at the proposed location of the Jhimpir-1 substation would provide two major benefits – network stability support by primary frequency control and improved dispatch of variable renewable generation.</p>

D/C =Double circuit, HTLS = high temperature low sag, km = kilometer, kV = kilovolt, MVA = megavolt-ampere, MW = megawatt, T/L = transmission line, S/S = substation.

Annexure – 2: Land Owner of proposed 500 kV Maira G/S

Sr. No.	Name of AFs	Father Name	Tehsil	District	Total Land Holding (Kanal)	Affected Land (Kanal)	Land Use Category	Ownership Status	Total Family Member	Prime Income Source	Secondary Source of Income	Monthly Income (Rs.)
1	Gul Zaman	Muhammad Khan	Kahuta	Rawalpindi	90	22	Non-AgricultureaL	Owner	17	-	Non-farming	65,000
2	Sher Zaman	Muhammad Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	13	-	Non-farming	55,000
3	COL.Karim dad	Muhammad Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	12	-	Non-farming	75,0000
4	Afsar Khan	Muhammad Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	22	-	Non-farming	125,000
5	Amir Zaman	Muhammad Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	11	-	Non-farming	75,000
6	Iqbal Khan	Muhammad Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	18	-	Non-farming	100,000
7	Muhammad Arshad	Farzand ALI	Kahuta	Rawalpindi	37	18	Non-AgricultureaL	Owner	20	-	Non-farming	110,000
8	Muhammad Azmat	Farzand Ali	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	16	-	Non-farming	55,000
9	Hajra Bibi	Farzand Ali	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	18	-	Non-farming	45,000
10	Muhammad Nawaz	Manga Khan	Kahuta	Rawalpindi	35	15	Non-AgricultureaL	Owner	18	-	Non-farming	67,000
11	Shehzad Ali	Manga Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	20	-	Non-farming	72,000
12	Skindar Ali	Manga KHAN	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	16	-	Non-farming	48,000
13	Farooq Ali	Manga Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	18	-	Non-farming	42,000
14	Shazia Bibi	Muhammad Salas	Kahuta	Rawalpindi	26	18	Non-AgricultureaL	Owner	10	-	Non-farming	35,000
15	Aftab Ali	Muhammad Azak	Kahuta	Rawalpindi	400	148	Non-AgricultureaL	Owner	18	-	Non-farming	57,000
16	Mehboob Ali	MUhammad Azak	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	16	-	Non-farming	62,000
17	CAPT.Gulzar	Raja Khan	Kahuta	Rawalpindi	55	34	Non-AgricultureaL	Owner	24	-	Non-farming	115,000
18	Muhammad Razzaq	Raja Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	11	-	Non-farming	38,000
19	Master M uhammad Nawaz	Raja Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	11	-	Non-farming	44,000
20	Farooq A zam	Madad Khan	Kahuta	Rawalpindi	150	70	Non-AgricultureaL	Owner	18	-	Non-farming	53,000
21	Dildaar	Madad Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	20	-	Non-farming	80,000
22	Muhammad Abbas	Madad Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	21	-	Non-farming	105,000

23	Subedar Pasand Khan	Shan Ali	Kahuta	Rawalpindi	25	8	Non-AgricultureaL	Owner	16	-	Non-farming	51,000
24	Master khalaq Dad	Muhammad Sadiq	Kahuta	Rawalpindi	38	18	Non-AgricultureaL	Owner	15	-	Non-farming	48,000
25	Ajab Khan	-	Kahuta	Rawalpindi	26	8	Non-AgricultureaL	Owner	23	-	Non-farming	72,000
26	Ali Zain	-	Kahuta	Rawalpindi	32	12	Non-AgricultureaL	Owner	22	-	Non-farming	80,000
27	Muhammad AKBAR	-	Kahuta	Rawalpindi	42	26	Non-AgricultureaL	Owner	27	-	Non-farming	150,000
28	Gajan Khan	-	Kahuta	Rawalpindi	18	11	Non-AgricultureaL	Owner	18	-	Non-farming	55,000
29	Puna Khan	-	Kahuta	Rawalpindi	38	4	Non-AgricultureaL	Owner	14	-	Non-farming	48,000
30	Roda Khan	-	Kahuta	Rawalpindi	35	15	Non-AgricultureaL	Owner	12	-	Non-farming	440,000
31	Sajawal Khan	-	Kahuta	Rawalpindi	26	8	Non-AgricultureaL	Owner	16	-	Non-farming	64,000
32	Fazal Dad	Shah Wali	Kahuta	Rawalpindi	112	65	Non-AgricultureaL	Owner	24	-	Non-farming	85,000
33	Gulzar	Shah Wali	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	18	-	Non-farming	60,000
34	Jahandad	Shah Wali	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	14	-	Non-farming	42,000
35	Muhammad Abdullah	Kalay Khan	Kahuta	Rawalpindi	65	22	Non-AgricultureaL	Owner	16	-	Non-farming	45,000
36	Khawajree	Kalay Khan	Kahuta	Rawalpindi			Non-AgricultureaL	Owner	17	-	Non-farming	49,000
37	Bismillah Begum	Muhammad Khan	Kahuta	Rawalpindi	15	6	Non-AgricultureaL	Owner	20	-	Non-farming	75,000
38	Ahmad Nawaz	Matloob	Kahuta	Rawalpindi	24	18	Non-AgricultureaL	Owner	10	-	Non-farming	35,000
39	Master Khaliq Dad	Muhammad Sadiq	Kahuta	Rawalpindi	22	12	Non-AgricultureaL	Owner	16	-	Non-farming	40,000
40	Qurban Ali	-	Kahuta	Rawalpindi	37	19	Non-AgricultureaL	Owner	19	-	Non-farming	53,000
41	Faiz Ali	-	Kahuta	Rawalpindi	28	17	Non-AgricultureaL	Owner	17	-	Non-farming	32,000
42	Muhammad Dawood	Manzoor Ali	Kahuta	Rawalpindi	25	13	Non-AgricultureaL	Owner	22	-	Non-farming	62,000
43	Muhammad Saud	Manzoor Ali	Kahuta	Rawalpindi	54	33	Non-AgricultureaL	Owner	14	-	Non-farming	36,000

Annexure – 3: Assessment of Land Compensation of 500 kV Maira G/S

Sr. No.	Name of AFs	Father Name	Village	Tehsil	District	Total Land Holding (acres)	Affected Land	Land Use Category	Ownership Status	Land Compensation (Rs.)	Tree Compensation (Rs.)	Total Compensation (Rs)
1	Gul Zaman	Muhammad Khan	Maira	Kahuta	Rawalpindi	90	22	Non-Agricultureall	Owner	6325000		6325000
2	Sher Zaman	Muhammad Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
3	COL.Karim dad	Muhammad Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
4	Afsar Khan	Muhammad Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
5	Amir Zaman	Muhammad Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
6	Iqbal Khan	Muhammad Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
7	Muhammad Arshad	Farzand ALI	Maira	Kahuta	Rawalpindi	37	18	Non-Agricultureall	Owner	5175000		5175000
8	Muhammad Azmat	Farzand Ali	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
9	Hajra Bibi	Farzand Ali	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
10	Muhammad Nawaz	Manga Khan	Maira	Kahuta	Rawalpindi	35	15	Non-Agricultureall	Owner	4312500	12000	4324500
11	Shehzad Ali	Manga Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
12	Skindar Ali	Manga KHAN	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
13	Farooq Ali	Manga Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
14	Shazia Bibi	Muhammad Salas	Maira	Kahuta	Rawalpindi	26	18	Non-Agricultureall	Owner	5175000		5175000
15	Aftab Ali	Muhammad Azak	Maira	Kahuta	Rawalpindi	400	148	Non-Agricultureall	Owner	42550000	7057	42557057
16	Mehboob Ali	MUhammad Azak	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
17	CAPT.Gulzar	Raja Khan	Maira	Kahuta	Rawalpindi	55	34	Non-Agricultureall	Owner	9775000		
18	Muhammad Razzaq	Raja Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			

19	Master M uhammad Nawaz	Raja Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			9775000
20	Farooq A zam	Madad Khan	Maira	Kahuta	Rawalpindi	150	70	Non-Agricultureall	Owner	20125000		20125000
21	Dildaar	Madad Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
22	Muhammad Abbas	Madad Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
23	Subedar Pasand Khan	Shan Ali	Maira	Kahuta	Rawalpindi	25	8	Non-Agricultureall	Owner	2300000	5880	2305880
24	Master khalaq Dad	Muhammad Sadiq	Maira	Kahuta	Rawalpindi	38	18	Non-Agricultureall	Owner	5175000		5175000
25	Ajab Khan	-	Maira	Kahuta	Rawalpindi	26	8	Non-Agricultureall	Owner	2300000		2300000
26	Ali Zain	-	Maira	Kahuta	Rawalpindi	32	12	Non-Agricultureall	Owner	3450000		3450000
27	Muhammad AKBAR	-	Maira	Kahuta	Rawalpindi	42	26	Non-Agricultureall	Owner	7475000	17642	7492642
28	Gajan Khan	-	Maira	Kahuta	Rawalpindi	18	11	Non-Agricultureall	Owner	3162500		3162500
29	Puna Khan	-	Maira	Kahuta	Rawalpindi	38	4	Non-Agricultureall	Owner	1150000		1150000
30	Roda Khan	-	Maira	Kahuta	Rawalpindi	35	15	Non-Agricultureall	Owner	4312500	11760	4324260
31	Sajawal Khan	-	Maira	Kahuta	Rawalpindi	26	8	Non-Agricultureall	Owner	2300000		2300000
32	Fazal Dad	Shah Wali	Maira	Kahuta	Rawalpindi	112	65	Non-Agricultureall	Owner	18687500		18687500
33	Gulzar	Shah Wali	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
34	Jahandad	Shah Wali	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
35	Muhammad Abdullah	Kalay Khan	Maira	Kahuta	Rawalpindi	65	22	Non-Agricultureall	Owner	6325000		6325000
36	Khawajree	Kalay Khan	Maira	Kahuta	Rawalpindi			Non-Agricultureall	Owner			
37	Bismillah Begum	Muhammad Khan	Maira	Kahuta	Rawalpindi	15	6	Non-Agricultureall	Owner	1725000	8232	1733232
38	Ahmad Nawaz	Matloob	Maira	Kahuta	Rawalpindi	24	18	Non-Agricultureall	Owner	5175000		5175000

39	Master Khaliq Dad	Muhammad Sadiq	Maira	Kahuta	Rawalpindi	22	12	Non-Agriculture	Owner	3450000		3450000
40	Qurban Ali	-	Maira	Kahuta	Rawalpindi	37	19	Non-Agriculture	Owner	5462500		5462500
41	Faiz Ali	-	Maira	Kahuta	Rawalpindi	28	17	Non-Agriculture	Owner	4887500		
42	Muhammad Dawood	Manzoor Ali	Maira	Kahuta	Rawalpindi	25	13	Non-Agriculture	Owner	3737500	5880	3743380
43	Muhammad Saud	Manzoor Ali	Maira	Kahuta	Rawalpindi	54	33	Non-Agriculture	Owner	9487500		9487500

Annexure 4**Outline of Addendum to LARP or Updated sectional LARP****Title page:**

NTDC logo, Name of subproject, section of TL/number of towers, prepared by whom and date prepared.

A. Introduction:

Brief description of Investment program and subproject, summary of LAR impacts as in LARP.

B. Need for Addendum to LARP or Updated sectional LARP:

Briefly describe the need for addendum or a sectional LARP, highlight any deviations or noncompliance (if any) from the agreed safeguard assurances/measures, specify the section of transmission lines and number of towers the addendum or sectional LARP pertains to. Annex linear map of transmission lines/towers, indicating the section finalized and impacts.

C. Comparison or Analysis of LAR Impacts:

Provide a comparison of impacts (impacts as per LARP and impacts based on the transmission lines section and number of towers finalized by turn-key contractor and highlight final impacts, final entitlement matrix, and list of DPs for the section finalized. Annex lists of final DPs, affected area under cropping, any trees and structures, etc.

D. Cost of compensation based on final impacts and payment to DPs:

Describe cost of compensation by types of impacts and provide a table by listing down itemized cost. Mention who assessed the cost and how, who will approve and who will payment to DPs on what arrangement, whether directly paid by NTDC or through contractor. Mention officials responsible for compensation disbursement and their contact details.

E. Any corrective action plan:

Identify any deviation from the agreed safeguard assurances/measures as in loan agreement and subproject specific LARP, and list down dated remedial or corrective actions to bring implementation on track ensuring compliance with agreed safeguard measures.

Route Alignment and Construction Plan:

Briefly mention the contractor's plan and timing of the route survey and design finalization, so that subsequent addendums or updated sectional LARPs and disbursement of compensation to DPs can be systematically planned and followed.

F. Implementation Schedule:

Annex a dated implementation schedule by listing down all activities (from impacts identification to cost assessment, approval and payment to DPs, timing of construction work and payment to DPs, etc) including approval by ADB, disclosure and internal and external monitoring of implementation of the addendum or updated section la LARP.

G. Additional consultations (if needed), & disclosure of addendum/sectional LARP:

Where required, undertake additional consultations with DPs informing them about final impacts and compensation disbursement and disclose the addendum/sectional LARP after approval by ADB.

H. Internal Monitoring Report and Third-Party Validation by External Monitoring Consultant:

Mention who provide internal monitor report (of implementation of addendum/updated sectional LARP) to ADB and by when, and a third-party validation report by external monitoring consultant confirming that payments to DPs have been fully achieved before start of construction work.

I. Tables and Annexes

J. Plan of Route Survey, Payment to DPs and Construction, Maps, figures and Linear map of TL and Towers

Annexure – 5: Summary Pamphlet of the Resettlement Plan

Land Acquisition and Resettlement Plan of Maira SS

Background

1. This LARP for subproject has been prepared for Maira G/S belonging to tehsil Kahuta, district Rawalpindi. The Ministry of Water and Power and the National Transmission and Dispatch Company Limited (NTDCL) are the Executing Agency (EA) and the Implementing Agency (IA), respectively. The execution of the project will commence in current financial year and is envisaged to be completed in the year 2018-21.

2. The Government of Pakistan is implementing the "Power Transmission Enhancement Investment Program (PTEIP) under the financial assistance of ADB through a multi tranche financing facility (MFF) to meet the requirements of NTDC for financing of the sub-projects planned for implementation under short, medium and long term. This Investment Program seeks to (i) rehabilitate, augment, and expand parts of the system to meet current generation capacities; (ii) expand and augment the system to cope with future power generation stations; and (iii) ensure continued operation and maintenance in accordance with best international practices.

Project Description

3. The sub-project consists of construction of 500 kV G/S at Maira with with four shunt reactor banks. No civil work has been awarded until preparation of LARP which is expected to be awarded in November 2018. LARP will be finalized in November 2018. Civil work will be started in December 2018 following the payment of compensation.

Objectives of LARP

4. The major objective of this LARP is the assessment of type and magnitude of LAR impacts, eligibility and entitlement of compensation; institutional arrangements for the implementation of LAR activities as well as redress of community complaints, cost, implementation schedule and conducting internal and external monitoring.

Project Impacts

5. The project involves acquisition of 80 acres of private non-agricultural land for the construction of grid station; due to which, there will be no loss of crops, only 27 wood/timber trees will be affected. No indigenous people/ or group of people is located in the area of this sub-project or its surroundings.

Resettlement Principles

6. In accordance with the LAA (1894), Telegraph Act 1885 and ADB SPS (2009), land acquisition and resettlement activities of this sub-project will be carried out ensuring that compensation to be provided at replacement cost basis 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 families that may be relocated, suffer business losses, or may be vulnerable.

7. In this context, the following principles will be taken into consideration:

- i). Need to screen the sub-project early 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

Entitlement for Compensation

8. The “cut-off date” was set as April 10, 2018. This refers to the people who will settle/ started any activity after the cut-off date will not be entitled for any compensation under this sub-project. In accordance with this LARP and updated LARF, the affected persons will be eligible for compensation or rehabilitation assistance as discussed below:

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

9. The compensation and rehabilitation entitlements are summarized in the Entitlement Matrix presented as below:

Entitlement Matrix⁵

Asset	Specification	Entitled Persons	Compensation Entitlements
Arable Land	Access is not restricted, and existing or current land use will remain unchanged	Farmer/ Titleholder	<ul style="list-style-type: none"> • No compensation for land under towers footage in rural area but NTDC/contractor is responsible to rehabilitate/restore land to former condition/use and quality after completion of work. • Cost of land restoration work will be borne by contractor, and restoration work will be monitored/validated by EMC.
		Leaseholder/ Sharecropper (registered or not)	<ul style="list-style-type: none"> • No compensation for land under towers footage in rural area but land is rehabilitated/restored to its former condition, use and quality following completion of works;

⁵ All allowances will be indexed for inflation since RF adoption in May 2016, as of month of payment.

Asset	Specification	Entitled Persons	Compensation Entitlements
		Agricultural workers	<ul style="list-style-type: none"> • Compensation in cash for temporarily damaged crops and trees, etc, temporarily affected.
		Squatters	<ul style="list-style-type: none"> • Compensation in cash for temporarily damaged crops and trees, etc.
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmer/ Titleholder	<ul style="list-style-type: none"> • Cash compensation for affected land at replacement cost based on market value plus 15% CAS, ^a free of taxes, registration, and transfer costs.
		Leaseholder/ Sharecropper (<i>registered or not</i>)	<ul style="list-style-type: none"> • Cash equivalent to market value of gross yield of affected leased land.
		Agricultural workers losing work their contract	<ul style="list-style-type: none"> • Cash payment for lost work or crops damaged by towers construction work.
		Squatters	<ul style="list-style-type: none"> • 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmer/Titleholder Leaseholder	<ul style="list-style-type: none"> • 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (<i>registered or not</i>)	<ul style="list-style-type: none"> • 1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	<ul style="list-style-type: none"> • 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
Temporary land occupation	Land temporarily required during civil works	Owner, lessee, tenant	<ul style="list-style-type: none"> • Rental fee payment for period of occupation of land, as mutually agreed by the parties. • Restoration of land to original state to be monitored internally by EA and validated by EMC through periodical monitoring reports. • Guarantee of access to land and structures located on remaining land.
		Non-titled user	<ul style="list-style-type: none"> • Restoration of land to original state • Guarantee of access to land and structures located on remaining land
		Renter/ Leaseholder	<ul style="list-style-type: none"> • 1-3 months allowance (<i>at OPL level Rs. 15,000/ month</i>)
		Squatters	<ul style="list-style-type: none"> • Accommodation in available alternate land/ or a self-relocation allowance (<i>Rs. 15,000</i>).
Houses/ Structures		Owner of house structures	<ul style="list-style-type: none"> • Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs.

Asset	Specification	Entitled Persons	Compensation Entitlements
			<ul style="list-style-type: none"> 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	Owner of trees	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market value of tree's wood content. Fruit trees: Cash compensation based on lost production based on the yearly produce of tree and investment cost needed to re-grow the tree.
Business/ Employment	Temporary or permanent loss of business or employment	All DPs suffering income losses (including squatters, agriculture workers)	<ul style="list-style-type: none"> Business owner: i) Cash compensation equal to one-year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (<i>at OPL level Rs. 15,000/ month</i>). The allowance will be adjusted for inflation in case of delay in payment.
Relocation	Transport costs	Owners of structures	<ul style="list-style-type: none"> Provision of transport expenses (<i>Rs. 15,000</i>). The allowance will be adjusted for inflation in case of delay in payment.
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	Households' below poverty line and female headed households, disable persons of HH, those having no legal title to land, marginal farmers, and landless.	All affected vulnerable DPs	<ul style="list-style-type: none"> Lump sum one-time livelihood assistance allowance (<i>Rs. 15,000 at OPL Punjab</i>) on account of livelihood restoration support. Temporary or permanent employment during construction or operation, wherever feasible. The allowance will be adjusted for inflation in case of delay in payment.
Unidentified Losses	Unanticipated impacts	All DPs	<ul style="list-style-type: none"> Deal appropriately during sub-project implementation according to the ADB Safeguard Policy

PICTORIAL PRESENTATION

(500 kV Maira G/S)



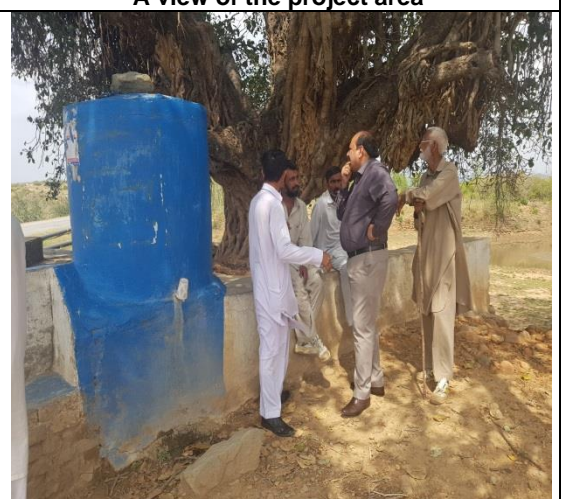
A view of the Project area



A view of the project area



Project & ADB Officers visiting the project area



Consultation with AFs and general public



Project & ADB are visiting the project area



View of the project area (from road side)



Consultation with AF and general public



View of the project area



Project & ADB officials visiting the project area



Consultation with AFs