

# Land Acquisition and Resettlement Due Diligence Report

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May 2018

## BHU: Secondary Towns Urban Development Project -Sarpang (including Shechamthang satellite town)

Sarpang Water Supply Development Project (Contract Package-SM/UWS/002); and

Development of Shechamthang Local Area Plan Infrastructure:  
Roads, Drainage and Water Supply Project (Contract Package-SM/UR/001)

Prepared by the Department of Urban Development and Engineering Services, Ministry of Works & Human Settlement, Royal Government of Bhutan for the Asian Development Bank. The views expressed herein do not necessarily represent those of the ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

## **CURRENCY EQUIVALENTS**

as of 8 May 2018

Currency unit	–	Ngultrum (Nu)
Nu1.00	=	\$0.015
\$1.00	=	Nu67.147

## **ABBREVIATIONS**

ADB	=	Asian Development Bank
BSR	=	Bhutan Schedule of Rates
CBSWM	=	community-based solid waste management
CCM	=	cabinet committee meeting
CWR	=	clear water reservoir
DDR	=	due diligence report
DDS	=	due diligence study
DEO	=	district engineering office
FHH	=	female headed households
GAD	=	gender and development
GRC	=	grievance redressal committee
GSB	=	granular sub-base
LAGC	=	Local Area Grievance Committee
LAP	=	local area plan
MOWHS	=	Ministry of Works and Human Settlement
PAF	=	project affected families
PAPs	=	project-affected persons
PAVA	=	property assessment and valuation agency
PIU	=	project implementation unit
PMU	=	project management unit
PPTA	=	project preparatory technical assistance
PRCS	=	progressive research & consultancy services
RENEW	=	Respect, Educate, Nurture and Empower Women (NGO)
RGoB	=	Royal Government of Bhutan
RWSS	=	rural water supply schemes
SPS	=	Safeguard Policy Statement
Thromde	=	Municipalities

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## **I. BACKGROUND**

1. Under the Secondary Towns Urban Development Project (STUDP) the ADB will provide a \$10 million loan to the Royal Government of Bhutan for developing water and sewerage infrastructure in three secondary towns of Bhutan-Sarpang (Shechamthang), Samdrup Jongkhar (including Dewathang) and Trashigang (including Rangjung). The government will supplement the loan with \$2 million contribution. STUDP will develop 7 subprojects in three thromdes. The subprojects include water supply, sewerage system, transport (urban roads), and storm water drainage. The provision of adequate, reliable and safe water and sewerage systems will lead to substantial environmental improvements, including health benefits to the target population.
2. The project is designed to achieve balanced and environmentally sustainable urban development in the identified priority towns (Sarpang, Trashigang and Samdrup Jongkhar) by harnessing mixed-development approaches that integrate the natural terrain and resources in urban planning, design, and construction. The outcome will be increased quality, reliability, and sustainability of urban infrastructure. This report undertakes due diligence to assess the impact of proposed sub-projects on land acquisition and resettlement for proposed subprojects in Sarpang (Sarpang) and Shechamthang (Ranibagan).
3. The Ministry of Works and Human Settlements (MOWHS) acting through its' Water and Sanitation Division, Department of Engineering Services will be the executing agency. A program management unit, established in the MOWHS, will be responsible for planning, implementation, monitoring and supervision, and coordination of all activities under the project. The project implementing unit established under the Sarpang dzongkhag (district administration) will be the implementing agency and will be responsible for the daily coordination and execution of the project.

## **II. SCOPE OF THE REPORT**

4. The report covers two subprojects to be implemented in Sarpang: (i) the Sarpang water supply development project; and (ii) development of the core town area of Shechamthang Local Area Plan (LAP)- this includes the development of infrastructure for the Shechamthang LAP through land pooling. This due diligence report (DDR) examines whether the safeguard measures for these two sub-projects have been carried out in accordance with the ADB's Safeguard Policy Statement (SPS 2009).
5. The dzongkhag (district) administration has planned a new commercial and residential town in Sarpang known as Shechamthang (Ranibagan). Shechamthang is located across the Sarpang river from the existing town of Sarpang Tar. The Shechamthang LAP was planned by the dzongkhag. using the technique of land readjustment to get an orderly alignment of plots and to provide space for urban infrastructure like roads, drains, water supply.<sup>1</sup> However, due to budget constraints the development of the LAP could not be undertaken by the dzongkhag till now.

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<sup>1</sup> The dzongkhag pooled land with 112 households for planning of the LAP, wherein these existing land owners donated 30% of their land to the dzongkhag administration in lieu of the provision of improved urban infrastructure and services. Of these 93 land owners (629 people) owned plots in the ADB funded portion of the local area plan. Of these 93 households, 14 households lost non-land assets (trees/ structures) located in the donated portion of land. The compensation for these losses was negotiated with the land owners by the government and was paid in May 2017. The process of land pooling began as early as 2011 and was not initiated in anticipation of ADB funding.

STUDP will support the development of the core area Shechamthang/Ranibagan LAP, comprising roads, drains and water supply infrastructure.

6. The scope of this DDR includes: (i) conducting the land acquisition and resettlement due diligence for the two subprojects in Sarpang dzongkhag; and (iii) providing an independent third party evaluation on the land donation (land pooling) and negotiated settlement carried out for the development of the Shechamthang/ Ranibagan LAP.<sup>2</sup> The latter includes a review of the social preparation and assessment of the adequacy of project preparatory work of the LAP of Shechamthang where land pooling activities were advanced and completed prior to project implementation. The specific objectives for undertaking the DDR are to:

- (i) Assess the situation of land availability for both subprojects;
- (ii) Review the adequacy of the project preparation in consultation with project management unit (PMU), Sarpang project implementation unit (PIU) and the project affected persons in Shechamthang;
- (iii) Validate information on land pooling with affected families; identify any gaps or grievances about land acquisition and compensation;
- (iv) ascertain the availability and clearance of land for development;
- (v) Prepare remedial measures if required, both in terms of policy and implementation arrangements; and
- (vi) Identify social issues, benefits, impact and mitigation of the proposed subprojects.

7. The contents of this DDR include the following: (i) description of the proposed subprojects; (ii) land acquisition and resettlement due diligence; (iii) summary of public consultation activities undertaken; (iv) summary of issues and mitigations discussed during consultations; and (v) conclusions and recommendations. Proof of ownership of land for the various components of the Sarpang water supply scheme are provided in Appendix 1 to this document.

8. The relevant laws and regulations of the government and that of the ADB's Safeguards Policy statement (SPS) are the basis for the review. The involuntary resettlement policy principle of the SPS states: *"to 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."*

### III. RELEVANT POLICIES

9. In terms of land acquisition, the Project will be governed by the ADB's Safeguards Policy Statement (2009)—particularly with regards to voluntary donation, Land Act of Bhutan 2007 and the *Land Pooling Rules of the Kingdom of Bhutan 2009*, for land pooling and for structures on the Land-Revision thereof (2009). The ADB policy specifies that required safeguards measures include: (i) full consultation with landowners and any non-title affected people on site selection; (ii) ensuring that voluntary donations do not severely affect the living standards of affected people, and are linked directly to benefits for the affected people, with community sanctioned measures to replace any losses that are agreed through verbal and written record by affected people; (iii) any voluntary "donation" will be confirmed through verbal and written record and verified by an independent third party such as a designated nongovernment organization (NGO) or legal authority (land pooling in Bhutan falls under this category); and (iv) having adequate grievance redress mechanisms in place.

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<sup>2</sup> The third party review has been carried out by Tarayana Foundation, a Thimphu based NGO.

10. Land Pooling will be guided by the following principles:<sup>3</sup>
- (i) All affected persons (titled and non-titled) will be fully informed and consulted on land pooling sites, compensation, entitlements, and resettlement assistance if applicable;
  - (ii) Lack of formal legal land title is not a bar for compensation and assistance;
  - (iii) Land pooling contributions will be confirmed by written records signed by the landowners;
  - (iv) Agreement from 100% landowners is required for land pooling;
  - (v) Land pooling contributions will be kept at similar percentages to the extent possible and will not exceed 30%;
  - (vi) Plot owners contributing to land pooling will directly benefit from roads and drainage, and water supply and sewerage connections. During consultation, landowners will be informed by the Government of the project's implementation schedule and the expected timeframe for the delivery of benefits;
  - (vii) Land Pooling will not severely affect living standards of affected persons and the following measures will be ensured:
    - (a) Land pooling will exclude traditional villages;
    - (b) Land pooling will exclude land with residential and commercial structures; and
    - (c) Land pooling will minimize shifts in land plot owned. Only land rendered inefficient from the perspective of agriculture or for future structures will be considered for shifting. Landowner agreements will be required prior to shifting the location of plots and the reallocated plot will be within the same Local Area Plan;
  - (viii) The Government will not allocate surplus land from the local area to finance land pooling; and
  - (ix) The Government, to the extent possible, will include Government land to reduce land pooling contributions.

## **A. Land Act of Bhutan, 2007**

### **1. On land acquisition**

11. The land acquisition on private land will be governed by the relevant policies extracted from the Land Act of Bhutan 2007. These provisions are not applicable to STUDP as sub-projects do not require land acquisition.

- (i) Clause: 143: The Government may provide substitute land or cash payment, or both, as compensation;
- (ii) Clause: 144: Acquisition of land shall entail a fair compensation; and
- (iii) Clause: 146: Acquisition of the land occupied by religious monuments shall be avoided.

### **2. On mode of compensation for land acquired**

- (i) Clause: 147: The landowner shall have the discretion to opt for substitute land or cash compensation offered by the Government in case of the land being acquired from rural area;
- (ii) Clause: 148: In case of the land acquired in Thromde, the landowner shall be provided cash compensation. If the land to be acquired is the only plot owned by

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<sup>3</sup> Land Pooling Rules of the Kingdom of Bhutan 2009.

the landowner in the Thromde, the Government shall consider a substitute land in the same Thromde. If the value of substitute land is inadequate additional cash compensation shall be provided subject to the value of land; and

- (iii) Clause: 150: Upon acquisition, if the remaining land parcel is less than 10 decimals, such land both in Thromde and rural areas shall be acquired.

### **3. Location of substitute land**

- (i) Clause 155: The location of substitute land to be allotted in the rural areas shall be in order of preference of *same village, gewog and dzongkhag*.

### **4. Appropriate substitute land**

- (i) Clause 156: The Government shall ensure to provide the landowners with a substitute land commensurate to the value of land acquired.

### **5. Taking over acquired land**

- (i) Clause 158: The land under acquisition shall be taken over only after registering the substitute land in the name of the affected landowner or the cash compensation has been made to the landowner.

## **B. ADB's Resettlement Policy**

- 12. ADB's involuntary resettlement safeguards are based on the following principles:

- (i) Screen the project early to identify past, present and future involuntary resettlement impacts and risks. 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;
- (ii) Carry out meaningful consultations with affected persons, host communities, and concerned nongovernmental organizations (NGO). Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation and monitoring and 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 (GRM) 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;
- (iii) Improve, or at least restore, the livelihoods of all displaced persons through (a) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (b) prompt replacement of assets with access to assets that of equal or higher value, (c) prompt compensation at full replacement cost for assets that cannot be restored, and (d) additional revenues and services through benefit sharing schemes where possible;
- (iv) Provide physically and economically displaced persons with needed assistance, including the following: (a) 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; (b) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (c) civic infrastructure and community services, as required;
- (v) 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;
  - (vi) 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;
  - (vii) 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;
  - (viii) 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; and
  - (ix) Disclose a draft resettlement plan, 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.

#### **IV. OVERVIEW OF SARPANG**

13. Sarpang town is divided into three zones, namely, Shechamthang (Ranibagan), Sarpang Tar and Sarpang bazaar. Sarpang is the most important dzongkhag in the southern region of Bhutan. It is strategically placed on the Indo-Bhutan border adjoining the Indian state of Assam. Sarpang town is one of the oldest towns in the country with access to motor roads as early as in 1950s. It is also the administrative center for the dzongkhag and located at about 32 kilometers (km) to the west of Gelephu. In the past Sarpang was the seat of administration for southern Bhutan and housed the office of Commissioner. It became the dzongkhag headquarters in late 1980s.

14. Sarpang town presently accommodates a population of 4,000 inclusive of Shechamthang. The population is spread out over an area of approximately 2.74 square kilometres (sq. kms.) The overall population of Sarpang dzongkhag is 34,426 within 12 Gewogs and 172 villages.<sup>4</sup> The area at present could be characterized as an agglomeration of scattered pockets of residential, institutional and administrative settlements, each with varying population and density patterns.

15. Sarpang dzongkhag is administratively supported by one dungkhag<sup>5</sup> (Gelephu), which is a southern border town located 33 km from Sarpang tar. The dzongkhag has a domestic airport recently established in Gelephu dungkhag (sub-district). In the same locality there is also a hot spring known for its special healing properties.

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<sup>4</sup> A gewog is a block. 2012. National Statistics Bureau and Asian Development Bank. Bhutan Living Standards Survey. Thimphu.

<sup>5</sup> Subdistrict.

## A. Demographic

16. The overall demographics of Sarpang town consist of (51.28%) male and (48.72%) female. Literacy rates are higher for males at 85.63% compared with females 68.69% as shown in Table 1.

17. The population of Sarpang town (excluding Shechamthang area) in the year 2005<sup>6</sup> was 2,619 and is expected to reach 5,000 by the year 2020 considering a compound growth rate of 4.41% per annum.<sup>7</sup>

**Table 1: Demographic Information<sup>8</sup>**

Category			Total
Gender	Male	1,343 (51.28%)	2,619 (100%)
	Female	1,276 (48.72%)	
Education			
Male	Literate	1,043 (85.63%)	1,809
Female		766 (68.69%)	
Male	Illiterate	175 (14.37%)	524
Female		349 (31.31%)	

Source: Poverty and Social Analysis (PSA) conducted under Project Preparatory Technical Assistance (2016)

## B. Health

18. There are two hospitals in the dzongkhag, 10 basic health units (BHU), 11 outreach clinics (ORC) and one traditional medical unit. Regarding water-borne diseases, the Sarpang hospital has confirmed that they have records of sickness such as diarrhoea or gastrointestinal diseases. This indicates that the water quality may not be potable and may require boiling for consumption purposes.

## C. Education

19. In Sarpang dzongkhag, there are three higher secondary schools, two middle secondary schools, six lower secondary schools, 11 primary schools, 64 non-formal education facilities, one private school, four extended class rooms (ECRs), one vocational training institute (VTI), Sershong institute of civil engineering, one sanskrit patshala (school) and nine monastic schools.

## D. Local economy

20. Sarpang dzongkhag is a regional headquarter and is identified as one of the key service centers in the entire region. With its potential to be established as an institutional hub, Sarpang dzongkhag can support the industrial activities which are currently being planned through recent opening of 756 acre Jigmeling Industrial estate located 16km from the main town. Sarpang dzongkhag has a very high potential to develop as a service centre due to its nearness to the

<sup>6</sup> 2005. Population and Housing Census of Bhutan. Royal Government of Bhutan. Thimphu.

<sup>7</sup> 2008. Ministry of Works and Human Settlements. Bhutan National Urbanization Strategy, 2008. Thimphu.

<sup>8</sup> 2005. Population and Housing Census of Bhutan. Royal Government of Bhutan. Thimphu.

Indian border, the growth center of Gelephu<sup>9</sup> and through its status as an administrative headquarter. It can house institutes that could support the industrial development that is planned along the Sarpang-Gelephu corridor.

## **V. PROJECT DESCRIPTION**

### **A. Sarpang Water Supply Development Project**

21. Sarpang town is divided into three zones, namely, Shechamthang (Ranibagan), Sarpang Tar and Sarpang bazaar. Currently there are two gravity schemes namely- Lharing scheme (13.5 km length) and Kamikhola Scheme (2.3 km length) of which the latter is seasonal (during summer only). Of the three zones, water is currently supplied only to Sarpang Tar in a rationed manner. Residents of Sarpang bazaar have tapped the water themselves from the Kamikhola or seasonal streams while Shechamthang residents get water from the Rural Water Supply Schemes (RWSS).

22. There is enough water supply from the Lharing Chhu source but the existing water supply system is not functioning optimally due to poor operation and maintenance. The government in 2017 completed the construction of Water Treatment Plant and provision of household connections in Sarpang Tar. The water treatment plant is located on government land (Map 8) The STUDP will complete the water supply system by developing water transmission infrastructure to ensure water supply in the main town area (Sarpang tar) and the proposed satellite town (Shechamthang).

#### **1. Sarpang Water Supply**

23. The proposed subproject to be financed under STUDP includes the following components for Sarpang water supply package:

- (i) Construction of reinforced cement concrete (RCC) grit chamber near intake at Lharing Chhu;
- (ii) Construction of 16.053 km ductile iron raw water main from source to existing water treatment plant;
- (iii) Construction of river crossing (8 meters [m]); and
- (iv) Construction of 2 RCC Break pressure tanks (10 cubic meters each) along the main transmission line using ductile iron pipes and fittings with barbed wire fencing and gate.

24. The construction of the water treatment plant (WTP) to service the town is currently ongoing and is being financed from the 2017-2018 annual budget for Sarpang dzongkhag.

25. The following map shows the proposed water supply system and location of various components of the subproject.

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<sup>9</sup> These are identified strategic towns located along the border with India, which have high potential as centers for trade and manufacturing.

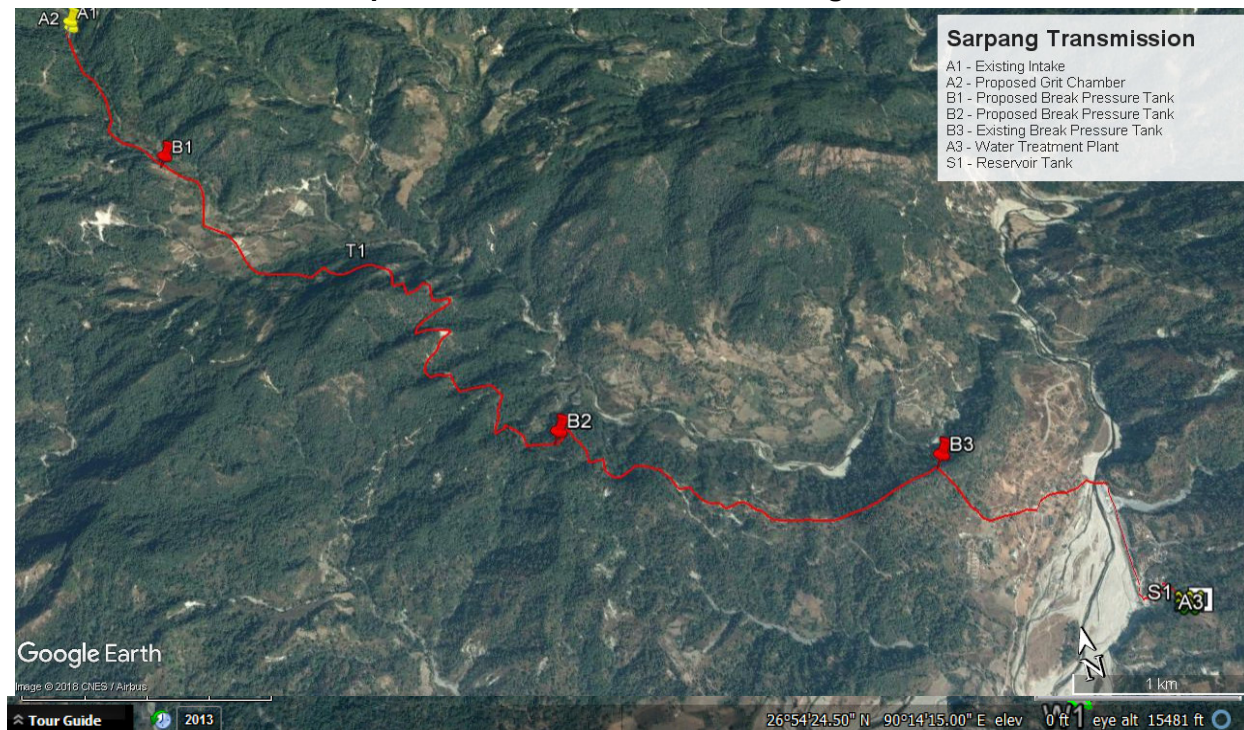


**Map 1: Proposed Water Supply System for Sarpang**



Source: PMU, STUDP: derived from Google earth.

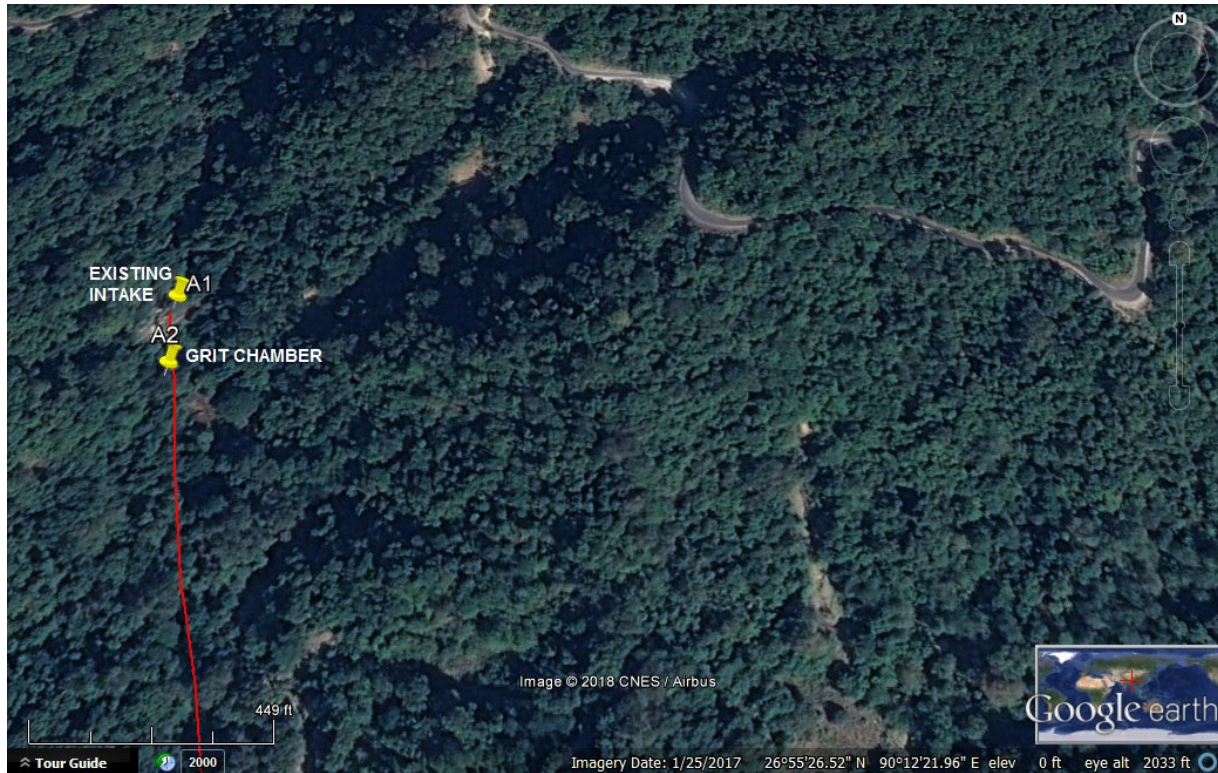
**Map 2: Water Transmission line alignment**



Source: PMU, STUDP: derived from Google earth.



**Map 3: Location of grit chamber**



Source: PMU, STUDP: derived from Google earth.

**Map 4: Location of Break Pressure Tank 1**



Source: PMU, STUDP: derived from Google earth.



**Map 5: Location of Break Pressure Tank 2**

Source: PMU, STUDP: derived from Google earth.

**Map 6: Location of River crossing section (8m)**

Source: PMU, STUDP: derived from Google earth.

## B. Land Acquisition and Resettlement

26. Most components of the water supply scheme do not impact any private assets such as land, fruit trees and trees having economical values and, structures. No land acquisition will take place under the sub-project. However, 2.156 km of the water transmission line will be laid through 19 private agricultural plots. The pipe will be laid in less than 10% of each plots area. The land owners were consulted and have agreed to laying of the pipe through their properties. They have provided written consent for this and will be compensated for crop/ tree losses which they would incur as a result of the pipe laying. Site visits, third party independent assessment and due diligence confirm that these 19 land owners: (i) were adequately consulted; (ii) do not belong to vulnerable category; (iii) were made aware of their rights to compensation for asset losses and other damages incurred due to the pipe laying works; (iv) are not going to be unduly affected due to laying of two pipes through their properties; and (iv) were not coerced into signing the agreement with the dzongkhag. A resettlement plan has been prepared to address these impacts. The bidding documents for this subproject include the following provisions which address the concerns of these 19 land owners regarding the construction works: (i) no heavy machinery will be used within their plots; and (ii) contractors should undertake multiple pipe laying works within a single property simultaneously to avoid inconveniencing the affected persons multiple times.

27. Appendix 1 provides details of land ownership. Appendix 2 provides minutes of consultation with the affected persons. Appendix 3 shows consent of affected land owners for laying of transmission pipe in their property. There are no persons that will be affected by physical displacement or structure loss. No business establishments or livelihoods will be disadvantaged because of the subproject. All subproject component sites (excluding 2.156 km of the water transmission pipeline) are on government land or along existing road right of ways.

**Table 2: Status of Land for Components under Sarpang Water Supply Project.**

Component	Status of Land
(i) Construction of RCC grit chamber near intake at Lharing Chhu (35m away)	Government-owned land, refer to Appendix 1, Appendix 3, Map 4
(ii) Construction of 16.053 km ductile iron raw water main from source to existing water treatment plant.	14.5 km pipe will be laid along exiting road right of ways/ government-owned land, refer to Appendix 1; Appendix 3, Maps 2 and 3. Resettlement plan has been prepared for impacts to 19 agricultural land holders for laying of 2.156km water transmission pipe line.
(iii) Construction of river crossing (8m)	Government-owned land (will be laid along existing bridge), refer to Appendix 1, Appendix 3, Map 7
(iv) Construction of 2 RCC Break pressure tanks along the main transmission line.	Government-owned land, refer to Appendix 1; Appendix 3, Map 5 and 6.

km = kilometer, m = meter, RCC = reinforced cement concrete.

## C. Development of Shechamthang Local Area Plan Infrastructure: Roads, Drainage and Water Supply Project

28. This subproject contains two distinct parts. The first one is the construction of common urban infrastructure in the new Sarpang satellite town- Shechamthang Local area plan- where

land pooling agreements were reached in 2011 from private landowners for the development of facilities like roads, water supply and drains.<sup>10</sup> The Sarpang Structure Plan 2010-2035, which contained as an appendix the Shechangthang Local Area Plan with all final plot alignments (post land pooling scenario) was endorsed and released by the Ministry of Works & Human Settlement to the Sarpang dzongkhag in June 2012 (Appendix 4). It was ascertained that this land pooling was not undertaken in anticipation of ADB funded STUDP. The site for this new satellite town is currently mostly green field with few sparsely located houses. The second component under this sub-project is the development of water distribution main lines to convey water to Sarpang Tar and Shechamthang LAP.

29. The works to be undertaken in the Shechamthang LAP infrastructure works package consists of the following components:

- (i) Construction of 1.3 km of primary road;
- (ii) Construction of 2.44 km of secondary road;
- (iii) Construction of 1.3 km of road side drains along primary road;
- (iv) Construction of 4.88 km of road side drain along secondary road;
- (v) 3.0 km of storm water drain;
- (vi) 0.350 km of roadside footpath; and
- (vii) 5.676 km of water distribution network.

30. The water distribution main infrastructure consists of the following components:

- (i) Providing and laying 2.98km of water distribution main line from WTP to Shechamthang; and
- (ii) Providing and laying 0.882km of water distribution main line from WTP to Sarpang Bazaar.

31. The site locations and land availability for the transmission infrastructure is provided in the next page.

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<sup>10</sup> Shechamthang- which is to be newly developed as the satellite town of Sarpang is located across the river from current settlement in Sarpang Tar and is being developed as the new commercial node of Sarpang.



**Map 7: Map Showing the Water Distribution Main Alignment from existing Water Treatment Plant to Shechamthang (2.98km)**



Source: PMU, STUDP: derived from Google earth

**Map 8: Map Showing the Water Distribution Main Alignment from existing Water Treatment Plant (W1) to Sarpang Tar (0.882 km) – Line D2**



Source: PMU, STUDP: derived from Google earth.

32. The 0.366 km of the treated water distribution main line (Map 8) will be laid through 2 private agricultural plots (0.183 km for item i and 0.183 km under item ii in Table 3 below). The two affected land owners have provided written consent for this. Appendix 5 shows consent of both land owners for laying of distribution main lines through their properties under the Shechamthang LAP infrastructure sub-project. The two land owners are also among the 19 affected land owners under the Sarpang water supply project (Table 2). The resettlement plan for the Sarpang water supply project has been prepared to address the impacts of the pipelaying activities on these two land owners (such as compensation for structure loss).

33. Site visits, third party independent assessment and due diligence confirm that these two land owners: (i) were adequately consulted, (ii) do not belong to vulnerable category, (iii) were made aware of their rights to compensation for asset losses and other damages incurred due to the pipe laying works, (iv) are not going to be unduly affected due to laying of two pipes through their properties, and (v) were not coerced into signing the agreement with the dzongkhag. Appendix 2 provides minutes of consultation with the affected persons. The bidding documents for this subproject include the following provisions which address their concerns regarding the construction works: (i) no heavy machinery will be used within their plots, and (ii) contractors should undertake multiple pipe laying works within a single property simultaneously to avoid inconveniencing the affected persons multiple times. Appendix 6 includes the report of the third party

**Table 3: Status of Land for Water Transmission Components under Shechamthang Local Area Plan infrastructure Subproject**

Component	Status of Land
(i) Providing and laying 2.98 kilometer (km) of water distribution line from Water Treatment Plant to Shechamthang	2.797 km of pipe to be laid on Government-owned land, 0.183 km will be laid through private land for which no objection certificate has been obtained and resettlement plan has been prepared to compensate for losses for trees and assets. Refer to Appendix 1, Appendix 5 and Map 7.
(i) Providing and laying 0.882 km of water distribution line from water treatment plant (WTP) to Sarpang Bazaar.	0.699 km of pipe to be laid on Government-owned land, 0.183km will be laid through private land for which no objection certificate has been obtained and resettlement plan has been prepared to compensate for losses for trees and assets Appendix 1; Appendix 5 and Map 8.

## 1. Background of Shechamthang

34. Shechamthang is situated in the northwestern part of Sarpang Yenlag<sup>11</sup> Thromde, on the western side of the Sarpang Chhu (Sarpang river). It is bounded by hills to the north and west, as well as about 3 km of the Primary National Highway connecting Sarpang to Tsirang. On its way around the area, the road, which is 6 m wide, climbs steadily from the bridge over the Sarpang Chhu up the hills to the north and west. There is a Food Corporation of Bhutan (FCB) depot, a Gewog office and some other Royal Government of Bhutan (RGoB) institutions towards the east of Shechamthang. They are connected to the national highway by a road that was surfaced but is now quite damaged. Otherwise, there are only a few houses, scattered across the area, and unsurfaced roads.

<sup>11</sup> Extended municipal area.

35. Land for the development of common urban infrastructure in the LAP was made available through land pooling which is guided by the Land Pooling Rules of the Kingdom of Bhutan, 2009 policy.<sup>12</sup> The final land pooling agreement was finalized between the private land owners and the Sarpang dzongkhag in February 2011, which was prior to STUDP conception.<sup>13</sup> However, the government lacked the funding to develop the common urban infrastructure in the LAP. To this day the LAP is mostly barren land constituting designated plots for developments with about 11 families residing in the urban core area. Considering the prudence of phased development of the LAP (rather than developing 100% of the LAP upfront), the MoWHS decided that the only the core area and main road within the LAP will be financed through STUDP.

36. The road infrastructure would include the core area roads only as well as the main distributor road. STUDP will support (see Figure 1) the partial development of several roads: (i) roads in the commercial area; (ii) roads to and from the National Highway; (iii) roads providing access into, out of and within the whole LAP; and (iv) the roads expected to carry the highest levels of traffic, including large and/or heavy vehicles, which will have a permanent pavement of at least 4.5 m width. The subproject includes partly paved roads (1, 1B, 2, 3, 4, 5), with minimum widths of 7 m and 4.5 m. The subproject will not include the final surface sealing (blacktopping) of the roads as these are likely to be damaged due to heavy construction related traffic (materials trucks etc). The roads to be constructed under the subproject are shown in the Figure 1 and the cost estimate (including drainage) is shown in the Table 1. The project will include footpaths (road-side and off road) as well as off road parking. It does not include street lighting.

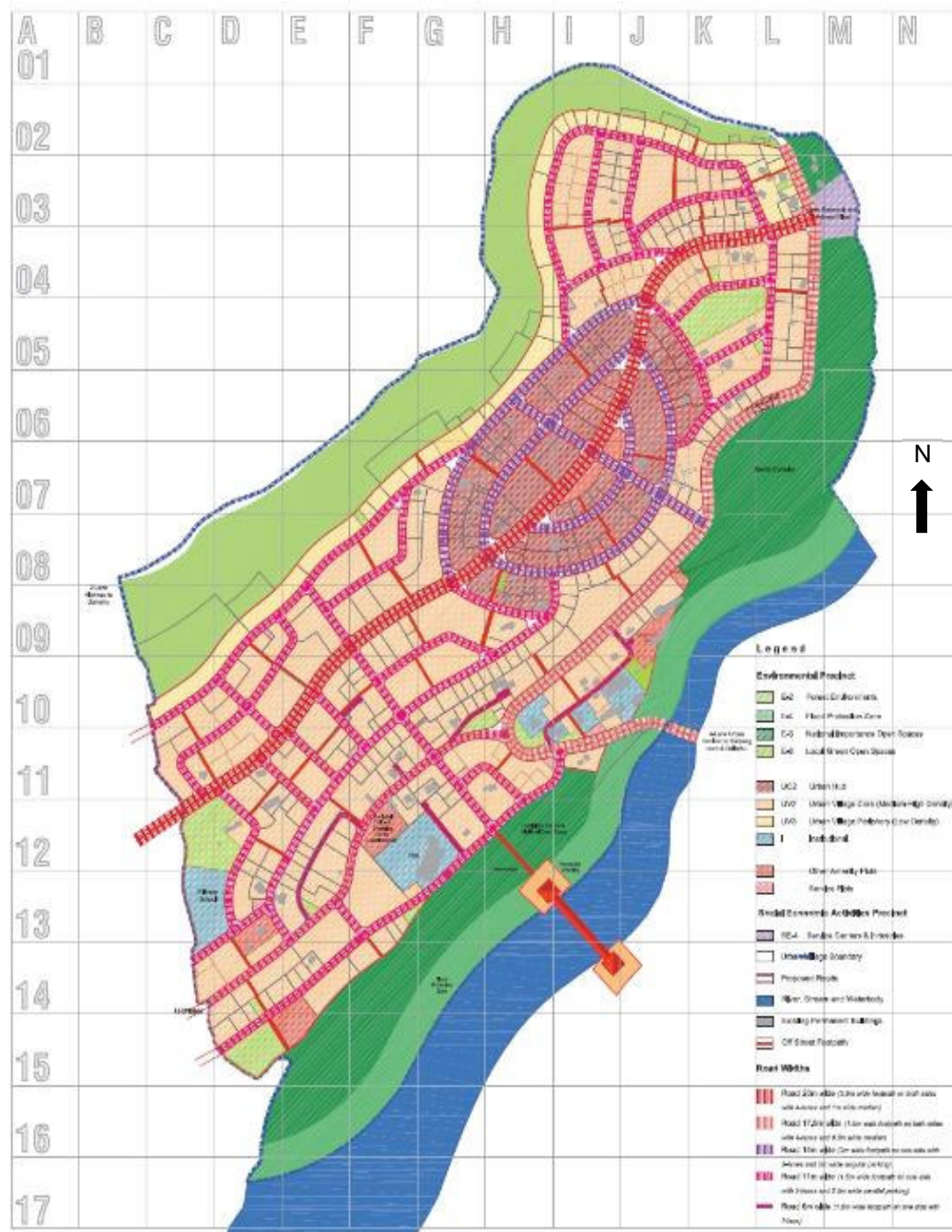
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<sup>12</sup> Land pooling is a standard tool used for urban development in Bhutan. Other cities that have used this approach include Bajo, Kuruthang and even Thimphu where the southern expansion of the town was supported under ADB's Urban Infrastructure Project.

<sup>13</sup> The concept paper for STUDP (formerly called Improved Urban Environmental Infrastructure Project) was approved in December 2013. Prior to land pooling/ readjustment, the proposed LAP was scattered with irregular shaped lots with no designated spaces for roads and common urban infrastructure.



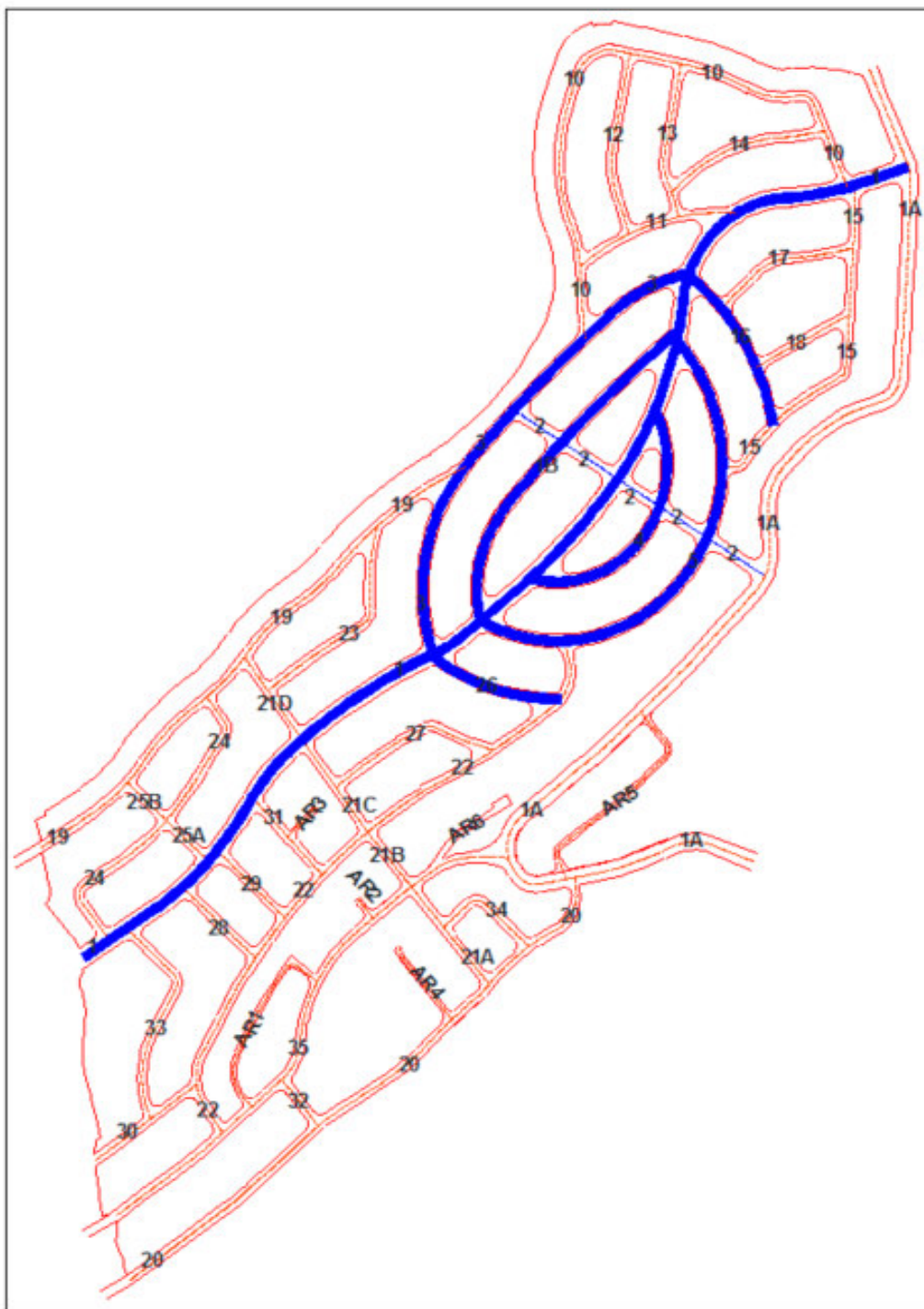
**Map 9: Road Map of Shechamthang LAP (entire LAP)**



Source: Shechamthang LAP, Final Report- Volume 02

**Figure 1: Proposed Road Layout and Reference Numbers, Shechamthang Local Area Plan 1**

(STUDP scope= blue shaded roads)



Source: PPTA Consultant report, adapted from Shechamthang LAP.



**Figure 2: Current situation- Shechamthang core are and main road**



Source: Google Earth.

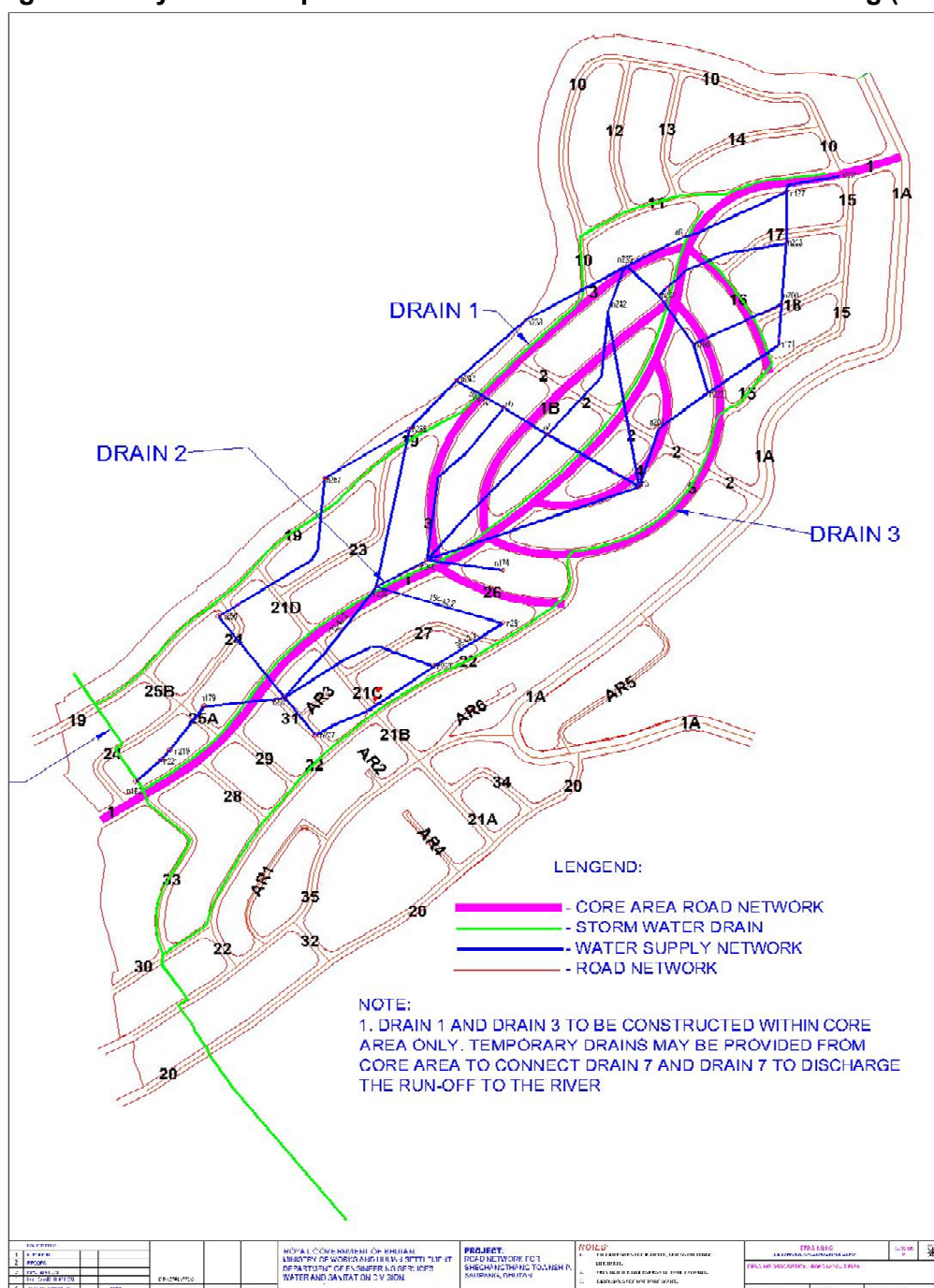
## 2. Drainage

37. Although there are existing houses and residents in Shechamthang there is no drainage network in the area. The only drainage that is present right now is a 60 centimetres (cm) x 80-cm random rubble masonry (RRM) drain of about 100 m length at the far lower/ south end of the locality alongside the Food Corporation of Bhutan (FCB) depot. This will have to be changed once the new LAP is implemented. The storm water collected through this drain is currently disposed of to the Sarpang Chhu (river).

38. With the absence of natural gullies or streams in the urban village other parts of Shechamthang do not have a drainage pattern. Therefore, the whole storm water drainage system, including cross drains and outlets was designed and built according to the LAP layout. Shechamthang LAP is located at a safe height (15 – 20 m above) and distance (more than 100 m) from Sarpang Chhu and therefore is at low risk of flooding. The LAP has already been planned and some road formation cutting is being done in the area.

39. The landscape of the Shechamthang LAP gently slopes towards the Sarpang Chhu river and downstream, southwards. The storm water drainage proposed in the LAP is shown in Figure 3 below. These are proposed along the core area roads as shown in Figure 3.

**Figure 3: Layout of Proposed Storm Water Drains in Shechamthang (Ranibagan)**



Source: Ministry of works and Humand Settlements.

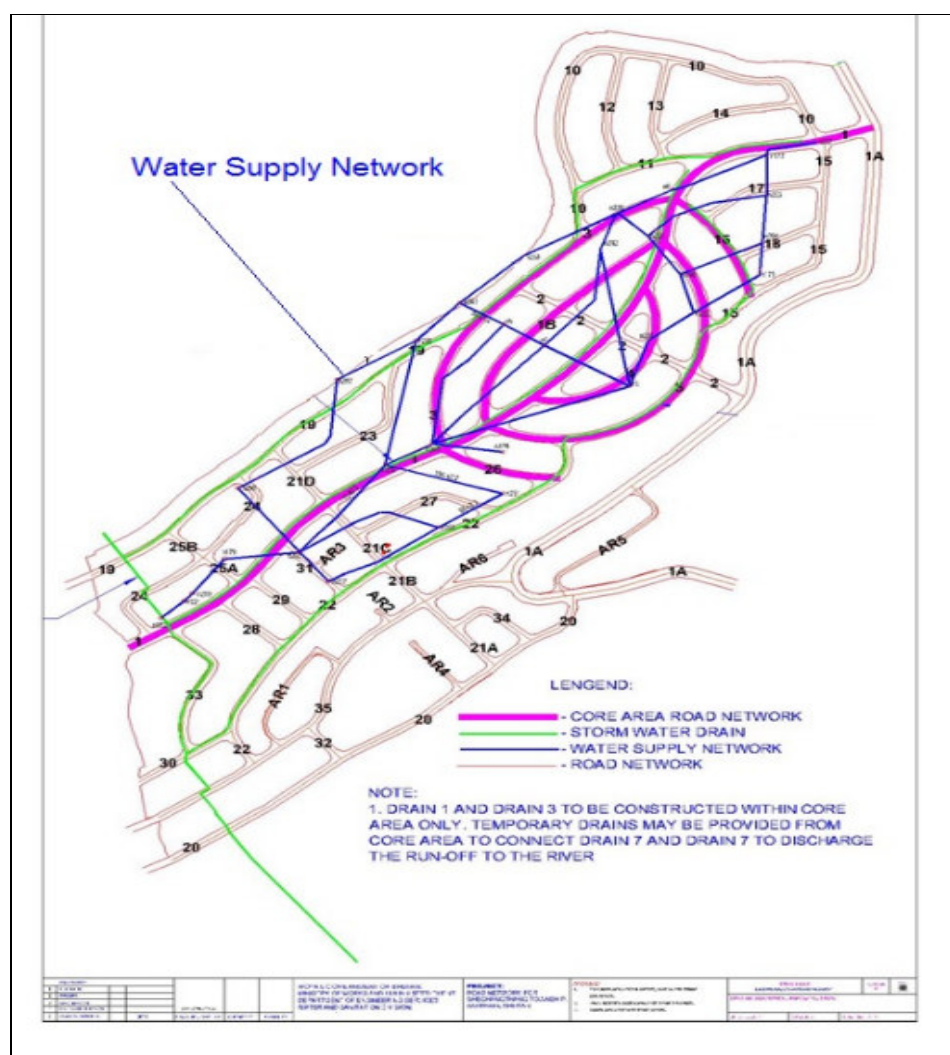
### 3. Shechamthang Water Supply Distribution Network

40. The project will develop 5.676 km of water supply distribution network in the core area of Shechamthang/ Ranibagan LAP using HDPE pipe (of various sizes). The construction of transmission line from WTP to Shechamthang is included under the scope of the Sarpang water supply project.



41. The proposed network is shown in Map 10.

**Map 10:** Layout of Proposed Water Supply Distribution Network in Shechamthang (Ranibagan)



**Table 4: Summary of Project Components in Shechamthang and Description**

Components	Description	Land location
Roads	(i) Construction of 1.3 kilometer (km) of primary road (ii) Construction of 2.44 km of secondary road (iii) Construction of 0.350 km of roadside footpath	All components located in government portion of land obtained after land pooling
Drainage	(i) Construction of 1.3 km of road side drains along primary roads (ii) Construction of 4.88 km of road side drains along secondary roads (iii) Construction of 3 km of storm water drain	All components located in government portion of land obtained after land pooling
Water supply network	(i) Construction of water distribution network for Shechamthang core area (about 5.676 km of HDPE pipe)	All components located in government portion of land obtained after land pooling

**Map 11: Map Showing Original Layout of Plots with respect to the Planned Local Area Plan (STUDP will fund red portion and main north-south road)**

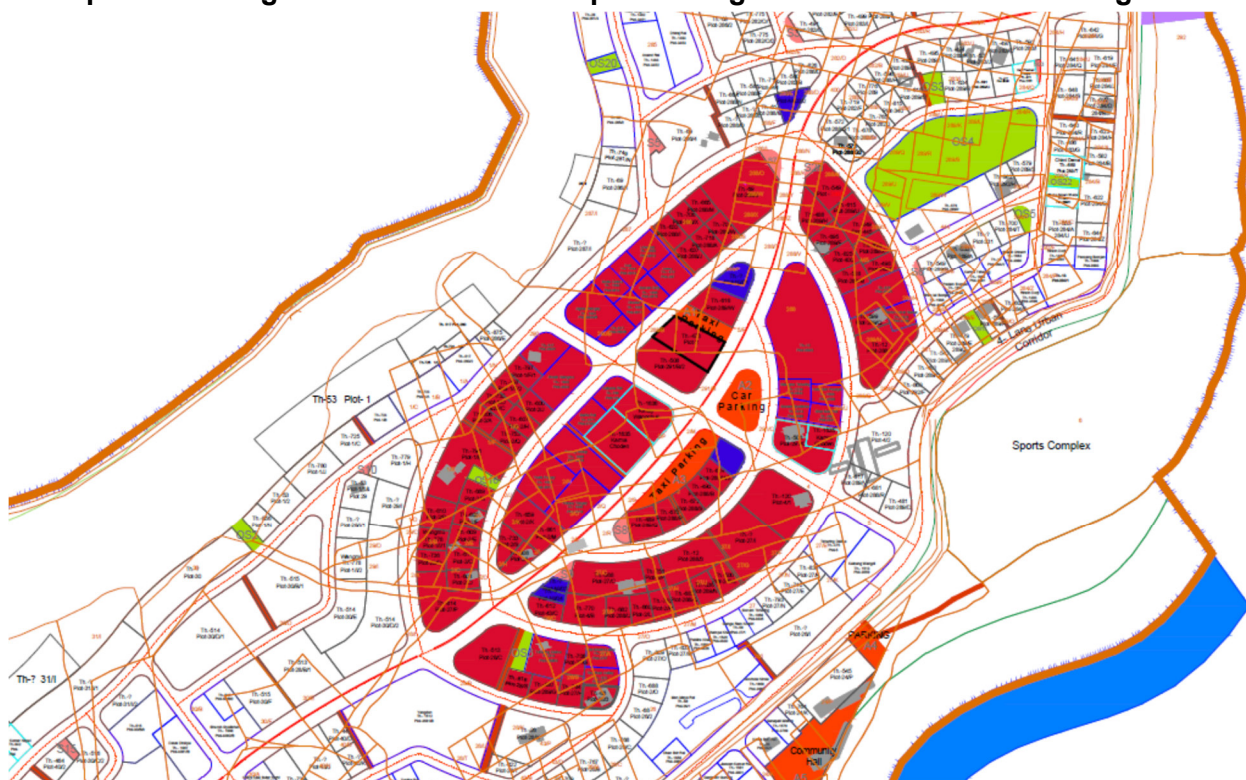


**Map 12: Ranibagan Local Area Plan Showing Final Readjusted Plot Alignment with respect to Original Plot Layout.**





**Map 13: Ranibagan Local Area Plan Map- zooming in on Core Area Plot Realignment**



#### **D. Resettlement Impacts of Land Pooling in Shechamthang**

42. The area of the total Shechamthang/ Ranibagan LAP (satellite town of Sarpang) is 222.96 acres which originally comprised of 112 plots- most of which are currently vacant. These 112 land owners pooled (donated) 30% of their land with the government for the development of basic urban infrastructure (roads, drainage and water supply). STUDP will finance the development of common urban infrastructure in only the core commercial area and main north-south road of this satellite town. The total land area required for laying roads and other urban services in the ADB financed portion of the LAP (covering the core area and main road) is 21.396 acres, belonging to 93 land donors. Of this total area, 6.419 acres or 30.0 % was made available through land pooling wherein these 93 households (total 629 people) who had existing irregular shaped plots in Shechamthang LAP donated 30% of their land for the development of common urban infrastructure.<sup>14</sup> The land pooling did not result in any physical displacement of the people who lost non-land assets.

43. Of the 93 people who pooled (donated) 30% of their land in the ADB financed portion of the LAP, 14 households lost non-land assets (structures and trees) due to this land pooling process. The remaining landowners did not lose any non-land asset and only contributed land. The compensation for the lost assets has been paid through negotiated settlement. A third party independent assessment was conducted to assess the transparency and fairness of the process

<sup>14</sup> Land pooling as practiced in Bhutan falls under 'voluntary donation' as per ADB's Safeguards Policy Statement, 2009. The land is donated and compensations are paid by the government for non-land assets. Due diligence, including a third party independent assessment was undertaken to ensure that there was no coercion involved in the land pooling (donation) process and that no persons pooling their land were made worse off due to land donation.



(Appendix 10). The details on the project affected persons (PAPs) and plots pooled are identified in Appendix 7.

**Table 5: Impact on Land**

Total area of Ranibagan LAP	222.96 Acres
Total plots pooled in LAPs	112 plots
Total land area pooled in Ranibagan LAP	66.88 Acres
Total developable area in the STUDP portion (Core and main road)	21.396 Acres
-Total land area pooled for the development of common urban infrastructure in the STUDP portion (Core and main road)	6.419 Acres
Area reallocated to land owners after land pooling	15.18 acres <sup>15</sup>
Total number of plot owners that -pooled their land under area to be developed through STUDP (core area and main road)	93
(i) Total land pooled from the 14 PAPs	2.78 Acres

LAP = Local Area Plan, PAP = project affected persons, STUDP = Secondary Towns Urban Development Project

44. A new certificate of land title (Lagthram) has already been processed for each individual owner reflecting the deduction of the 30% that was pooled for the sub-project. Hence, the 6.419 acres of land which were pooled now belongs to the government, the rest of the land areas are still privately owned.

45. The Sarpang dzongkhag undertook 7 formal consultations with the plot owners in Shechamthang between 2004-2012 culminating into the final agreement of land pooling as reflected in the minutes of the meeting held on 15 February 2011. These consultations covered a wide range of topics including: (i) explaining the reason for land pooling, (ii) negotiating and agreeing on the compensation for lost assets, and (iii) agreeing on the final plot alignments. These consultations were led by the Sarpang dzongkhag, but were not documented well. The third party undertook triangulation consultation meeting with the affected persons to verify the points that were discussed during these consultations. Through this triangulation it was ascertained that everyone agreed to the land pooling, that the rates for compensation of affected assets were negotiated with the affected persons and that affected persons expressed satisfaction with the compensation rates provided.<sup>16</sup> The process of land pooling, negotiating of compensations and payment of compensations was carried out in a fair and transparent manner without any coercion or asymmetrical power relations (refer para 47 below).

46. Thimphu based NGO- Tarayana Foundation was appointed jointly by the PMU/ PIU and people of Sarpang (represented by local elected leader) to undertake the third party independent assessment of the land pooling and negotiated settlement. The third party has certified that the process of land pooling and negotiated settlement were conducted in a fair and transparent manner and that the landowner(s) were happy to pool their land in exchange of better urban services. The appointment letter for the third party is in Appendix 8. The third party's report is presented in Appendix 9. The third party assessment and due diligence by PPTA team and ADB project team confirm that:

- (i) No coercion was used in the land pooling process;

<sup>15</sup> This includes 0.2 acres which had to be purchased by 11 plot owners (in core area) from the government at 2017 rates to get the minimum plot size of 13 decimal, which is required for land pooling in order to retain the minimum required plot size of 9.1 decimals after land pooling.

<sup>16</sup> The compensation for affected structures/ trees were estimated through actual measurements undertaken by a Sarpang dzongkhag engineer, PIU Project manager, and project preparatory technical consultants with the affected persons.

- (ii) No asymmetry of power or withholding of any information by the government was observed during the land pooling procedure;
- (iii) Compensations were negotiated in fair and transparent manner and adequate consultations were carried out by the affected persons who participated in land pooling;
- (iv) Land transfer costs (registration fee and stamp duty) were borne by the government and not by the owner/ donor;
- (v) All concerns expressed by the land owners as agreed, were addressed and no pending issues remain;
- (vi) the land owners participating in land pooling as well as the directly affected households did not come from vulnerable groups/ poor families;
- (vii) The 14 land owners who entered the negotiated settlement with the government have not had any adverse impacts to their livelihoods and will maintain the same or better income and livelihood status;
- (viii) the negotiated settlement did not result in any negative impacts to the people participating in land pooling activity;
- (ix) No household that pooled their land was left with less than 10 decimal of land (which is the minimum developable area required per building byelaws); and
- (x) Overall, there were no grievances emanating from the land pooling scheme for the subproject both from the core urban area and the main road intended for ADB funding.

47. Due diligence process revealed that the structures were compensated for at market price, and in case of the compensation paid for trees, PAVA 2009 rates were used, in line with government policy.

## **VI. SOCIOECONOMIC INFORMATION OF PROJECT-AFFECTED PERSONS (PAPS)**

47. The project preparatory technical assistance (PPTA) consultants validated the census and inventory of affected assets undertaken by the District Engineering Office (DEO) through a survey questionnaire<sup>17</sup> which was administered individually on 17 Feb 2017. The third party also undertook a subsequent socioeconomic evaluation of the 14 affected persons. According to survey findings, there are no vulnerable persons whose monthly income is less than Nu. 2,195.95 per person per month.<sup>18</sup> The PPTA team and the independent third party interviewed and surveyed 14 respondents representing 100% of the total directly affected land owners (who had pooled their land and whose assets have been impacted). The survey findings noted their pooled lands are located within the layout of the right of way (ROW) of the internal roads of the LAP intended for ADB funding. The land owners are spread within the core urban area (8 numbers) and the main road (6 numbers). These land owners participated in land pooling on a voluntary basis. Provided below is the socioeconomic information of the land owners.

<sup>17</sup> ANNEX Household Survey Questionnaire.

<sup>18</sup> At the time of the census the Poverty Analysis Report 2012 established the national poverty line of Bhutan to be Nu1,704.84 per person per month. The Poverty Analysis Report released by the National Statistics bureau in 2017 revised this rate to Nu. 2199/ person/ month. Taking both thresholds, the due diligence has confirmed that there are no Below Poverty Line Households or vulnerable households amongst the directly impacted people. Vulnerable persons include- persons whose incomes are below the poverty line, households with disabled heads and household head being a daily wage earner.

### A. Basic Information

48. Of the 14 land owners, 9 (64.3%) are male respondents and 5 (35.7%) are female. All the respondents were married. Total household members are 66 with an average family size of 4.7.

**Table 6: Status of land owners (Respondents)**

Location	Sex		Status		Total	Household members	Household Size
	Male	Female	Single	Married			
Within the core urban area	(5) 35.7%	(3) 21.4%	0	8 (57.1%)	8	35	4.4
Within the Main road	(4) 28.6%	(2) 14.3%	0	6 (42.9%)	6	31	5.1
<b>Total</b>	<b>(9)</b>	<b>(5)</b>	<b>0</b>	<b>14</b>	<b>14</b>	<b>66</b>	<b>4.7</b>
%	64.3%	35.7%	0	100%	100%	100%	

### B. Education

49. There is variation in terms of education among the PAPs.<sup>19</sup> Overall, about 42.9 % are literate, the remaining 21.4% have at least finished primary education, three PAPs (14.3%) have reached secondary level, and another three PAPs (21.4%) have completed tertiary education. In relation to this data, the poverty and social analysis report (2015) conducted under the PPTA showed that households' heads and members have difficulty in obtaining regular waged or formal jobs due to low educational attainment, which is compounded by the lack of economic opportunities in the area. However, these households are not resident in this area and have stable source of income where they are currently located.

**Table 7: Educational status**

Education	Literate	Primary	Secondary	Tertiary	Others
Within the core urban core	3 (21.4%)	2 (14.3%)	00	1 (7.1%)	
Within the Main road	3 (21.4%)	1 (7.1%)	2 (14.3%)	2 (14.3%)	
<b>Total</b>	<b>6</b>	<b>3</b>	<b>2</b>	<b>3</b>	
%	42.9%	21.4%	14.3%	21.4%	100%

### C. Occupation

50. Majority of the affected persons (11 numbers) are living in the LAP. They are engaged in farming including horticulture activities on their land. One person owns a poultry business and another one is engaged in selling of retail goods. The present situation in the area shows very limited formal employment opportunities outside of farming in the LAP is completely undeveloped right now. The farmers cultivate cereal crops such as maize, millets and fruit bearing trees which are sources for food consumption and the excess produce is sold in the nearby market. 9 out of 14 directly affected persons lost some fruit bearing trees which are inside the designated project for ADB funding (Table 8). One directly affected person who is engaged in raising chickens lost one poultry house (affected structure) out of three. It must be noted that the owner was informed of the cut-off date (31 March 2012) by the district engineering officer and advised not to build the third structure and continue the business in view of the LAP development that will affect the third structure. During the Consultant's visit, it was noted that the chickens were all sold in the third

<sup>19</sup> In Bhutan, literate means, a person who could read and write but may not have finished primary education.

structure. However, the business is still ongoing in the remaining two poultry structures and compensation has been paid for the third structure.

**Table 8: Occupation of Project Affected Persons**

Occupation	Farmer	Employed	Business	Small retail	Total
Core area	7 (50%)	00	1 (7.1%)	00	8 (57.1%)
Main road	5 (35.8%)	00	00	1(7.1%)	6 (42.9%)
Total	12		1	1	14
%	85.8%		7.1%	7.1%	100

#### D. Income and expenditures

51. The average monthly income of directly affected persons (loosing non-land assets) from their current livelihood source (mostly farming) indicates an average per person monthly income of Nu.4,116.44 (\$64.3) which is above the 2017 poverty line of Nu.2,195.95 per person. No family is ascertained to be vulnerable<sup>20</sup>. The main source of income comes from the sale of farming products and supplementary income contributed by household members such as from remittances. The incomes are presented in Appendix 9 (third party's report)

52. In terms of expenditures, households spend an average of Nu8,500 (\$127.14) per month on market purchases which includes food and other basic needs, which falls within their income range.

#### E. Status of dwelling unit

53. Years and length of stay reflect stability and adaptation to current living condition which is reflected on the type and quality of housing structures the directly affected peoples have invested in. Most of the structures are of light materials, in anticipation for the development of the LAP, and the cut-off date (31 March 2012) set by the District electoral officer (DEO) of Sarpang prohibiting the putting up of new structures or improvement to an existing structure. All 14 directly affected persons own their housing structures. The details of structure losses are provided in Section VII and Appendix 9. Although 11 affected persons have faced some sort of structure loss, these were mostly temporary or abandoned structures. The structure loss did not lead to any physical displacement.<sup>21</sup> Pictures of the affected structures are in Appendix 9 (third party report).

**Table 9: Status of Dwelling Unit**

Item	Status of Property		Uses of Property		
	Owner	Tenant	Squatter	Residential	Commercial
Core urban area	8 (57.1%)	00	00	7 (50%)	1 (7.1%)
Main road	6 (42.9%)	00	00	6 (42.9%)	00
Total	14	00	00	13	1
%	100%	00	00	92.9%	7.1%

<sup>20</sup> Vulnerability criteria have been assessed as per SPS and include below the poverty line households, the landless, the elderly, women and children, and those without legal title to land (there are no indigenous peoples in the project area). The minimum monthly income per person in one household is Nu.2,777.7 which is above the 2017 poverty line of Bhutan which stands at Nu.2,195.95 per person per month of which the food poverty line is Nu. 1,473.45/person/ month while the non-food allowance is Nu.722.5/person/month. (Per Poverty Analysis Report 2017 released by National Statistics Bureau)

<sup>21</sup> Affected persons continue to retain the remainder of their plot area (balance area after land pooling) and several have applied for building permits for construction of their permanent homes on their plots.

## VII. RESETTLEMENT IMPACTS

54. During project preparation, the census identified that 14 persons (66 people in total including household members) will lose non-land assets (trees and structures) which are located in the pooled (donated) portion of the land. The structure loss comprises of temporary stores, sheds, toilets, septic tanks and cowsheds, partial impact (<10%) on houses and full loss of 1 house (temporary structure). The third party report in Appendix 9 provides a detailed overview of the nature of structure loss. APs continue to retain the remainder of their plot area (balance area after land pooling). The landowner who faced full loss chose to construct a new pucca house and has applied for building permit and is presently staying in another temporary house on the land. The land pooling (which included land and other assets) was voluntary, and the structure loss has been compensated. The compensation for loss of trees and structures was arrived at through negotiated settlement. The census did not identify vulnerable households such as disabled-headed, or indigenous peoples-headed households; and households with incomes below the poverty line (footnote 20). The census also did not identify any tenants and any impacts on seasonal agricultural workers and leaseholders although marginal agricultural activities were being conducted by the affected persons prior to completion of land pooling. The census did not identify impacts on common property resources. The description of losses is provided below.

### 4. Impact on Structures

55. There are varied secondary structures that are fully affected in the STUDP area comprising of toilets (6), cowsheds (2), temporary housing structures (not used as permanent residence – 5 and used as residence - 1), water tanks (2) septic tanks (2), extended veranda (3) and poultry shed (1). The compensation received for structures through negotiated settlement, for partially affected veranda was compensated at full cost of replacing the entire veranda<sup>22</sup>.

56. . Demolition of the structures took effect after one month from the initial date of payment of compensation which took place on May 26, 2017.

### 5. Impact on Trees

57. There are a variety of fruit bearing trees and perennial trees that were affected in the core area and in the main road. These are identified in Table 10 below.

**Table 10: Impact on Trees**

<b>Types of Affected Trees</b>	<b>Core area #</b>	<b>Main Road #</b>	<b>Total #</b>
Bamboo	113	136	249
Guava	3	20	23
Orange	0	12	12
Bamboo 2	0	110	110
Bamboo 4	0	110	110
(ii) Litchi	0	2	2
(iii) Betel Nut	20	144	164
(iv) Mango	10	4	14
(v) Lemon	2	1	3
(vi) Jack fruit	1	0	1
(vii) Coconut	0	1	1
(viii) Fodder tree	12	13	25

<sup>22</sup> The loss of extended veranda portion accounts for less than 10% of the house area.

## **6. Impact on Business**

58. There is one land owner who has lost one of 3 poultry structures. The poultry sheds serve as housing for the chickens which is a source of income of the affected person. Accordingly, the poultry owner has sold his chickens in the shed that was affected. The remaining two poultry sheds will not be affected by the Project. As such there will be no economic displacement. The land owner was compensated for all three poultry structures. According to the affected person, he will use the compensation to build a new structure in his remaining land. The affected person has affirmed that the value offered is sufficient to rebuild a new poultry structure.

## **VIII. FIELD VISIT AND PUBLIC CONSULTATION**

### **A. Outline of Field Visit**

59. The due diligence work was conducted through field visits, transect walks and verification of land information and records by the project team comprising of PMU officials, PPTA consultants and ADB project team during feasibility study and design stage of the project. The location of the subprojects was surveyed in June 2017 for final assessment of impacts and social safeguards documents have been prepared accordingly.

### **B. Public Consultation**

60. Seven rounds of consultation were undertaken by the Sarpang dzongkhag (spearheaded by the dzongkhag District Engineering Office) between 2004-2012 to agree with the land owners of Ranibagan on the land pooling process. The final landowners and the dzongkhag reached a final agreement on the land pooling process during the consultation meeting held on 15<sup>th</sup> of February 2011 (Appendix 11). Subsequent consultations were held with the residents of Ranibagan in June 2017, November 2013 to March 2014 and in June, September 2013 and February 2018. Third party also conducted consultations in December 2017. Field visits have been made to the locations of the Ranibagan LAP and Sarpang water supply scheme alignment during May-June 2016 and February 2017. The PPTA team held consultations in April 2015 and February 2017 to ensure that people's views, issues, recommendations were documented. These include public consultation meetings, key informant's interview, focus group discussions and administration of survey questionnaires. As such, there has been demonstrated support and high level of project awareness and acceptability amongst stakeholders, which resulted in an agreement on land pooling between the government and land owners.

61. The first consultation were undertaken by the PPTA team during the initial assessment on 4 April 2015, at pre-feasibility stage (Appendix 12), and during the PPTA stage on selection of the subprojects on 17 Feb 2017 (Appendix 13). The public unanimously gave clearance for the project (Appendix 14). Overall, the community participation and consultation process was undertaken to: (i) share information about the status of the subproject, (ii) ask community opinions and households on options and priorities, (iii) validate status of land pooling and compensation through negotiated consultation, (iv) clarify roles and responsibilities, and (v) signify support for the sub-project in favour of socially inclusive development, transparency and improved community and gender participation.

62. Prior to the scheduled meeting, (17 February 2017), the Sarpang dzongkhag made a public announcement for a consultation meeting via the Bhutan Broadcasting System, TV and the radio (Appendix 15: BBS Announcement). The public meeting was held at the Renewable Natural

Resources (RNR) meeting Hall of the Gakidling Gewog. Initial consultation with the Head and the Engineer of the District Engineering Office of the Sarpang dzongkhag was done on the 15<sup>th</sup> February 2017 for the preparatory work, which was followed by an ocular survey on the 16<sup>th</sup> February 2017, to identify the impact areas and location of the plots of directly affected families (those losing assets as a result of the land pooling). Land and structure owners were identified through the plot numbers assigned to them plotted on the map as shown in Map 6. A summary of the details on issues and concerns raised by the residents specific to the sub projects in Shechamthang-Ranibagan is provided in Table 11. These were taken from public consultation, focus group discussions with women, key informants' interview with government officials, responses to structured questionnaires administered to households and other stakeholders. Impact mitigation measures are likewise provided accompanying each subproject.

**Table 11: Summary of Concerns and Mitigations**

Concerns Raised	Requested measures	Mitigation Measures
<b>A. Shechamthang Internal Roads:</b>		
Loss of income from trees	Compensation for loss of structure	Appropriate compensation according to established rates and in compliance to ADB's social safeguards policy.
Loss of secondary structure for business (poultry)	Compensation for loss of trees	Ensure just compensation for income loss that would restore livelihood back similar to or better before project intervention
Noise, pollution and contamination caused by construction activities may increase	No requested measures.	Contractors to establish measures to minimize noise and control of pollution
Where construction workers hire outside/non local labor, tension may arise with local workers	Use skilled labor available in the area	Gender Action Plan to specify inclusion of preferential hiring of local labor, including women.
Increased potential for HIV/with influx of migrant construction worker	There are significant number of cases of HIV already in the region identified by the health unit.	Information and education campaign to be undertaken within the GAP framework in raising awareness and prevention of communicable diseases. IEC campaign will target construction workers, border police, households.
Potential increase on human trafficking	Cases of human trafficking of minors have been cited as rampant in Gelephu	Strict enforcement of border police on requirement for entry of migrant workers, entering Shechamtang. Training for border police has been included in the Project's gender action plan.
<b>B. Water Supply</b>		
Increase in water tariff will have impact on vulnerable households	Tariff must be affordable to households	Consider subsidized water rates especially for vulnerable households
<b>C. Drainage</b>		
Presence of hired workers outside of		Contractors to ensure provision for needs of worker

local territory may lead to competition on local resources		
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## 1. Awareness and Information about the Project

63. The participants claimed that they were fully informed about the project several times in the past, and were aware of the cut-off date set by the dzongkhag which is 12th March 2012. received.

## 2. Overall

64. Overall, there was generally wide appreciation and acceptance on the proposed sub-project and mostly the responses were positive. The majority affirmed by raising their hands to signify. Overall, the subprojects are viewed as development initiatives that will contribute to better and comfortable facilities; increased income for local business surrounding the area; enhanced aesthetics; increase in land value; improved market access leading to increased opportunity for business development.

65. Overall, it was ascertained that land pooling was conducted in a fair and transparent manner. The compensation for lost non-land assets for the 14 land owners was agreed through negotiated settlement and paid to affected persons on 26 May 2017 in the presence of an NGO which acted as witness. There was no grievance with regards to land pooling as participants affirmed that land pooling was voluntarily done in view of the expected benefits that will be derived from the subproject such as provision of roads and associated development works, access to water supply, energy supply and income generating opportunities. Affected persons have demonstrated satisfaction with regards to the compensation paid through negotiated settlement. Third party independent evaluation confirms that no coercion was used and that the affected persons were happy with the final settlement.

66. According to the District Engineer, some 55 individuals have already signified their intention to build their structures in the LAP when the sub-project will be ready and available for occupancy. It is estimated that around 80 buildings would be under various stages of construction when project will be completed.

## IX. GRIEVANCE REDRESS MECHANISM

67. Although, there is no anticipated grievance, a grievance redress procedure is set in place and will be followed accordingly in case of any grievance that may arise during implementation. Local grievance redress mechanism is important in the implementation of the proposed subproject since any complaint and concern of the affected people must be addressed promptly at no cost to the complainant and without retribution. This mechanism shall be disclosed in public consultations during detailed design and in meetings during the construction phase. Minor complaints regarding construction nuisances can best be handled by an ad-hoc committee at the local level where the subproject is located for expeditious resolutions to the complaints. For other complaints a grievance redress mechanism has been set up which is described below.

68. The Project Grievance Redress Mechanism (GRM) follows a tiered system, starting at the local level. The GRM structure has been agreed with the concerned agencies and a notification of the GRM structure as shown in Figure 2 below and the Grievance Redress Committee (GRC)



composition have been provided by MOWHS. See government notification in Appendix 16. The GRM will ensure that grievances and complaints regarding land acquisition, compensation and resettlement or other social and environmental issues will be addressed in a timely and satisfactory manner. People in the towns will be made aware of their rights and the detailed procedures for filing of grievances. PIUs will be undertaking outreach activities to make people aware of the GRM and will be published on the thromde/ dzongkhag and MOWHS websites. GRM will also be displayed at notice boards in the PIU offices.

69. **First level of GRM.** Aggrieved persons may first approach the contractor's site representative/ project manager in case of complaints related to construction related nuisances. The complaint must be recorded in the site register and contractor should provide a resolution to the complaint within 2 days. In case, the complaint is not resolved at this level, the aggrieved persons can then file a complaint with the PIU office. Aggrieved persons are entitled to lodge complaints regarding any aspect of the land acquisition, entitlements, benefits or rates of payment as well as any project related social or environmental issues. Complaints can be made verbally or in written form. Complaints made to the PIU should be resolved within 3 days. All complaints must be recorded by the PIU, including actions taken to resolve the complaint. Complaints, their nature and resolution should be mentioned in the quarterly progress reports. A sample grievance registration form is appended as Appendix 17.

70. **2nd level of GRM:** At this level, the PIU Manager/Municipal level will coordinate with the Dzongkhag/ thromde municipal Committee which should be in place prior to project implementation. This committee will be comprised of: (i) Dzongda (district administrator) or thompon (mayor) as Chairman; (ii) municipal engineer (PIU Project managers) as Member secretary; (iii) District engineers; (iv) district/ municipal planning officer; (v) district/ municipal legal officer; (vi) district/ municipal environmental officer; (vi) district/ municipal land record officer; (viii) town representatives (elected); and (ix) gender focal person of PIUs. The aggrieved person who filed the complaint (or representative/s from the affected household/s) will be called to present his/her case and deliberation on the case will be done through proper hearing or mediation. It will be the responsibility of the dzongkhag/ thromde committee to resolve the issue within 15 days from the date the complaint is received. Minutes of meeting of the Dzongkhag/ thromde committee meeting will be kept and resolution provided will be recorded for purposes of project monitoring.

71. If the complaint is unresolved at this level, the PMU, PIU or the District Administrator will inform the aggrieved person accordingly and assist them in elevating the complaint to the PMU/ Central Grievance Committee.

72.

73. **3rd level of GRM.** Grievances not redressed at the Dzongkhag/ thromde municipal committee within 15 days will be brought to the Central Grievance Redress Committee at MOWHS level. The Central Grievance Redress Committee will comprise of: (i) Secretary, MOWHS (Chairman); (ii) Director, DES (Member secretary); (iii) Project Manager, PMU; (iv) Project Coordinator, PMU; (v) Water and Sanitation Division Chief; (vi) Legal Officer, MOWHS; (vii) environmental officer, MOWHS; (viii) gender officer (MOWHS); and (ix) representatives from local NGOs. It will be the responsibility of the dzongkhag/ thromde committee to resolve the issue within 10 days from the date the complaint is received. In the event, the grievance is still not resolved; the matter may be elevated by the aggrieved person to an appropriate court of law. The court will have the final authority to approve or reject the case. Aggrieved persons may seek recourse through legal system at any stage of the GRM process.

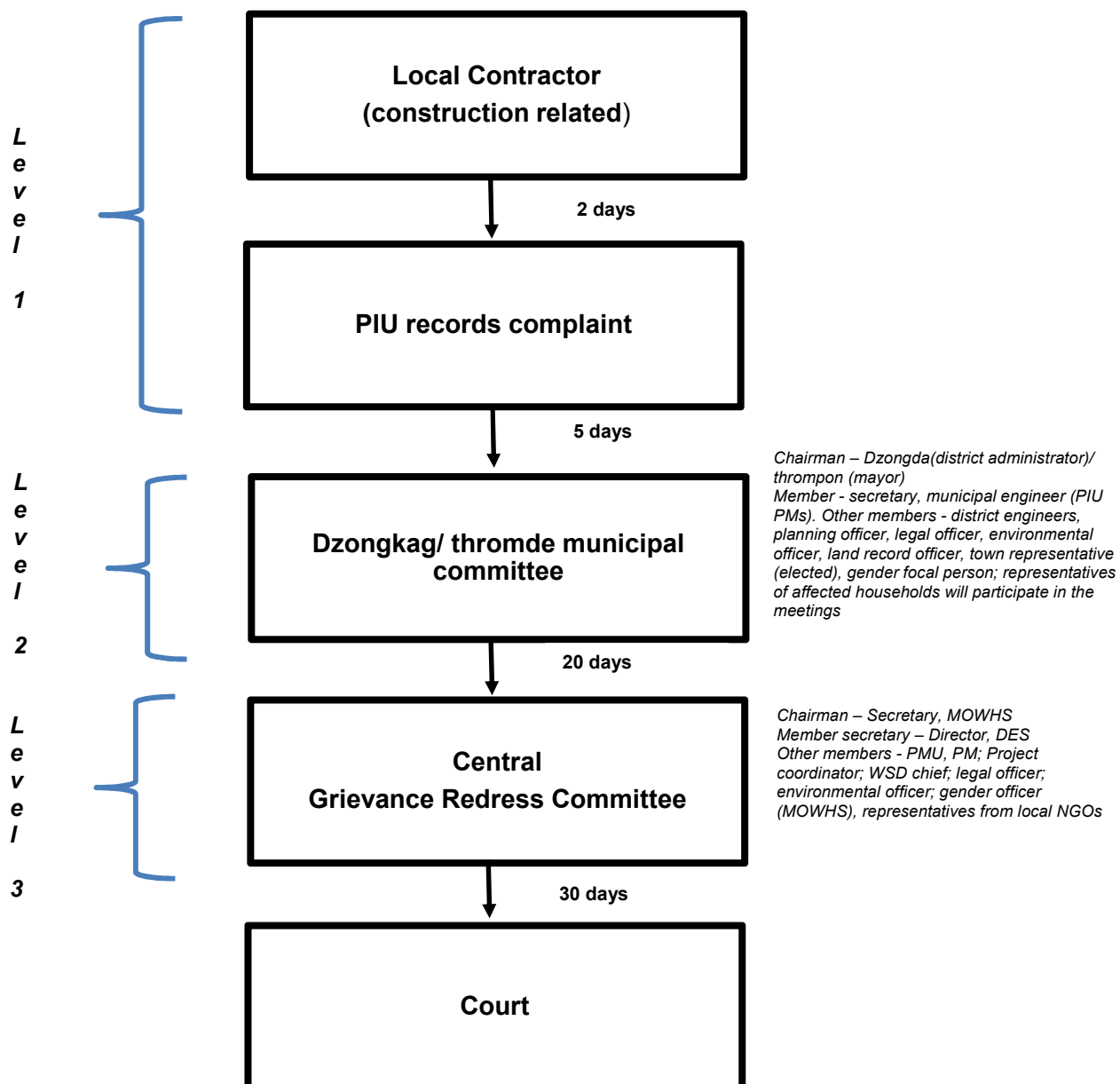
74. **Recordkeeping.** Records will be kept by the PIU of all grievances received, including contact details of complainant, date the complaint was received, nature of grievance, agreed corrective actions and the date these were effected, and final outcome.

75. **Costs.** All costs involved in resolving the complaints (meetings, consultations, communication, and information dissemination) will be borne by municipalities (Trashigang for this subproject) that operate the water system.

76. The GRM notwithstanding, an aggrieved person shall have access to the country's legal system at any stage. This can run parallel to accessing the GRM and is not dependent on the negative outcome of the GRM.

77. In the event that the established GRM is not in a position to resolved the issue, the affected persons can also use the ADB Accountability Mechanism through directly contacting (in writing) the Complaint Receiving Officer at ADB headquarters. The complaint can be submitted in any of the official languages of ADB's Developing Member Countries. The ADB Accountability Mechanism information will be included in the Project Information Document to be distributed to the affected communities, as part of the project GRM.

Figure 4: Grievance Redress Process



## **X. NEXT STEPS**

78. The DDR needs to be updated by the PIU in case of any design changes or site changes, and updated DDR needs to be approved by the ADB prior to implementation of works. Updated DDR will be verified by the project team prior to start of construction and will be disclosed on ADB and MOWHS websites.

# STATUS OF LAND OWNERSHIP FOR SUBPROJECTS IN SARPANG TO BE SUPPORTED BY SECONDARY TOWNS URBAN DEVELOPMENT PROJECT



**འབྲུག་རྒྱལ་ཁབ་ཀྱི་རྒྱུ་རྩུབ་ལྷན་ཁག་གི་འཛིན་སྐྱོང་ལྷན་ཁག་**  
**ROYAL GOVERNMENT OF BHUTAN**  
**DZONGKHAG ADMINISTRATION SARPANG**  
*Dzongkhag Engineering Services*



SD/Zorig/20/2017-2018/ 4543

Date: 29.01.2018

## Sub: Certificate on the status of Land

This is to certify that the status of the land for Sarpang Water Supply and Shechamthang LAP Infrastructure (roads, drainage, water supply) sub-projects in Sarpang Thromde under Sarpang Dzongkhag (district) funded under ADB, Secondary Towns Urban Development Project (STUDP) is as follows:

### **Sarpang Water Supply**

S. No	Sub-component	Status of Land
1	Construction of 1 nos of RCC Grit Chamber (Including dismantling of existing sedimentation tank) near intake at Lharing Chu- 35m away	Government land
2	Providing & Laying of Raw Water DI Main of 16.053 km from the Source to the existing Water Treatment Plant	13.897 KM in Government Land and 2.156 KM private land (No Objection certificate from affected land owners is attached)
3	Construction of 2 nos. RCC Break Pressure Tank using DI Pipes & Fittings with Barbed Wire Fencing and Gate	Government land
4	Construction of 1 nos of River Crossing (8m)	Government land

### **Shechamthang LAP infrastructure: Roads, Drainage, Water supply**

S. No	Sub-component	Status of Land
1	Providing and laying 2.98 km Water transmission line from WTP to Shechamthang	2.797Km in Government land and -0.183KM private land (No Objection certificate from affected land owners is attached )
2	Providing and laying 0.882 km Water transmission line from WTP to Sarpang Bazaar	0.699 KM Government land and 0.183 Km private land (affected land owner's permission)
3	Water distribution network of 5.676 km in Shechamthang	pooled Government land
4	Shechamthang LAP Infrastructure	pooled Government land

PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RNR-365174, DMO-365120, CHSO-365159.



དཔལ་ལྷན་འབྲུག་གཞི་རྒྱུད་།  
 རྒྱུད་ཁག་བདག་སྐྱོང་གསལ་ཁྱེད་།  
 ROYAL GOVERNMENT OF BHUTAN  
 DZONGKHAG ADMINISTRATION SARPANG  
 Dzongkhag Engineering Services



i. Primary Road - 1.3 km	pooled Government land
ii. Secondary Road - 2.44 km	pooled Government land
iii. Road side drains along primary road - 1.30 km	pooled Government land
iv. Road side drain along secondary road - 4.88 km	pooled Government land
v. Storm water drain - 3.00 km	pooled Government land
vi. Roadside footpath - 0.35 km	pooled Government land

DZONGDAG  
 Dzongkhag Administration  
 Sarpang

(Sangay Tenzin)

OFFICIATING DZONGDAG

Sarpang Dzongkhag

## MINUTES OF MEETING WITH AFFECTED PERSONS FOR SARPANG WATER SUPPLY (TRANSMISSION AND DISTRIBUTION SCHEMES)



དཔལ་ལྷན་འབྲུག་གཞུང་།

ཆེད་འོག་བདག་སྐྱོང་ མེ་ཆེ།

ROYAL GOVERNMENT OF BHUTAN  
DZONGKHAG ADMINISTRATION,  
SARPANG: BHUTAN



Engineering Service Division

SD/Zorig-20/2017-2018/ 4558

Date:- 29.1.2018

### Minutes of Consultative Meeting.

Public Consultative Meeting was convened at Gakidling RNR Meeting Hall along with the affected land owners of the Sompangkha and Gakidling Geog under Sarpang Dzongkhag. The theme of the meeting was to thrash out the social issues while Laying of Water Transmission Mains from Lorring to Chanaughtay Dangra and Laying of Water Distribution Mains from Chanaughtay Dangra till Schechamthang New Town is being carried out.

All the nineteen affected landowners had attended the meeting. In addition to this, three officials from Tarayana Foundation has also accompanied during the meeting as third party disposal as per the norms of the ADB requirements. The attendance sheet and their presence of signature is attached in separate sheet.

With the warm greetings, Municipal Engineer informed the floor that for any ADB earmarked projects; it is the prerequisite to conduct social analysis to safeguard the affected land owners. This will not only enhance the smooth implementation of the project but all the affected land owners shall not be deprived out of their right. Municipal engineer announced that basically, the ADB project is funding for three construction activities. They are mainly:-

- i. Construction of Water Transmission Mains from Lorring till Chanaughtay Dangra.
- ii. Laying of Distribution Mains from Chanaughtay Dangra till Schechamthang New Town.
- iii. Construction of Primary Roads within Schechamthang New Town.

Municipal Engineer addressed the floor that while the projects of sl. no. i and ii are being executed, there are ample of chances that private properties may be affected. He also added that sl. no. (i) activity is under tendering process and shall be opened on 28/2/2018 and sl. no. (ii) and sl.no. (iii) activity shall be tendered out very shortly as soon after the ground work preparations are completed. He added withstanding for the upcoming activity (i) and (ii) and recognizing the need and its importance a study was conducted by the municipality to verify the affected property owners whereby they had come up with nineteen landowners. At the moment, it was observed that no properties were being affected except the land where no crops were being planted at this juncture. However, the sl. no. (iii) activity shall be carried out on the land pooled area of the Schchamthang LAP. That's how the consultative meeting of today was called to amicably thrash out the issues.

The points deliberated along with the affected land owners were reproduced as below:-

PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RNR-365174, DMO-365120, DHO-365159







དཔལ་ལྷན་འབྲུག་གཞུང་།  
 རྩོམ་ཁག་འཛུགས་པུ་ཁོང་།  
**ROYAL GOVERNMENT OF BHUTAN**  
**DZONGKHAG ADMINISTRATION,**  
**SARPANG: BHUTAN**



*Engineering Service Division*

- ✓ Mrs. Tshering Dema from Jogidangra under Gakidling Geog has raised her concern that the water transmission mains laid earlier were not properly done and due to un-proper trenching, the pipelines were laid on the surface and affected a lot during their cultivation. It was also reported that some leakages in the pipelines has caused damages to their orchard land. Similarly, the same issue may arise during the laying of new pipelines. Moreover, they raised their concern that the season for cultivation is nearing to arrive and the pipelines maybe laid after cultivation resulting destruction in the cultivated land. The issue was supported by all the landowners who were present in the meeting.

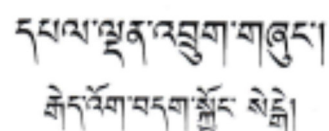
In return, the municipal engineer explained the following:-

- i. In the present design, the pipelines were to be embedded below three feet and this won't affect the individuals while the cultivation is being carried out. However, we will make sure that the contractor does the proper job in meeting the desired specifications.
  - ii. With regard to leakages in the system, the highest workmanship shall be maintained and the water transmission mains shall be developed into water tight compartment. It will be the sole responsibility of the municipality to compensate the individuals if such effects are observed in future. A very close monitoring and supervision shall take place from the outset of the project till its completion by the project management unit, Sarpang and MoWHS as well.
  - iii. Municipal engineer clarified that tender for Laying of Water Transmission Mains are underway and municipal may soon initiate the construction after the award of work. There are ample of chances that laying of pipelines may incur destruction on your cultivated land. He addressed the floor that while the work plan is prepared, sequencing of work shall be done in such a manner to avoid destruction on the cultivated land. Since most of the pipelines run through state land, the activity shall take place only in the state land unless harvested. As far as possible the project management unit shall try their best to avoid the destruction in the cultivated land and if at all required, the compensation shall be paid to the individuals from the budget proposal made by the Dzongkhag. We will not predict any payment for now but shall be compensated as and when it is required based upon actual measurement.
- ✓ Mr. Bhanu Homagai from Jogidangra under Gakidling Geog has requested for individual house hold connections from the same project since they face acute shortages of potable drinking water supply and the present water transmission line unable to cater the required amount of drinking water. This issue was also supported by other six

PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RMR-365174, DMO-365120, DHSO-365159








affected landowners from the same area. While the question was raised by the municipal engineer, they reported that the present size of the pipeline is 32 mm dia from the source till midway and it's followed by 25 mm dia till distribution tank. The exact length of the pipeline could not be determined during the meeting. They also told the size of the distribution tank is 4000 liters built in the year 2003. The distribution tank is very old and is getting obsolete.

Against the issue the municipal engineer responded and clarified the following:-

- i. On inquiry, it was observed that existing water source is sufficient to cater the required amount of drinking water for such a small population. The problem is with the curtailing of the pipe size in the mid-way, using 25 mm dia and being distribution tank very small and obsolete is creating insufficiency of drinking water.
  - ii. It was informed the floor that raw water transmission mains was solely calculated for Schechamthang New Town in the present design aspects in the first place. If individual household connections were given to Jogidangra affected landowners; firstly, the purpose of the municipality to supply treated drinking water will be defeated. We cannot provide raw water to the consumers without treatment as per drinking water rules. Secondly, the location of treatment plant is much lower than Jogidangra area and will be unable to cater the water after treatment. As such the floor was informed and convinced its inability to provide the individual household connections as well.
  - iii. The size of 25 mm dia pipe should be replaced by 32 mm dia and the higher capacity distribution tank should be constructed as an alternative. In contrast to facilitate the affected landowners, the municipal engineer informed the floor that the above activities shall be appraised under the same project for support or otherwise as second alternative; maybe the communities should come up with the proposal of the project through the Geog.
- ✓ Mr. Mon Bdr. Rana from Relangthang under Gakidling Geog had requested the municipality to lay the new pipelines and shift the existing pipelines from outside his fencing area. The municipal engineer told that new pipelines could be taken out of his fencing area if the distance of reach is permissible and with regard to relocation of existing pipelines, the decision could be offered only after field verifications.
- ✓ Mr. Kusha Rai from Jogidangra under Gakidling Geog had requested to shift the existing pipelines running through his retaining walls and to lay the new pipelines beyond the retaining wall. With regard to new pipelines, it was informed that new pipelines shall be

PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RMR-365174, DMO-365120, DHSO-365159





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 SARPANG: BHUTAN



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*Engineering Service Division*

laid beyond retaining walls and relocation of existing pipelines shall be decided only after field visit.

✓ Mr. Pema Wangchuk from Jogidangra under Gakidling Geog has reported that the usage of machineries in trenching of pipelines shall not be permitted during execution period in the private land. In return, municipal engineer also stated that the trenching shall be done manually and the usage of machineries shall be kept at the discretion and amicable understanding between the contractor and the landowner.

In general, the municipal engineer requested the affected landowners to immediately report the project management unit, Sarpang Dzongkhag if any mismanagement is being carried out at site during the implementation stage rather than conversing with the contractor. This is basically to resolve the confronted issue amicably between each other and avoid un-necessary quarrels.

The representatives from Tarayana Foundation as third party have also interviewed the landowners during the consultative meeting and photographed the individuals for evidence.

Since there were no further submissions from the affected landowners and after thorough explanations, the landowners had accepted the undertaking and signatures granted.

The consultative meeting was adjourned.



(Tashi Chhophel)  
Rapporteur Municipal Engineer  
 Sarpang : Dzongkhag

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PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RNR-365174, DMO-365120, DHSO-365159



# **CONSENT OF LAND OWNERS FOR LAYING OF TRANSMISSION PIPE THROUGH THEIR PROPERTIES FOR SARPANG WATER SUPPLY SYSTEM**

## **VOLUNTARY CONTRIBUTION CONSENT FORM**



Royal Government of Bhutan  
Sarpang Dzongkhag

### Certificate of Permission to lay water transmission pipeline

We, the following land owners residence of Gakidling & Sompangkha Gewog, Sarpang Dzongkhag, Certify that we have been previously informed by Sarpang Dzongkhag of our right to entitle any compensation for loss of property (house, land trees etc), that may be caused by the laying of 200mm diameter ductile iron water transmission line financed by the Secondary Towns Urban Development Project in Sarpang district.










We confirm that we voluntarily permit the project implementing/ executing agencies to lay the aforementioned pipe in our property. We agree and also confirm that no assets are lost in our property.

Therefore, we prepare and sign this certificate for proof of our decision. Further, we certify that we have given our consent without any force/ coercion from anybody, including project authorities.

SL. No.	Name & CID No.	Age	Occupation	Location	Area of Pipe Line Sq.m	Signature of the owner	Remarks
1	Tshering Dema ; 111307001448	42	Homemaker	Phuntshogang, Jogidangra	126		Mr. Kunzhi Tshewang Husband
2	Kusha Rai ; 111307001727	40	Maron	Phuntshogang, Jogidangra	39		Sandha Raja Monpa, Wife
3	Santosh Rai; 111307001728	51	Farmer	Phuntshogang, Jogidangra	72		
4	Bhanu Humagai 111305002583	42	Engineer	Phuntshogang, Jogidangra	18		Damber Singh Rai Relative
5	Dhan Kumar Samal 111307001673	31	Farmer	Phuntshogang, Jogidangra	66		Santa Kumar Samal, Father
6	Lal Bdr Rai; 111307001782	37	Farmer	Phuntshogang, Jogidangra	57		Kritimas Rai Father
7	Mondos Lungeli 111307001647	73	Farmer	Phuntshogang, Jogidangra	126		Purang Singh Lungeli Son
8	Harka Bdr Rana 111307002383	72	Farmer	Relangthang	141		T.B. Rana
9	Bal Bdr Pithakoti 111307002476 & Son- Deo Bdr	72	Farmer	Relangthang	180		





Bitrakoti 11307002477	34	Farmer	Relangthang			
Bhim Bdr Pulami 1021307000295	28	Working BPR	Relangthang	90		Padam Lal Moya Brother in law
Kausila Pradhan 111307002450	68	Retired Civil Servant	Relangthang	54		Pantim Pradhan Brother in law
Pema Wangchuk 1211804001341	65	Farmer	Relangthang	78		Kama Tutoring (Kama's son)
Mon Bdr Rana 1311307002499	52	Farmer	Relangthang	39		
Harka Bdr Rana 1411307002355	64	Farmer	Relangthang	10.2		
Ubir Singh Rana 1511307002212	38	Civil Servant	Relangthang	36		
Garjama Pulami 1611307002374	68	Farmer	Relangthang	57		
Harka Maya 17 Dahal	44	Housewife	Relangthang	52.8		Yo Wusa Kadley
Late Birkha Bdr Biswakarma 1811311001067			Sarpang Bazar	25.8		Purna Bdr Biswakarma Son, 52 Yr. Mechanic
Bhim Lhama Thimpa 1911311001063	54	Farmer	Sarpang Bazar	25.8		

Witnesses:

1. Name &amp; Signature

2. Name &amp; Signature

3. Name &amp; Signature

 Sonam Pem  
 Ram



 Ram Bdr Ghelly

# LETTER FROM MOWHS RELEASING THE FINAL SHECHAMTHANG LOCAL AREA PLAN TO SARPANG DZONGKHAG FOR IMPLEMENTATION



འབྲུག་རྒྱལ་ཁབ་ཀྱི་རྒྱུ་རྩལ་དང་འགྲུལ་འཁོར་གྱི་ལྟན་འགྲུབ་ལྷན་ཁག་  
**ROYAL GOVERNMENT OF BHUTAN**  
 MINISTRY OF WORKS & HUMAN SETTLEMENT  
 DEPARTMENT OF HUMAN SETTLEMENT  
 P.O. Box No. 129, THIMPHU: BHUTAN  
*"Towards Quality Infrastructures"*



2/MoWHS/DHS/PD-Sarpang/2012/ 459

June 14, 2012

To

The Dasho Dzongdag  
 Dzongkhag Administration  
 Sarpang.

**Sub :- Release of Structure Plan for Sarpang and Local Area Plan for Shechangthang**

Dasho,

The Sarpang Structure Plan and Shechangthang local area plan prepared by the consultant have been thoroughly reviewed and revised wherever necessary by the Department. The Ministry has approved the final revised plan and we are now releasing the plans to the Dzongkhag to carry out the necessary follow ups for implementation.

- |  |                              |          |
|--|------------------------------|----------|
| 1. Sarpang Structure Plan report Vol-01  | 3 copies                     |          |
| 2. Sarpang Structure Plan report Vol-02  | 3 copies                     |          |
| 3. Sarpang Structure Plan (A3 size) Vol-03   |                              | 3 copies |
| 4. Precinct plan for Sarpang structure plan  | A0 size(endorsed)            |          |
| - 3 copies   |                              |          |
| 5. Shechangthang local area plan report Vol-01   | 3 copies                     |          |
| 6. Shechangthang local area plan report Vol-02   | 3 copies                     |          |
| 7. Precinct plan for Shechangthang local area plan   | A0 size(endorsed) - 3 copies |          |
| 8. Soft copy of Sarpang structure plan and Shechangthang local area plan (complete set in CD RW) - 1 no. |                              |          |

Sarpang Dzongkhag has to ensure that all the plans and programmes comply with the approved plans. The Dzongkhag may propose to review the plan after five years of implementation or earlier if deemed necessary, so that any new trends can be systematically incorporated in the plan.

We would like to inform the Dzongkhag that the Department has made every effort to minimize the errors and enhance the efficiency of the plan. Should there be anything



ཞབས་ཏོག་ལྷན་ཁག། དཔལ་ལྷན་འབྲུག་གཞུང་།

ROYAL GOVERNMENT OF BHUTAN

MINISTRY OF WORKS & HUMAN SETTLEMENT

DEPARTMENT OF HUMAN SETTLEMENT

P.O. Box No. 129, THIMPHU: BHUTAN

"Towards Quality Infrastructures"

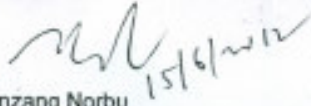


omitted; it can be looked at and corrected if necessary during the process of implementation.

The Dzongkhag is also required to forward one set of plain documents to National Land Commission and coordinate with them for further demarcation and implementation of the plan.

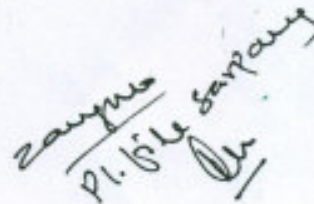
Thanking you.

Yours Sincerely,

  
Kinzang Norbu  
Director, DHS

Copy to:

1. Hon'ble Secretary, MoWHS for kind information please
2. Hon'ble Secretary, NLCS, Thimphu for kind information please
3. Chief Urban Planner, Urban Planning Division, DHS for information
4. Dzongkhag Engineer, Sarpang Dzongkhag for information and follow up action.

  
P. G. Sarpa

## CONSENT OF LAND OWNERS FOR LAYING OF TRANSMISSION PIPE THROUGH THEIR PROPERTIES FOR SHECHAMTHANG WATER SUPPLY SYSTEM

### VOLUNTARY CONTRIBUTION CONSENT FORM

Royal Government of Bhutan  
Sarpang Dzongkhag



Certificate of Permission to lay water Distribution pipeline from water treatment plant to Sarpang Bazaar and Shechamthang

We, the following land owners residence of Sompangkha Gewog, Sarpang Dzongkhag, Certify that we have been previously informed by Sarpang Dzongkhag of our right to entitle any compensation for loss of property (house, land trees etc), that may be caused by the laying of water distribution line financed by the Secondary Towns Urban Development Project in Sarpang district.

We confirm that we voluntarily permit the project implementing/ executing agencies to lay the aforementioned pipe in our property. We agree and also conform that no assets are lost in our property.

Therefore, we prepare and sign this certificate for proof of our decision. Further, we certify that we have given our consent without any force/ coercion from anybody, including project authorities.

SL. No.	Name & CID No.	Age	Occupation	Location	Area of Pipe Line Sq.m	Signature of the owner	Remarks
1	Late Birkha Bdr Biswakarma 111311001067			Sarpang Bazar	37.8		Owner Bdr Biswakarma Son, 52 yr. Mechanic
2	Shim Lhama Thinley Thing 211311001063	54	Farmer	Sarpang Bazar	72		

Witnesses:

1. Name & Signature

2. Name & Signature

3. Name & Signature





### THIRD PARTY CERTIFICATION FOR SARPANG WATER TRANSMISSION AND DISTRIBUTION

#### Third Party Statement

About 2km of the raw water transmission line from the source to the existing Sarpang water treatment plant to be constructed under the Sarpang water supply scheme will be routed through privately owned lands – most of which are used for agricultural purposes.

Ms.Sonam Pem, the independent third party from Tarayana Foundation, a registered Civil Society Organization in Bhutan is appointed to oversee and certify that the private land owners have agreed- without any coercion-to the passage of the transmission pipe through their properties and that they have been adequately consulted by the executing/ implementing agencies regarding the project and the compensation for any crop losses due to the pipe laying.

Sonam attended the consultation meeting organized by the District with all the stakeholders held on the 29<sup>th</sup> of January 2018 at the Renewable Natural Resource (RNR) Meeting hall in Gakidling gewog. The Dzongkhag Engineering Office (DEO) has already carried out a field assessment and has also done the measurement of land for the pipe laying work in the APs land. The APs were well aware of the project and had come prepared with the concerns they had with regards to this work.



### Third Party Statement



*Consultation Meeting*

During the meeting, the affected persons (APs) were reoriented on the whole project first and then the specific issue of laying water pipes through their private land. All the APs were also reminded of the meters of pipe that will be laid on their land, and then they were asked to voice out concerns openly on this matter.

From the consultation, there were two concerns raised by the APs:

- The major concern all the APs was not on the pipe having to be laid on their land, but on the depth of the pipe laying work. This is mainly due to the past experience as the earlier transmission line was not laid properly and it had resulted into leakage of water on their land and damaged their orchards. The District engineers explained on the depth requirement of this pipe laying work and that their concerns related will be adequately addressed.
- The second concern was raised by a few APs was on the drinking water issue. To which the District Engineer said they Dzongkhag will look into it. The details are in the minutes of the meeting prepared by the DEO.

After the deliberations were done thoroughly, all APs signed on the no objection statement for the pipe laying work. This is also with the

### Third Party Statement

understanding that there is no restriction on the land use after the pipes are laid.

The independent assessment team visited all the sites to see the land identified for the pipe laying work and to gathered information to ensure that none of the family falls under the vulnerable category.



*Pictures from the site visits*



Having attended the consultation meeting with the APs and seeing all the sites, I hereby certify that:

The land owners have:

- a. willingly and without any coercion agreed to the laying of the water transmission line through their properties;

Third Party Statement





- b. been adequately consulted and informed about the project (including construction schedules) and their eligibility for compensation for any crop/ structure losses.
- c. the laying of the pipe through does not adversely affect any vulnerable groups/poor families
- d. that the preferences and concerns of the land owners related to pipe alignment through their properties are recorded and any stipulated conditions related to pipe laying without transfer of land to government, will be met


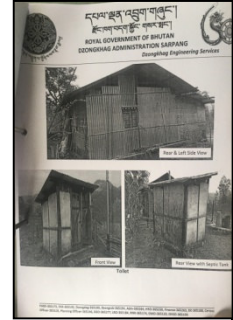



Sonam Pem




Programme Director  
Tarayana Foundation






## DETAILS OF PAYMENT OF COMPENSATION





Sl. No	Name	Th-No.	Plot no	Properties affected			Total Final compensation received	
				Fruit trees details and Total amount	Structures details and Total amount	Photographs of PAPs		Picture of affected Structures
1.	Mr. Bhim Bdr. Rai	608	2/1	Banana: 8 nos. Guava: 3 Nos.  Nu. 5,862	Toilet  Nu. 73,273.06	 Photograph of AP   Photograph of AP receiving cheque	 	Nu 79,135.06



Sl. No	Name	Th-No.	Plot no	Properties Affected			Picture of affected Structures	Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Photographs of PAPs		
2.	Mr. Chitra Kala Sutar Karki	1436	3410/A	Nil	House used as store and Toilet  Nu. 277,486.02	 Photograph of AP		Nu. 277,486.02
						 Photograph of AP receiving cheque		
Sl. No	Name	Th-No.	Plot no	Properties Affected			Picture of affected Structures	Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Photographs of PAPs		


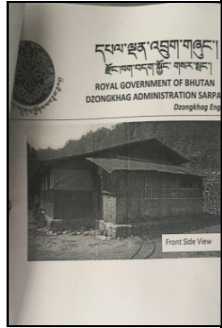



3.	Mr. Damber Kumar Siwakoti	762	87/1	Guava: 5 nos. Bamboo: (2 yrs) 100 nos Bamboo (4 yrs): 100 nos Beatle nut: 50 nos.  <b>Nu. 95,500</b>	Toilet and store <b>Nu. 121,493.98</b>	 Photograph of AP  Photograph of AP receiving cheque	<b>Nu 216,993.98</b>
Sl. No	Name	Th-No.	Plot no	Properties Affected			Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Photographs of PAPs	
						Picture of affected Structures	
4.	Ms. Deki	571	290/1	Banana: 20 nos. Beatle nuts: 16 nos. Mango: 2 nos.  Fodder trees: 12 nos <b>Nu.33,920</b>	Nil	 Photograph of AP	<b>Nu 33,920.0</b>



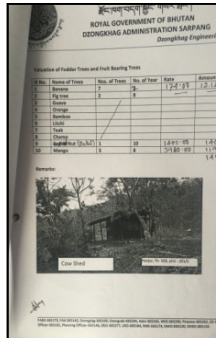
Sl. No	Name	Th-No.	Plot no	Properties Affected			Total compensation received	
				Fruit trees details and Total amount	Structures details and Total amount	Picture of affected Structures		
								Photographs of PAPs
5.	Mr. Ganga Ram Basnet	540	37/1/2	Banana: 21 nos. Guava: 1 no. Litchi: 1 no. Beatle nut: 83 nos. Mango: 1 no. Lemon: 1 no. Coconut: 1 no  <b>Nu.130,884</b>	Cow shed Toilet Water tank Small shed like house which is not used as residential structure  <b>Nu. 200,453.41</b>	 Photograph of AP   Photograph of AP receiving cheque	  	<b>Nu 331,337.41</b>


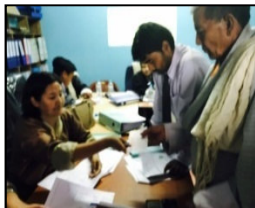

Sl. No	Name	Th-No.	Plot no	Properties Affected			Picture of affected Structures	Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Photographs of PAPs		
6.	Mr. Gopal Khatri	120	4/2		Poultry farm Toilet Caretaker house Water tank Septic tank Extended Verandah  <b>Nu. 815,393.40</b>			<b>Nu. 815,393.40</b>
						Photograph of AP representative		
								
						Photograph of AP receiving cheque		




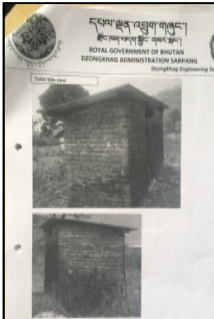
Sl. No	Name	Th-No.	Plot no	Properties Affected			Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Picture of affected Structures	
						Photographs of PAPs	
7.	Late. Hasta Bdr. Panda	537	283/J	Banana: 65 nos. Guava: 10 nos. Fodder trees: 8 nos.  <b>Nu. 26,210</b>	Shop  <b>Nu. 107,347.23</b>		<b>Nu 133,557.23</b>
						Photograph of AP representative	
							
						Photograph of AP receiving cheque	



Sl. No	Name	Th-No.	Plot no	Affected Assets			Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Picture of affected Structures	
						Photographs of PAPs	
8.	Mr. Man Bdr. Rai	604	2/D	Banana: 8 nos. Beatle nut: 3 nos. Mango: 2 nos. Lemon: 2 nos.  Nu. 16,337	Extended verandah  Nu. 83,861.38		  Nu. 100,198.38
						Photograph of AP	
							
						Photograph of AP receiving cheque	





Sl. No	Name	Th-No.	Plot no	Properties Affected			Total Final compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Picture of affected Structures	
9.	Mr. Penjor	508	291/C	Banana: 7 nos. Beatle nut: 1 no. Mango: 3 nos.  Nu. 20,359.06	Cowshed  Nu. 8,823.09	 Photograph of AP   Photograph of AP receiving cheque  	Nu 23,386.09



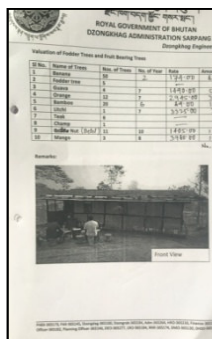
Sl. No	Name	Th-No.	Plot no	Properties Affected			Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Picture of affected Structures	
						Photographs of PAPs	
10.	Ms. Radhika Karki	12	288/2	Nil	House structure used as store  <b>Nu. 266,946.55</b>	 Photograph of AP representative   Photograph of AP receiving cheque	 <b>Nu. 266,946.55</b>

Sl. No	Name	Th-No.	Plot no	Fruit trees details and Total amount	Structures details and Total amount	Properties Affected		Picture of affected Structures	Total compensation received
						Photographs of PAPs			
11.	Mr. Shabir Monger	516	37/C	Nil	Temporary shed like Housing structure not used as residence and toilet  <b>Nu. 132,958.36</b>			<b>Nu. 132,958.36</b>	
						Photograph of AP			
							Photograph of AP receiving cheque		

Sl. No	Name	Th-No.	Plot no	Properties Affected				Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount		Picture of affected Structures	
						Photographs of PAPs		
12.	Ms. Sumitra Rai	605	2/F	Nil	Extended Verandah  <b>Nu. 87,934.45</b>	 Photograph of AP representative		<b>Nu. 87,934.45</b>
						 Photograph of AP receiving cheque		

Sl. No	Name	Th-No.	Plot no	Properties Affected			Total compensation received
				Fruit trees details and Total amount	Structures details and Total amount	Picture of affected Structures	
						Photographs of PAPs	
13.	Mr. Tek Bdr. Rai	572	288/G2	Banana: 70 nos. Litchi: 3 nos. Mango: 3 nos. Jack fruit: 1 no  <b>Nu. 37,705</b>	Toilet  <b>Nu. 73,835.56</b>	 Photograph of AP  Photograph of AP receiving cheque	<b>Nu. 111,540.56</b>



Sl. No	Name	Th-No.	Plot no	Properties Affected			Total final compensation received	
				Fruit trees details and Total amount	Structures details and Total amount	Picture of affected Structures		
								Photographs of PAPs
14.	Ms. Tshewang Lhamu	515	30/B/2	Banana: 50 nos. Guava: 4 nos. Orange: 12 nos. Bamboo (2 yrs): 10 nos. Bamboo (4 yrs) 10 nos. Litchi: 1 no. Beatle nut: 11 nos. Mango: 3 nos. Fodder trees: 5 nos.  Nu. 82,500	Temporary house and Septic tank  Nu. 250,864.10	 Photograph of AP   Photograph of AP receiving cheque		Nu 333,364.1
GRAND TOTAL (Nu)				443,481	2,271,829.38			

\*Remarks: For structure loss this rate was negotiated as Bhutan schedule of rates 2015 which was found to average market price, suitable for replacement cost by the APs and PAVA 2009 rates for trees, in accordance with government policy.

\*\*Due diligence conforms that most structures indicated as house or similar in table above were temporary or abandoned structures and were not being used as residential structures. Tshewang Lhamu's structure was a temporary dwelling. She has constructed another temporary housing structure in her plot close to the old structure and is waiting for building permit to begin construction of her new house. None of the 14 persons have been physically displaced and continue to own their original plots which are now readjusted plots after the land pooling.

\*\*\*Remarks: Some of the affected structures are yet to be demolished even after one month time effective 26th May 2017

## APPOINTMENT LETTER FOR THIRD PARTY VERIFICATION OF LAND POOLING AND NEGOTIATED SETTLEMENT

### TERMS OF REFERENCE FOR INDEPENDENT THIRD PARTY FOR VERIFYING LAND POOLING CONDUCTED THROUGH NEGOTIATED SETTLEMENT IN SCHECHAMTHANG, SARPANG

For any negotiated settlement (commonly termed direct purchase) or voluntary donation of land, an external independent entity will supervise and document the consultation process and validate the negotiated settlement land pooling process as per legal requirement.

#### **TOR for Independent Third Party Witness**

An independent third party is sought to be appointed to oversee and certify the process of negotiated settlement land pooling. The third party shall be briefed about his/her expected role and deliverables by the concerned PIU/PMU.

**Eligibility:** The third party shall be a representative of a reputed local institution/organization with formal legal standing, without any direct interest in the negotiation process or project activity, who is acceptable to each of the concerned parties (PD, municipality and concerned land owner/donor).

**Scope of work:** The role of the third party shall be to ensure a fair and transparent process of land pooling conducted through negotiated settlement. The envisaged scope of work shall entail the following:

- (i) witness and keep a record of meetings held with the concerned parties,
- (ii) ensure there is no coercion involved in the process of land pooling conducted through negotiated settlement /
- (iii) ensure that the land owners participating in land pooling did not come from vulnerable groups/poor families
- (iv) ensure that the preferences and concerns of the land owners (participating in land pooling) related to access, selection of site within lands held, etc. are recorded and any stipulated conditions met,
- (v) ensure that the negotiated settlement/land pooling agreement is drafted in a fair and transparent manner,
- (vi) confirm that the offered/agreed price/ compensation provided is fair and meet the market price of the land with similar value and condition in the area,
- (vii) ensure the negotiated settlement does not result in any negative impacts to the people participating in land pooling activity,
- (viii) identify and recommend mitigation measures to land owner /affected third party, if required,
- (ix) ensure that taxes, stamp duties and registration fees (if any) for pooled land are borne by government, and
- (x) submit a certificate that land pooling and transfer process was conducted in fair and transparent manner and that people who pooled their land were made not economically worse off because of the land pooling

**Deliverables:** The details of the meetings, and a certificate/reports as witness to the negotiated settlement / donation process and mitigation measures to owner / donor, if any, shall be submitted by the third party to PMU, municipality and owner/donor in the local language.



Director  
Department of Engineering Services  
Ministry of Works and Human Settlement  
Thimphu

### CERTIFICATION

This is to certify that Ms. Sonam Pem, Program Director, Tarayana Foundation (NGO), Thimphu is appointed as independent third party to certify the process of land pooling through negotiated settlement conducted for the area required for the development of urban infrastructures under ADB financed Secondary Towns Urban Development Project in Schechamthang, Sarpang land owned by the residents of Schechamthang.

It is also placed on record that none of the signatories to this certificate have any objection to appointment of Ms. Sonam Pem as third party witness.

Dated:

1. Dasho Karma Galay, Dzongdag, Sarpang Dzongkhag
2. Mr. Karma Dupchuk, Project Director, DES, MoWHS
3. Mr. Ichharam Dulal, Project Coordinator, PMU, DES
4. Mr. Tashi Chhophel, Project Manager, PIU, Sarpang
5. Mr. Karma Tshering, Thromde Thomei, Sarpang Thromde  
(Representative of landowners)

  
  
 Director  
 Department of Engineering Services  
 Ministry of Works and Human Settlement  
 Thimphu  
  
  
 Karma Tshering  
 K. TSHERING  
 BAZAR SECRETARY  
 SARPANG BAZAR

Director  
 Department of Engineering Services  
 Ministry of Works and Human Settlement  
 Thimphu



## THIRD PARTY VERIFICATION REPORT

INDEPENDENT THIRD PARTY REPORT FOR VERIFYING LAND  
POOLING AND NEGOTIATED SETTLEMENT IN SCHECHAMTHANG, SARPANG

Sonam Pem  
Programme Director  
Tarayana Foundation  
Thimphu, Bhutan

**ABBREVIATIONS**

ADB	Asian Development Bank
APs	Affected Persons
DDR	Due Diligence Report
DEO	District Engineering Office
LAP	Local Area Plan
LP	Land Pooling
ME	Municipal Engineer
MoWHS	Ministry of Works and Human Settlement
CSO	Civil Society Organization
PAVA	Property Assessment and Valuation Agency
PIU	Project Implementation Unit
PMU	Project Management Unit
PPTA	Project Preparatory Technical Assistance
RENEW	Respect, Educate, Nurture and Empower Women
RGoB	Royal Government of Bhutan
STUDP	Secondary Towns Urban Development Project
Thromde	Municipalities



## I. INTRODUCTION

The Royal Government of Bhutan pooled land with 112 households for planning of Shechamthang/ Ranibagan Local Area Plan- this is a new town envisaged as the new commercial town of Sarpang. Under Secondary Towns Urban Development Project (STUDP) ADB will be supporting the development of infrastructure (roads, water supply and drainage) in only the core area and main access road of Ranibagan. Currently only 12 families are residing in the core area as there is no urban infrastructure. A total of 93 plots pooled land for the ADB core area details in Annex A9.1 From these 93 plots, the total effective developable Area (square meter) is 86,586.930 (21.396 acres). Land pooled is 25,976.079 Sq.m (6.419 acres). Area reallocated is 61432.362 Sq.m (15.180 acres). From the total, 70% of effective developable area accounts to 60610.851 Sq.m and extra area allocated for smaller plot less than 9.1 decimal after land pooling is 821.511 Sq.m. All the households falling within the core area participated in the land pooling in the ADB funded portion contributing 30% of their land holdings towards the land pooling exercise.

The total number of plot with area less than 13 decimal is 51 and out of this 11 plots are within the core area details attached in Annex 2.<sup>1</sup> These households have to procure the additional land at the 2017 Property Assessment and Valuation Agency (PAVA) rate making up to the minimum requirement of 9.1 decimal after the pooling process.

The 500 plots in Ranibagan resulted from multiple selling of the land by the owners therefore; an exact population figure cannot be derived at this point of time. The total population of the 93 households in Ranibagan who participated in the land pooling exercise was 629, according to the last census report.

The total land needed for implementation of the project sub components in Shechamthang LAP consisting of roads, drainage, and water supply is 31.24 acres (12.64 hectares). Out of this total requirement, 28.46 acres was pooled from government land and rest from private land refer Annex A9.3 for details of land pooling.

Within the ADB funded portion, fourteen 14 households have lost assets/ structures due to the land pooling exercise. These 14 households who have contributed 2.78 acres (1.125 hectares) would have direct impacts from the implementation of the project sub components. There were loss of fruit bearing and fodder trees and structures. From the field assessment it was confirmed that of the 14 affected households, none of the households is headed by a disabled member, neither did they fall under the vulnerable category.

As part of the project preparatory process for the proposed ADB Secondary Towns Urban Development Project (STUDP), a due diligence report (DRR) was finalized to ensure that safeguard measures are carried out in accordance with the ADB's Safeguard Policy Statement (SPS2009). In December 2017, Tarayana Foundation, a Civil Society Organization (CSO)/ nongovernment organization (NGO) based in Thimphu Bhutan (<http://www.tarayanafoundation.org-refer> Annex A9.4 for details of Tarayana Foundation), represented by their Program Director, Ms. Sonam Pem was appointed as the third party to carry out an independent assessment for land pooling and compensation process (through negotiated settlement) in the project sub component: Shechamthang/ Ranibagan local area plan (LAP). It is in this context; Ms. Pem supported by a team from the Tarayana Foundation conducted an independent assessment from 11 to 31 December 2017.

The Third Party Assessment Report is divided into two sections. Section I provides background of the project; scope, approach and methodology of the assessment. Section II

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<sup>1</sup> 1 decimal= 40.5 square meters

documents key findings and recommendations. In section II, focus of the assessment is limited to presenting the fairness of the land pooling and the payments for lost assets in the pooled land done through negotiated settlement carried out due to the land pooling for the development of the Shechamthang/ Ranibagan local area plan (LAP) pertinent under the proposed ADB supported STUDP.

## SECTION I

### II. PROJECT BACKGROUND

The proposed ADB Project: Secondary Towns Urban Development Project (STUDP) will support the Royal Government of Bhutan in developing water and sewerage infrastructure in three secondary towns of Bhutan- Sarpang (Shechamthang), Samdrup Jongkhar (including Dewathang) and Trashigang (including Rangjung). STUDP will develop seven sub projects in three thromdes. The sub projects include water supply, sewerage, transport (urban roads), and storm water drainage. The provision of adequate, reliable and safe water and sewerage systems is expected to lead to substantial environmental improvements, including health benefits to the target population. The total cost for the ADB support is expected to be \$10million with counterpart fund of USD \$2 million from the Government.

For the Sarpang (Shechamthang), LAP, ADB will support three sub-project components which include: (i) internal roads within the urban core area of the LAP, (ii) drainage within the core area, and (iii) water supply within the core area. Specifically, the scopes of works to be funded under the subproject are provided in Table A9.1 below:

**Table A9.1: Secondary Towns Urban Development Project Components in Shechamthang (Ranibagan) Local Area Plan And Description**

Components	Description
<b>Ranibagan/Shechamthang</b>	
Roads	i. Construction of 3.74 kilometer (km) of roads ii. Construction of 0.350 km of footpath and 2800sqm of surface parking.
Drainage	i. Construction of 9.18 km of storm water drainage.
Water supply network	i. Construction of water distribution network for Shechamthang core area (5.676 km)

### III. APPROACH AND METHODOLOGY OF ASSESSMENT

The Assessment was carried out in a four stage method of planning and preparation; field visits; documentation of findings and review of findings. Prior to the field visit, documents related to the project including resettlement plan and due diligence report for the project and pertinent legislations and policies of the Government and ADB were studied. A template to collect information of the affected persons was prepared (refer Annex A9.5). During the field visits, meetings with the District Engineering Office (DEO) were conducted to inspect and verify land pooling and compensation documents. The list of persons met during the assessment is given in Annex A9.6. Special focus was given on reviewing minutes of public consultation meetings and compensation payment files. The team then visited Shechamthang LAP and conducted focused interviews with 14 affected persons (100%) and 2 other households for key informant interviews. Profile of the 14 affected persons and the two additional land owners are given in Annex A9.7. The team then met several times to develop and present key findings from evidence and information collected in Section II of this report.

## SECTION II

## KEY FINDINGS OF INDEPENDENT ASSESSMENT

**Field Assessment Priority Objective 1- Socioeconomic Profile of the Affected Persons:**

One of the primary objectives of the independent assessment was to validate the PPTA census finding that none of the affected persons were with incomes below the Poverty line (BPL) or vulnerable. From the field visit and the poverty assessment of the APs it was established that none of the 14 affected persons fall under below Poverty Line (BPL), which is Nu.2,195.5/person/month. The table below provides the detail of the assessment:

**Table A9.2: Poverty Assessment of the Affected Persons**

Name	APPROX. ANNUAL INCOME (Nu)	Monthly Income	Number of family members (living together)	Income/ family members/month
Ms. Tshewang Lhamu <sup>a</sup>	81,852.00	6,821.00	3	2,273.6
Mr Tek Bdr Rai	200,000.00	16,666.60	2	8,333
Ms. Sumitra Rai	200,000.00	16666.66	6	2777.7
Mr. Shabir Monger(Jatt Sherab Zangmo) <sup>a</sup>	1,71,040	14,253.3	6	2375.5
Ms. Radhika Karki	300,000.00	25,000	6	4,166.66
Mr. Penjore	100,000.00	8333	3	27,77.7
Mr. Mon. <b>Bdr Rai</b>	250,000.00	20.833	4	5,208
Late Hasta Bdr Panda	360,000.00	30000	8	3,750
Mr. Gopal Khatri	600,000.00	50,000	6	8,333
Mr. Ganga Ram Basnet <sup>a</sup>	88,320.00	7360	3	2,453
Ms. Deki	201,000.00	16,750	6	2,791
Mr. Damber Kumar Siwakoti	286,000.00	23,833.33	5	4,766
Ms. Chitra Kala Sutar Karki	216,000.00	18000	4	4,500
Mr. Bhim Bdr Rai	150,000.00	12,500	4	3,125

<sup>a</sup> Includes imputed value of crops grown for subsistence

Of the 14 affected persons, three do not reside in the LAP area. The following are the families and their current residence:

**Table A9.3: Affected Persons living outside the Local Area Plan portion**

Sl.No	Affected Person	Current Residence
1	Radhika Karki	Sarpang Tar , Sarpang District
2	Chitra Kala Sutra Karki	Thimphu District
3	Shabir Mongar (Jatt Sherab Zangmo)	Semjong, Tsirang District

The average per person monthly income of the family members of the 14 affected persons is Nu 4,116.44 (\$64.3) which is above the 2017 poverty line of Nu. 2,195.95 per person per

month. In addition, none of the household heads are vulnerable (those below poverty line, the landless, the elderly, and Indigenous Peoples, and those without legal title to land). The 14 affected families have lost their structures and trees to the land pooling. A detailed pictorial report is presented below.

### **Field Assessment Priority Objective 2- No Forceful Land Acquisition:**

Meetings and consultations with officials of the Ministry of Works and Human Settlement (MOWHS), Sarpang DEO and field interviews with land owners indicated that 7 rounds of consultations were convened from 2004 to 2012 culminating into a final agreement as reflected in the minutes of the meeting held on 15 February 2011 (Refer Annex A9.8). Interviews with the affected persons and also two other landowners indicated that the land pooling process was carried out in a transparent and voluntary manner and no coercion was reported by any of landowners covered by the field interviews. In fact, all landowners interviewed showed a high level of support for the LAP and related infrastructure development. A pictorial report on the 14 affected persons is presented below.

#### **1. Ms. Radhika Karki**

Ms. Radhika is not a resident of Ranibagan LAP area. Her affected structure is the House (67.98 Sq.m), which was used as a store. She is constructing new structures (show room) near her old house.



**Figure A9.1: Old House**



**Figure A9.2: New constructions (Showroom)**

#### **2. Ms. Chitra Kala Sutar Karki**

Ms. Karki's does not reside in the LAP area and her house was found to be abandoned during the site visit.



**Figure A9.3: Chitra Kala's Abandoned House**



### 3. Tshewang Lhamu

Ms. Tshewang is one of the resettled families in Ranibagan, her structures affected include the one storied house, septic tank and some trees.



**Figure A9.4: Old House on the Left and the Temporary House on the Right**



**Figure A9.5: Aum Tshewang showing the Septic Tank**

They have constructed a temporary shelter for now and will soon construct a two-storied building. They are waiting for the drawing approval from the District. She resides in the LAP area.



**Figure A9.6: New Construction Site**

### 4. Tek Bdr. Rai

Mr. Tek lives in Ranibagan and his affected structure is a toilet with some fruit bearing trees around.





**Figure A9.7: Affected Structure: Toilet**



**Figure A9.8: New Toilet**

**5. Ms. Sumitra Rai**

Ms.Sumitra a resident of Ranibagn her family's affected structure is the extended verandah of their house which measures to 24.5 Sq.m.



**Figure A9.9: The Extended Veranda**

**6. Ms. Deki**

Ms.Deki is a resident of Ranibagan, he has lost few fruit and fodder trees in the land pooling.



**Figure A9.10: Ms. Deki being Interviewed in Her Current Residence**

Ms.Deki is building a three storied building in the LAP area with support from her children and availing of bank loan.



**Figure A9.11: Affected Trees**

## **7. Mr.Ganga Ram Basnet**

Mr.Basnet is a resident in a Ranibagan LAP area. His affected structures and loss includes: Cow shed. Toilet, Water tank, small house and fruit trees. Mr.Basnet and his family lives in the house behind the tree and no one lives in the affected 'small house'.





**Figure A9.12: Small House, Toilet & Cowshed**



**Figure A9.13: Mr. Basnet in his current Residence**

#### **8. Mr. Gopal Khatri**

Mr. Gopal Khatri resides in the LAP area. His affected structures includes: Poultry farm, Toilet, Caretaker house, Water tank, Septic tank and an Extended Verandah.



**Figure A9.14**

#### **9. Mr. Penjor**

Mr. Penjor resides in Ranibagan and is one of the resettled families. His affected structure is the cowshed and fruit trees.



**Figure A9.15: Current Residence**

**10. Mr. Bhim Bdr.Rai**

Mr. Bhim is a Resident of Ranibagan LAP area. His toilet is affected in the land pooling and he also lost some fruit trees.

**11. Mr. Mon Bdr.Rai**

Mr. Mon is a resident of the Ranibagan LAP area, his extended veranda of the house is affected in the land pooling and he also lost some fruit trees.



**Figure A9.16**

**12. Late Hasta Bdr.Panda**

Late Hasta Bdr's family lives in the Ranibagan LAP area and the family has lost some fruit trees to the land pooling.

**13. Mr. Shabir Monger**

Mr.Monger is a retired corporate servant from Tsirang Dzongkhag. He is a resident of Semjong Tsirang. He has bought a plot in Ranibagan and is planning to build a house there. He does not reside in Ranibagan LAP area, but lives in his village in Semjong,Tsirang, with his family. He has lost his temporary makeshift house that is seen in the picture below and the toilet in the land pooling. He plans to avail some loan and use his pension fund to build the new house.



**Figure A9.17**

**14. Mr. Damber Kumar Siwakoti**

Mr.Damber is a school teacher at the Sarpang Jr.High School and lives in the Ranibagan LAP area; he has lost some fruit trees, a toilet and store due to the land pooling.



**Figure A9.18: Fruit trees**

**Field Assessment Priority Objective 3–Adequate Compensations to Affected Persons for Loss of Structures and Trees:** The team examined all documents including proof of payment and other related records at the Sarpang District Engineering Office (DEO). The team also met with the team leader of the Royal Audit Authority team fielded to Sarpang and gathered his opinion on the land compensation process.

The team leader expressed complete satisfaction with the process based on the documents audited. The compensation was paid in the presence of third party observes including a representative from a CSO RENEW. An official account from the representative is given as **Annex A9.9**.



The affected persons indicated satisfaction with the compensation received and did not express any grievances related to compensations as these were paid in a timely manner. However, although compensation for structures was provided at average market rates, the compensation for trees was found to be around 30% less than average market rates (footnote 1). Table A9.4 provides details of compensation paid to the affected persons.

**Table A9.4: Details of Compensation Payment to Affected Persons**

<b>Name</b>	<b>Property Detail</b>	<b>Compensation for Structure</b>	<b>Compensation for Fruit Bearing Trees</b>	<b>Compensation Received</b>
Ms. Tshewang Lhamu	House, Septic tank & Trees (has constructed temporary house and is awaiting the building permit to begin construction of her new permanent home)	250,864.10	82,500	333,364.1
Mr. TekBdr Rai	Toilet & Trees	73,835.56	37,705	111,540.56
Ms. Sumitra Rai	Extended Verandah	87,934.45		87,934.45
Mr. Shabir Monger (Jatt Sherab Zangmo)	Makeshift housing structure (where no one lives) and toilet	132,958.36	0	132,958.36
Radhika Karki	House structure being used as store	266,946.55		266,946.55
Mr. Penjore	Cowshed & Trees	8,823.09	14563	23,386.09
Mr. Mon. Bdr Rai	Extended Verandah & Trees	83,861.38	16,337	100,198.38
Late Hasta Bdr Panda	Trees	107,347.23	26,210.00	133,557.23
Ms. Deki	Trees		33,920.00	33,920.00
Gopal Khatri	Poultry farm , toilet, caretaker house, septic tank, extended verandah	815,393.4	0	815,393
Ganga Ram Basnet	Trees, cowshed, toilet, water tank, small shed type dwelling where no one is residing.	200,453.41	130,884	331,337.41
Mr. Dambar Kumar Siwakoti	Fruit trees Trees	121,493.98	95,500	216,993.98

Name	Property Detail	Compensation for Structure	Compensation for Fruit Bearing Trees	Compensation Received
Mr.Chitra Kala Sutar Karki	House (abandoned structure) &Toilet	277,486.02		277,486.02
Mr.Bhim BdrRai	Toilet & Trees	73,273.06	5,862.00	79,135.06

**Field Assessment Priority Objective 4–Land pooling carried out as per standing rules and regulations:**

Key informant interviews with the Landowners at site and with officials from MoWHS and Sarpang District engineering office (DEO) confirmed that due process was followed during land pooling in accordance to the ***Land Pooling Rules of the Kingdom of Bhutan 2009***. For those land owners who did not have a minimum plot size of 13 decimal prior to land pooling as mentioned above had to procure the remaining decimals at the PAVA 2017 rate to make up to the minimum plot size.<sup>2</sup> These households are given the permit to build new structures as and when they make payment for the additional land they had to procure. None of the households under this category fell into the 14 affected persons however, 11 households' falls within the core area. Review of land pooling documents indicated that only 30% of the land was pooled from land owners as per the land pooling rules.

***No complaints/grievances with regards to the land pooling process were apprised to the third party during the field visit.***

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<sup>2</sup> 1 decimal = 40.5 square meter

## Conclusion

With this report, I certify that the land pooling was conducted in the fair and transparent manner, with no coercion or asymmetric power relations involved. People are happy to contribute land for the development of essential infrastructure. There were no vulnerable people who participated in the process. However, besides the original residents of Ranibagan, the affected landowners also constituted two resettled families from the eastern regions of the country; none of them are from ethnic minority communities like the Brokpas, Doya and the Monpas. It was also found during this assessment that due to the limited understanding by these resettled families among the 14 affected persons, they were not too satisfied with the land pooling in the beginning. However, with clearer understanding that resulted from the repeated consultations and the awareness sessions conducted by the Sarpang dzongkhag and project preparatory consultants, they are now fully aware of the town planning and the benefits they will have due to the land pooling. They are very happy to know that soon they will get services like roads and water supply as a result of the land pooling exercise. Most of them have already processed their paper works for the construction of new buildings, indicating the cooperation and planning for their future. For all the affected households, the compensation for lost assets was paid as per rates agreed by both parties through negotiated settlement.<sup>3</sup> The affected persons have agreed to the negotiated rates, although the compensation provided for trees was less than market rates.

Based on this assessment, I would like to validate:

- (i) That the land pooling will not cause any significant adverse impacts on the livelihood of the land donors and have maintained same or better income/ livelihood status;
- (ii) The donors fully understood the value of their land(s) donated;
- (iii) The donation does not come from the land owner categorized as poor or vulnerable family;
- (iv) The donation will not cause any economic or physical displacement of the renters, tenant and other types of current land users;
- (v) The land donor(s) will get direct benefits from the proposed project activities;
- (vi) Meaningful consultations were conducted with the land owner(s);
- (vii) Land contribution under land pooling scheme is in full accordance with the land pooling rules (2009);
- (viii) No household that pooled their land was left with less than 10 decimal of land (which is the minimum developable area required per building byelaws);
- (ix) The land donation(s) or land contribution through land pooling scheme does not come from coercion or asymmetrical power relation between the land owner(s) and the government- such as withholding of information by the government;
- (x) All concerns expressed by the land owners as agreed, were addressed and no pending issues remain;
- (xi) Land transfer costs (registration fee and stamp duty) were borne by the government and not by the owner/ donor;
- (xii) Compensations were negotiated in fair and transparent manner and adequate consultations were carried out by the affected persons who participated in land pooling;
- (xiii) While the compensation made was not entirely at the replacement cost, the affected persons were happy with what they received; and
- (xiv) There are no outstanding grievances pertaining to the land pooling and compensations.

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<sup>3</sup> The compensation was mutually agreed at existing government rates- 2015 Bhutan Schedule of rates for structures (reflecting market rates) and 2009 PAVA rate for trees.



## Annex A9.1: Details of ADB Core Area plots

Plot configuration for Shechangthang Local Area Plan (ADB Core Area)																	
Minimum Plot Size to be allotted in Shechangthang LAP is 13 Decimal (Before Pooling). Minimum Plot size of 13 Decimal should be retained incase of future fragmentations. No land shall be pooled from plot falls under forest/Hills, River bed and reserved government areas. Future fragmentation or sub-divisions should not be entertained in these areas. Development is restricted in the environmental precincts. Developments should be as per the prescribed DCR																	
Sr. No.	Thram No.	Owner Name	Plot	Suff	Registered Area		Effective Developable Area		Land Pooling %age	Area Pooled (sq.m)	Land to be reallocated		Reallocated Plot Area sub-total				Re
					Acres	Sq.m	Sq.m	Acres					Sq.m	Acres	Sq.m	Acres	
1	508	Penjor	291	C	0.370	1,497.338	1,497.338	0.370	30%	449.201	1,048.137	0.259	1,048.137	0.259	1,048.137	0.259	
3	1635	Karma choden			0.477	1928.803	1,928.803	0.477	30%	578.641	1,350.162	0.334	1,350.162	0.334	1,350.162	0.334	
4					0.423	1713.371	1,713.371	0.423	30%	514.011	1,199.360	0.296	1,199.360	0.296	1,199.360	0.296	
5	1636	Kinley Wangchuk			0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
6	778	Wangmo			0.390	1578.275	1,578.275	0.390	30%	473.483	1,104.793	0.273	1,104.793	0.273	1,104.793	0.273	
7	513	Pema Gyeitshen	28	B	0.130	526.093	526.093	0.130	30%	157.828	368.265	0.091	368.265	0.091	368.265	0.091	
8	513	Pema Gyeitshen	28	C	0.292	1,180.271	1,180.271	0.292	30%	354.081	826.190	0.204	826.190	0.204	826.190	0.204	
9	818	Indra Kumar Gurung	28	S	0.500	2,023.430	2,023.430	0.500	30%	607.029	1,416.401	0.350	1,416.401	0.350	1,416.401	0.350	
10	480	Devika Thapa	28	G	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
11	784	Kunley Pem	28	S	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
12	871	Tara Nindhi Kafley	28	G	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
13	870	Tika Ram Kafley	27	H	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
14	708	Ugyen Drukpa	27	T	0.13	526.092	526.092	0.13	30%	157.828	368.264	0.09	368.264	0.09	368.264	0.09	
15	610	Dhan Bahadur Tiwari	27	A	0.13	526.092	526.092	0.13	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
16	814	Nirmala Chhetri	27	G	0.200	809.372	809.372	0.200	30%	242.812	566.560	0.140	566.560	0.140	566.560	0.140	
17	611	Padam Bahadur Kuragai	27	B	0.490	1,982.961	1,982.961	0.490	30%	594.888	1,388.073	0.343	1,388.073	0.343	1,388.073	0.343	
18	604	Man Bahadur Rai	27	P	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
19	609	Kali Maya Rai	27	C	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
20	605	Sumitra Rai	27	D	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
21	736	Tshering Dorji	27	E	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070	283.280	0.070	283.280	0.070	
22	689	Kuenley Dorji	29	F	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
23	796	Mina Rai	29	N	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070	283.280	0.070	283.280	0.070	
24	606	Purnimaya Rai	29	D	0.690	2,792.333	2,792.333	0.690	30%	837.700	1,954.633	0.483	1,954.633	0.483	1,954.633	0.483	
25	753	Sangay Zangmo	29	E	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
26	600	Chhimi Tshering	29	A	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
27	607	Drambar Singh Gurung	29	Q	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
28	735	Choki	29	H	0.040	161.874	161.874	0.040	30%	48.565	110.470	0.028	110.470	0.028	110.470	0.028	
29			29	D	0.060	242.812	242.812	0.060	30%	72.844	166.588	0.041	166.588	0.041	166.588	0.041	
29	797	Tul Maya Rai	1	F	0.260	1,052.184	1,052.184	0.260	30%	315.655	736.529	0.182	736.529	0.182	736.529	0.182	
30									30%	443.499	1,034.832	0.256	1,034.832	0.256	1,034.832	0.256	
31	517	Deki	290		0.864	3,495.440	1,478.331	0.365	30%	443.499	1,034.832	0.256	1,034.832	0.256	1,034.832	0.256	
32									30%	449.201	1,048.137	0.259	1,048.137	0.259	1,048.137	0.259	
33	1601	Jigme Namgay	3820	B	0.37	1497.338	1,497.338	0.37	30%	449.201	1,048.137	0.259	1,048.137	0.259	1,048.137	0.259	
34	1598	Yeshey Pelgay	3817		0.40	1618.744	1,618.744	0.40	30%	485.623	1,133.121	0.28	1,133.121	0.28	1,133.121	0.28	
35	1599	Yeshey Nidup	3818		0.40	1618.744	1,618.744	0.40	30%	485.623	1,133.121	0.28	1,133.121	0.28	1,133.121	0.28	
36	1600	Thinley Tobgay	3819		0.40	1618.744	1,618.744	0.40	30%	485.623	1,133.121	0.28	1,133.121	0.28	1,133.121	0.28	
37	1602	Rinzin Wangmo	3823		0.40	1618.744	1,618.744	0.40	30%	485.623	1,133.121	0.28	1,133.121	0.28	1,133.121	0.28	
38	608	Bhim Bahadur Rai	2	I	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
39	659	Jit Kumari Raika	2	K	0.260	1,052.184	1,052.184	0.260	30%	315.655	736.529	0.182	736.529	0.182	736.529	0.182	
40	661	Khara Nanda Adhiraki	2	M	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
41	733	Phurpa Drukpa	2	S	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	368.264	0.091	368.264	0.091	
42	1071	Sarita Rai	2730	G	0.15	607.029	607.029	0.15	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
43	798	Kalpana Rai		I	0.15	607.029	607.029	0.150	30%	182.109	424.920	0.105	424.920	0.105	424.920	0.105	
44	473	Khampa Dorji	2		0.400	1,618.744	1,618.744	0.400	30%	485.623	1,133.121	0.280	1,133.121	0.280	1,133.121	0.280	
45	616	Chimi Zangmo	289	W	0.260	1,052.184	1,052.184	0.260	30%	315.655	736.529	0.182	736.529	0.182	736.529	0.182	
46	612	Meena Kumari Dhihal	43	C	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070	283.280	0.070	283.280	0.070	



Minimum Plot Size to be allotted in Shechangthang LAP is 13 Decimal (Before Pooling).

Minimum Plot size of 13 Decimal should be retained incase of future fragmentations.

No land shall be pooled from plot falls under forest/Hills, River bed and reserved government areas. Future fragmentation or sub-divisions should not be entertained in these areas. Development is restricted in the environmental precincts. Developments should be as per the prescribed DCR

Sr. No.	Thram No.	Owner Name	Plot	Suff	Registered Area		Effective Developable Area		Land Pooling %age	Area Pooled (sq.m)	Land to be reallocated		Reallocated Plot Area				
					Acres	Sq.m	Sq.m	Acres					sub-total				
													Sq.m	Acres	Sq.m	Acres	
47	568	Keshar Man Rai	27	C	0.500	2,023.430	2,023.430	0.500	30%	607.029	1,416.401	0.350		1,416.401	0.350	1,416.401	0.350
48	770	Muna Kaflay	4	B	0.260	1,052.184	1,052.184	0.260	30%	315.655	736.529	0.182		736.529	0.182	736.529	0.182
49	682	Milan Karki	288	U	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
50	660	Sonam Pelden	2	L	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
51	752	Tshering Phuntsho	2	R	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
52	683	Rekha Karki	288	Q	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
53	500	Kinlay Wangchuk	289	L	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070		368.264	0.091	368.264	0.091
54	536	Harka Bdr Rai	289	N	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070		368.264	0.091	368.264	0.091
55													1	1,379.618	0.341		
56	12	Radhika Karki	288		2.210	8,943.562	8,943.562	2.210	30%	2,683.069	6,260.494	1.547	2	3,714.482	0.918	6,260.494	1.547
57													3	1,166.394	0.288		
58	260	Sher Man Rai	4631		0.13	526.092	526.092	0.13	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
59	1559	Inder Bdr Poudyal	4598		0.13	526.092	526.092	0.13	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
60	1613	Sonam Gyeltshen	4599		0.13	526.092	526.092	0.13	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
61	1738	Wangmo Tshering	4633		0.13	526.092	526.092	0.13	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
62		no information	27	I	0.654	2,648.295	2,648.178	0.654	30%	794.453	1,853.724	0.458		1,853.725	0.458	1,853.725	0.458
63	120	Gopal Khatiri	4		1.490	2,544.994	2,544.994	0.629	30%	763.458	1,781.496	0.440	1	1,781.496	0.440	1,781.496	0.440
64	1591	Choden	3811		0.15	607.029	607.029	0.15	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
65	1592	Lhendup	3812		0.20	809.372	809.372	0.20	30%	242.812	566.560	0.140		566.560	0.14	566.560	0.140
66	1593	Doli	3813		0.15	607.029	607.029	0.15	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
67	1594	Muku Dolma	3814		0.15	607.029	607.029	0.15	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
68	1595	Sonam Dorji	3815		0.15	607.029	607.029	0.15	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
69	472	kaley	287		0.20	809.371	809.371	0.20	30%	242.811	566.560	0.140		566.56	0.140	566.56	0.140
70	489	Dechen Pelden	289	Q	0.200	809.372	809.372	0.200	30%	242.812	566.560	0.140		566.560	0.140	566.560	0.140
71	670	Thugji Pem	288	P	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
72	672	Lhamo	288	S	0.120	485.623	485.623	0.120	30%	145.687	339.936	0.084		368.264	0.091	368.264	0.091
73	490	Ugyen Tshering	288	B	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070		368.264	0.091	368.264	0.091
74	614	Muna Chhetri	288	M	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091	2	368.264	0.091	368.264	0.091
75	632	Mindu	288	I	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
76	637	Hari Parsad Neupani	288	J	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
77	665	Thinley Gyeltshen	288	M	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
78	706	Sarawati Pradhan	288	X	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
79	718	Tshewang Tashi	288	A	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
80	704	Durga Devi Pardhen	288	W	0.130	526.092	526.092	0.130	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
81	69	Anil Kumar Sunar	286		0.759	3,071.759	3,071.759	0.759	30%	921.528	2,150.231	0.531	5	2,150.231	0.531	2,150.231	0.531
82	549	Bikash Thapa	288	K	0.260	1,052.184	1,052.184	0.260	30%	315.655	736.529	0.182		736.529	0.182	736.529	0.182
83	488	Surveyor General Sithar Namgye	289	H	0.200	809.372	809.372	0.200	30%	242.812	566.560	0.140		566.560	0.140	566.560	0.140
84	695	Karma Choden	289	F	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
85	615	Mukid	289	U	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070		368.264	0.091	368.264	0.091
86	849	Choni Zangpo	445		0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
87	825	Anu Geri	400		0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
88	626	Pema	289	X	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
89	528	Dhan Maya Sinchuri	289	M	0.150	607.029	607.029	0.150	30%	182.109	424.920	0.105		424.920	0.105	424.920	0.105
90	498	Thukla	283	E	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070		368.264	0.091	368.264	0.091
91	579	Jit Bdr Rai	289		0.367	1,484.450	1,484.450	0.367	30%	445.335	1,039.115	0.257	1	1,039.115	0.257	1,039.115	0.257
92	1578	Santa Kumar Samal	3798		0.13	526.092	526.092	0.13	30%	157.828	368.264	0.091		368.264	0.091	368.264	0.091
93	599	Samsheer Rai	289	Q	0.100	404.686	404.686	0.100	30%	121.406	283.280	0.070		368.264	0.091	368.264	0.091

Final Details of Core Area

Minimum Plot Size to be allotted in Shechangthang LAP is 13 Decimal (Before Pooling).																		
Minimum Plot size of 13 Decimal should be retained incase of future fragmentations.																		
No land shall be pooled from plot falls under forest/Hills, River bed and reserved government areas. Future fragmentation or sub-divisions should not be entertained in these areas. Development is restricted in the environmental precincts.																		
Developments should be as per the prescribed DCR																		
Sr. No.	Thram No.	Owner Name	Plot	Suff	Registered Area		Effective Developable Area		Land Pooling %age	Area Pooled (sq.m)	Land to be reallocated			Reallocated Plot Area				Remarks
					Acres	Sq.m	Sq.m	Acres						sub-total				
														Sq.m	Acres	Sq.m	Acres	
Area Reallocated =														61432.362	Sq.m			

Total Plot No. 93

Total Effective Developable Area (Sq.m)= 86,586.930  
Acres= 21.396

Land Pooled (Sq.m)= 25,976.079  
Acres= 6.419

Area Reallocated =

61432.362

Sq.m

Acres=

15.180

70% of effective developable area=

60610.851

Sq.m

821.511

Sq.m

Extra Area allocated for Smaller plot than 9.1 dec after land pooling

Acres

remain  
70%  
less than  
9-



## Annex A9.2: Households with Less than 13 Decimal Lands

Plot Reconfiguration for Shechangthang Local Area Plan; Smaller plot Owners and Payment Details																		
Minimum Plot Size to be allotted in Shechangthang LAP is 13 Decimal (Before Pooling).																		
Sr. No.	Thram No.	Owner Name	Plot	Suff	Registered Area		Land Pooling %age	Area Pooled (sq.m)	Land to be reallocated		Plot Location	Reallocated Plot sub-total		Remarks	Need to pay to for Land	PAVA 2017 Rate per Decimal	Amount Need to Pay	Paid Yes/No
					Acres	Sq.m			Sq.m	Acres		Sq.m	Acres					
15	736	Tshering Dorji	29	D	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	3- Paid for 100%
16	753	Sangay Zangmo	2	Q	0.120	485.623	30%	145.687	339.936	0.084	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	1.00	45,744.53	45,744.53	
17	735	Choki	1	D	0.040	161.874	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	
			29	C	0.060	242.812												
18	612	Meena Kumari Dhihal	43	C	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	
19	500	Kinlay Wangchuk	289	L	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	
20	536	Harka Bdr Rai	289	N	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	
21	672	Lhamo	288	S	0.120	485.623	30%	145.687	339.936	0.084	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	1.00	45,744.53	45,744.53	
22	490	Ugyen Tshering	288	B	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	
23	615	Mukid	289	U	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	

3. Paid Yes/No for diff land own

24	498	Thukla	283 E	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	
25	599	Samsher Rai	289 Q	0.100	404.686	30%	121.406	283.280	0.070	UC2	368.264	0.091	minimum plot size of 0.091acre should be allotted	3.00	45,744.53	1,37,233.59	

Total No of Small plot with area less than 13 Decimal is 51 Nos.  
out of 51 , 11 Nos of plots are within Core Area.



### Annex A9.3: Details of Land Pooling

Shechangthang (Ranibagan) Local Area Plan

Proposal

Table 4: Land Pooling Calculations to evolve the Land Pooling Percentage/ contribution

	Area (sq.m)		
	Actual	To be provided	
1 Total Project Area	902,268.01		
2 Registered Land	644,389.73		
2a Under Land Pooling	541,580.86	379,106.60	
Exclusions:			
2b River Bed	30,848.32		
2c Forest Environment	21,254.84		
2d Reserved Govt. Land (E5 & SE4)	50,705.71		
3 Unregistered Land	257,878.28		
3a Under Land Pooling (scattered Govt. Land)	14,751.26	10,325.88	
Exclusions:			
3b River Bed	87,162.28		
3c Forest Environment	92,910.72		
3d Road Right of Way (cadastral)	46,861.90		
3e Reserved Govt. Land (E5)	16,192.12		
4 Total Area Under Land Pooling	556,332.12	389,432.48	
5 Proposals (through Land Pooling)	166,797.39	% of Proposals	% of S.NO. 4
5a Amenities (school included)	16,130.96	9.67%	2.90%
5b Service Plots	4,374.97	2.62%	0.79%
5c Open Spaces	16,654.16	9.98%	2.99%
5d Pedestrian Pathways	7,460.41	4.47%	1.34%
5e Roads (excluding existing ROW's)	114,701.30	68.77%	20.62%
5f Excess Land Allotment *	7,475.58	4.48%	1.34%
	166,797.39	100.00%	29.98%
6a Land Pooling Percentage	29.98%		
6b Rounding off the LP percentage to	30.00%		

Based on the proposed layout and plot redistribution, this comes to 30.00 percent of the land. This will be deducted from each plot, while the remaining land shall be returned to the landowner. Where there is an occupied, habitable structure on a plot, that same plot, minus the "development land" will be returned to the original owner. In cases, where there is no structure on the plot, an alternative plot may be allotted to the original landowner, in a nearby location. This reallocated plot will be calculated by taking the original plot area and deducting the 30.00 percent of "development land".

Corrected  
amount after  
Payment

total area  
proposed

allocated  
to more  
less than  
dev. of  
proposed

### Annex A9.4: Details of Tarayana Foundation

Tarayana Foundation was founded by Her Majesty The Queen Mother Ashi Dorji Wangmo Wangchuck. It was formally launched by His Majesty Jigme Kheser Namgyel Wangchuck the then Crown Prince on 4th May 2003. Tarayana is a non-profit organization registered as a civil society organization (CSO) working in remote, rural villages to bring about holistic community growth and development serving the needy communities. The Foundation serves to bridge the gaps between larger national initiatives and local grassroots requirements. It focuses on social mobilization, capacity building and empowerment processes wherein communities make the main decisions for change they want effected in their villages.

**Tarayana's interventions are mainly categorized into four main areas:**

- (i) Community mobilization through awareness raising, capacity building, collective actions through self-help groups (mostly women), and promoting volunteerism both at the community as well as in the schools;
- (ii) Enhancing access to basic needs and services through housing improvement facilitating access to health and basic water and sanitation services such as organizing annual corrective surgical camps for cleft palates, hare-lips, burn victims and victims of wild animal attacks and piloting eco-san toilets;
- (iii) Increasing opportunities for education through supporting deserving students (mostly girls) to pursue tertiary education, supporting informal boarding arrangements including construction of hostels, and providing scholarships (the scholarship programme and support for senior citizens have now been merged with His Majesty's Kidu programme in 2008); and
- (iv) Enhancing livelihood prospects through income-generating activities, facilitating micro-credit for establishing micro-enterprises, and marketing of artisan's products.

**Vision:** A happy and prosperous Bhutan

**Mission:** Tarayana Foundation believes in maximizing happiness and harmony among all Bhutanese people by providing opportunities for life improvement. By helping community members learn and integrate new skills, Tarayana Foundation promotes self-empowerment and the importance of serving each other

**Motto:** Service from the Heart

**Core Values:** Compassion, Dignity, and Integrity

As of July 2017, Tarayana is working in 310 villages in 60 gewogs/blocks of 16 Dzongkhags/Districts covering 6,494 households with a total population of 51,302 (direct beneficiaries) indirectly the Foundation touches lives of close to 100,000.

**Summary of the achievements:**

1. House constructed and improved: 1,600 houses
2. Self Help Groups: 200 groups formed (3000 members engaged in income generating activities like weaving - textiles, nettle, cane & bamboo; wood crafts- furniture, wood turning, wood carving, container making; food processing, agriculture/ vegetable production, cash crops like turmeric, ginger, cardamom & oranges, poultry farm, dairy farming, soap & candle, traditional pottery. Work-sheds/ Community Facility Centres (CFC) constructed: 50
3. ECCD Centers (Buzip Centres) established: 31 in 8 Dzongkhags (serving 658 toddlers in 2016); Trained and employing 39 class twelve female school leavers.

4. Scholarship Tertiary Education: 48
5. Scholarship Primary & Secondary: 1,505 students (closed)
6. Tarayana School Clubs: 90 active clubs throughout the country to promote the spirit of volunteerism among the youth with a volunteer membership of 4,537 members.
7. Support to senior and citizens with special needs: The Foundation has also supported 1000 Senior Citizen & individuals with special needs people throughout the country by providing monthly stipend to meet their basic needs expenses. (Partial closed)
8. Food security and improved nutrition: Foundation supplies small agriculture machines, relevant hand tools and implements and seeds based on the expressed needs of the communities and supplementary feeding piloted in selected ECCDs.
9. Capacity building: Facilitated a wide range of skills training in our communities often collaborating with relevant technical agencies of the government, in the areas of natural farming; seed production and storage; postharvest management of produce; life-skills including first aid; financial literacy; waste management; sanitation; water management; trade-based skill training; book keeping
10. Solar Water heating systems at two nunneries.
11. Restorative surgeries conducted: 14 restorative surgical camps in collaboration with Ministry of Health and Surgicorp International from the US and Smile Asia from Singapore and one eye camp conducted by all Bhutanese team. These camps cumulatively screened nearly 3000 people over the years and positively transformed the lives of 872 people, mostly from the remote communities. An additional 395 senior citizens benefited from knee injections.
12. Community radios: 2 established (one in Lotokuchu, Samtse & the second in Dechen Pelri, Sarpang Dzongkhag)
13. Micro Credit: 211 individuals & 11 groups availed micro credit and took up small enterprises and income generating activities. The loan was made available at 7% interest rate p.a. Groups savings are introduced in all the SHGs, the members make monthly contribution of any amount they agree on and lend out the amount within the community.
14. Solar Fencing: 49.6 kms in Monggar, Lhuentse and Trongsa sites to address food security issues resulting from human wild life conflicts.

#### NOTE:

All these activities were possible with financial support from our donors and some as local implementing partner to the Government (REAP with GNHC with GOI funding; NAPA with NEC with UNDP GEF funding; Fuel Efficient stoves with Alternate Energy Division of Renewable Energy, Ministry of Economic Affairs with UNDP funding; Community Radio with Ministry of Information and Communication with SDC funding; Buzip programme with ECCD and SEN Programme, Department of School Education, Ministry of Education with UNICEF funding, Enhancing Economic Opportunities for women by ADB.

Other Activities:

1. Folk Heritage Museum
2. Tarayana Rural Crafts and its outlets
3. Tarayana Social Research and Development Centre

### Annex A9.5: Template to Collect Information of the Affected Persons




Third Party Assessment for Secondary Towns Urban Development Project at Ranibagh LAP by ADB							
Dzongkhag	Sarpang						
Gewog							
Assessment Date							
Assessment conducted by	Mr. / Ms.						
1. Name of The Land Owner	Mr. / Ms.						
2. Thram No.		2a. Original Land Area		Acre		Decimal	
		2b. Land Pooled Area		Acre		Decimal	
3. Resident in the Proposed Lap.*	Yes / No	*If "No" go to Q8					
4. Household income:							
Primary Source		Annual Income (Nu)					
Other Source		Annual Income (Nu)					
4a. Total Annual Income (Nu)					4b. Above Poverty line	Yes / No	
5. No. of Consultations conducted (Excluding PPTA report)		Remarks:					
6. Did you agree to the land pooling proposal	Yes / No						
7. Were you coerced to pool your land	Yes / No						
8. Received compensation for Property and Crop loss	Yes / No						
9. Was Compensation Adequate	Yes / No						
10. Current residence							
New House	Yes / No						
Living somewhere else	Yes / No						
Homeless	yes / No						




**Annex A9.6: List of Stakeholders (Person) met during the Assessment**





<b>Sl. No</b>	<b>Name</b>	<b>Designation</b>	<b>Organization</b>
1.	Mr. Meghraj Adhikari	Urban Specialist	Department of Human Settlement, Ministry of Works and Human Settlement
2.	Mr. Ichharam Dulal	Specialist	Department of Engineering Services, Ministry of Works and Human Settlement
3.	Mr. Rajesh Pradhan	Social Safeguard Specialist	STUDP PPTA consultant
4.	Mr. Tashi Chophel	Dzongkhag Engineer	Dzongkhag Engineering Office, Sarpang
5.	MR. Masidur Rahman	Engineer	Dzongkhag Engineering Office, Sarpang
6.	Mr. Rinzin Jamtsho	Auditor	Royal Audit Authority







## Annex A9.7: Profile of the 14 Affected Persons

Sl. No.	Name	Photograph	Sex	Age	Primary Source of Income	Number of family members (living together)	Vulnerable Yes/No
1	Ms. Tshewang Lhamu		F	56	Weaving & Horticulture	3(1f2m)	No
2	Mr Tek Bdr Rai		M	64	Horticulture	3(1m2f)	No
3	Ms. Sumitra Rai		F	36	Horticulture	6(2m4f)	No


Sl. No.	Name	Photograph	Sex	Age	Primary Source of Income	Number of family members (living together)	Vulnerable Yes/No
4	Mr. Shabir Monger(J att Sherab Zangmo)		M	56	Horticulture	6((3m3f)	No
5	Ms. Radhika Karki (Pic:Husb and of Ms.Radhika)		F	70	Business	6	No
6	Mr. Penjore		M	74	Horticulture and Remittance	3(2m1f)	No

Sl. No.	Name	Photograph	Sex	Age	Primary Source of Income	Number of family members (living together)	Vulnerable Yes/No
7	Mr. Mon. Bdr Rai		M	49	Horticulture	4(1m3f)	No
8	Late Hasta Bdr Panda(pic : Mrs Panda)		M	63	Horticulture , Shop	8	No
9	Mr. Gopal Khatri		M	57	Livestock Farming	6(3m3f)	No
10	Mr. Ganga Ram Basnet		M	63	Livestock Farming and Horticulture	3	No

Sl. No.	Name	Photograph	Sex	Age	Primary Source of Income	Number of family members (living together)	Vulnerable Yes/No
11	Ms. Deki		F	65	Livestock Farming and Horticulture	6(2m4f)	No
12	Mr. Damber Kumar Siwakoti(Pic: Mother of Damber)		M	33	Wage	5(2m3f)	No
13	Ms. Chitra Kala Sutar Karki		F	42	Salary	4(2m2f)	No
14	Mr. Bhim Bdr Rai		M	84	Horticulture	4(2m2f)	No



## Annex A9.8: Meeting Minutes


  
 དཔལ་ལྷན་འབྲུག་གཞུང་། འབས་ཁྱིམ་ལྷན་ཁག།  
 ROYAL GOVERNMENT OF BHUTAN  
 MINISTRY OF WORKS & HUMAN SETTLEMENT  
 DEPARTMENT OF URBAN DEVELOPMENT AND ENGINEERING SERVICES  
 THIMPHU : BHUTAN  
 "Towards Quality Infrastructure"

MoWHS/DUES/UPDD/PD/Sarpang/2011/ 970 28<sup>th</sup> February 2011

To,

✓ Dasho Dzongdag,  
Dzongkhag Administration  
Sarpang.

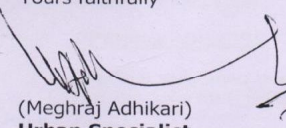
Diary No. 5938  
Date: 10/3/2011  
Sarpang: Dzongkhag

Sub: **Minutes of meeting**

Sir,

Please find enclosed herewith the minutes for the final public consultation meeting on Local Area Plan of Ranibagan (Sherchamthang) held on 11<sup>th</sup> February 2011.

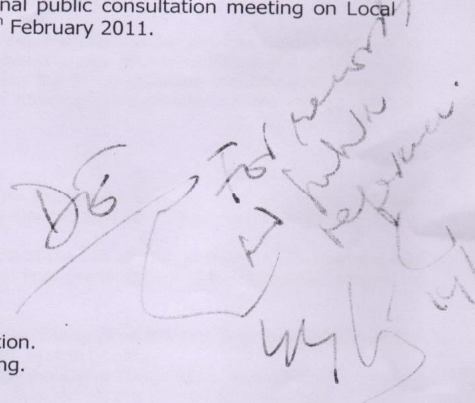
Yours faithfully

  
 (Meghraj Adhikari)  
**Urban Specialist**

28/02/2011

Copy to:

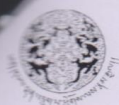
- 1) The Director, DUES for kind information.
- 2) The Dzongkhag Engineer, DEC, Sarpang.



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Tel. # 322920, 326451, 323441, 327560 Fax. # 323105, 325206





འབྲུག་རྒྱལ་ཁབ་ཀྱི་ རྒྱལ་ཁབ་འཛུགས་སྐྱོང་ལྷན་ཁག་

# ROYAL GOVERNMENT OF BHUTAN

MINISTRY OF WORKS & HUMAN SETTLEMENT

DEPARTMENT OF URBAN DEVELOPMENT AND ENGINEERING SERVICES

P.O. Box No. 129, THIMPHU: BHUTAN

*"Towards Quality Infrastructures"*

MoW&HS/DUDES/UPDD/Sarpang&Nganglam/2010/

February 15, 2011

## MINUTES OF MEETING

Agenda : Final Public Consultation Meeting for Presentation of Local Area Plan for Ranibagan  
Date : July 11, 2011 at 10.00am  
Venue : FCB Yard, Ranibagan, Sarpang

The following officials were present in the meeting:

1. DASHO DZONGDAG, Sarpang
2. Director, DUDES
3. Urban Specialist, UPDD, DUDES
4. DE Sarpang
5. Dy EE, Sarpang
6. JE, Sarpang
7. Urban Planner, UPDD
8. Urban Planner/ Engineer, UPDD
9. Mr. Omkar Samudra, Consultant
10. The stakeholders, attendance list are attached for reference.

The final Public Consultation Meeting on the Local Area Plan for Ranibagan was held on the 11<sup>th</sup> of February, 2011 at the FCB yard, Ranibagan. The meeting was mainly to inform the public on the final LAP and receive feedbacks on the plan. This was the 5<sup>th</sup> consultation meeting and there were some concerns and issues raised during the earlier meetings. The changes were incorporated as desired by the people.

## OPENING ADDRESS

The Gup welcomed the officials from DUDES and he expressed his happiness in having the final meeting done for Ranibagan. Sarpang plan was long awaited and now it has materialized.

DASHO DZONGDAG mentioned in his opening address that the talk of town coming up in Sarpang has been there for a long time. We are now here for the final presentation. He emphasized mainly on these four points:

1. It was made wide and clear that there has been changes on the size and the location of the plots and that this was inevitable in the process of land pooling.
2. The number of floors in all precincts was kept the same (G+3+Attic), this was done mainly because of the requests made by the stakeholders during the consultation meeting.
3. The land pooling percentage now has increased to 30% as compared to 28% in the earlier plans.
4. The commercial hub was now shifted from the earlier location at Kuwapani to Ranibagan as per the request made by the people in writing after 4<sup>th</sup> consultation meeting.



འབྲུག་རྒྱལ་ཁབ་ཀྱི་ དཔལ་ལྷན་འབྲུག་གཞུང་།  
**ROYAL GOVERNMENT OF BHUTAN**  
**MINISTRY OF WORKS & HUMAN SETTLEMENT**  
**DEPARTMENT OF URBAN DEVELOPMENT AND ENGINEERING SERVICES**  
**P.O. Box No. 129, THIMPHU: BHUTAN**  
*"Towards Quality Infrastructures"*

It was also informed and made clear to the public that the shifting of plots will occur during the process of pooling and that the plots they will get back later may or may not be on the same place as before.

The stakeholders were also given a time of one week to verify their plots with the Dzongkhag Engineer in Sarpang or the Headquarters in Thimphu.

The urban specialist also made the same presentation in Lhotshamkha to ensure that the plan is well understood by all the stakeholders. In addition to the points already made during the presentation before he added on the following points:

1. It was not necessary to construct RCC structures once the plan is being finalized. Land owners can build ekra houses or mud houses etc..... But it should be kept in mind that fire hazardous materials are avoided. Fire is a major hazard in the urban areas. Therefore the intending builders have to choose appropriate materials.
2. The area allocated for the primary school would be clubbed with the nearby open space to have a provision for future developments and also to have a play ground which was not provided earlier.
3. The government has called for the budget preparation for the year 2011-12 for which there is a limited time. If the people agree on the local area plan as presented by the municipality with technical assistance from the DUDES it will enable the municipality to propose for the allocation particularly for the survey & demarcation of roads, plots and water supply. If the plan is not agreed upon then the implementation will be further delayed.

After the end of the presentation the floor was opened for open discussions but there were only a few questions raised by the stakeholders. Since there were no questions that merit an elaborate discussion and required change for the plan, the participating stakeholders accepted the plan through consensus that was demonstrated by raising hands.

There were some questions regarding the dismantling of the present structures during the implementation of the plan. It was explained that during the implementation, all the permanent structures would be retained but the temporary ones will have to be dismantled.

-----END OF REPORT-----



### List of Land Owner at Rani Bhayun Township Development.

Sl No.	Name of land owners	I/ card No.	Address	Thram No.	Area		Remarks.
					Acres	dec	
1	C. B. Panda	1130700654	Kawapani	527		25✓	
2	P. L. Patel	11307002517	Nodonani/Kawapani	575	0.30.	11✓	
3*	Gopal Rai		Ranibagan	12	2.	70✓	
4	Kharla Bda Rai		Do	26		?	
5	Bhim Bda Bala		Do	608	18	13✓	
6	Golu Rai		Do	146		13✓	
7	Ganga Raj Ichatri	1130700610	Ranibagan	58		70✓	
8	Moni Maya Rai		Do	68	1.	92✓	
9	Harka Bda Rai		Do	536		10✓	
10	Moni Kumar Senan		Do	69	2.	66✓	
11	Mon Bda Rai		Do	604		13✓	
12*	Gopal Khaki	11307091603	Do	120	2	50✓	
13	Keshar Man Rai	11307000281	Do	568		50✓	
14	Pema Shepa		Do	495		20✓	
15	Damber Singh Gurung		Do	607		13✓	
16	Mon Maya Basnet		Do	551		13✓	
17	Anshu Bda Rai		Do	551		30✓	
18	Kali Maya Rai		Do	609		13✓	
19	Indu Rai		Do	701		20✓	
20	Damanki Chhela		Do	585		15✓	
21	Moni Kumar Bhital		Do	612		10✓	
22	Khina Maya		Do	613		13✓	
23	Kamla Thapa	1130702836		70	3	37✓	
24	Kharla Bda Bhital			72		51✓	
25	Nanda Lal Rai		Do			13✓	Lyokpa Tham under post
26	Chandra Mini prada	11307000172	Do			13✓	Tham under process
27	Deki	11307002935	Do	517	3.	00	
28	Rup Narayan Thapa		Do	680		75	

### List of Land Owner at Rani Bhayun Township Development.


Sl No.	Name of land owners	I/ card No.	Address	Thram No.	Area		Remarks.
					Acres	dec	
29	Tshring Dema		Ranibagan	513	3.	00✓	
30	Kanjula		Do	514	3.	00✓	
31	Tshewang Lama		Do	515	3.	00✓	
32	Jatt Sheach Zangmo		Do	516	2	58✓	
33*	Harka Bahadur Panda	11307000111	Do	537		20✓	
34	Songay Dorji		Do	538	3	20✓	
35	Talabhai Rai		Do	539		40✓	
36	Tek Bda Rai		Do	573		26✓	
37	Puspa Rai		Do	594		13✓	
38	Do		Do	749		10✓	
39	Samsheer Rai		Do	599		10✓	
40	Benjoy	11307000210	Do	508?	2.	00?	
41	Bhagimaya Panda		Do	719?		15?	
42	Nabin Keshar Rai		Do	577?		10?	
43	Chhoni Zangpo		Do	576?		25?	
44	Pasikesh pradhan		Do (double)	533?		15?	
45	Santa Kumar Sama		Do	536		10	Listed in st. no. 9.
46	Ganga Maya Adhikari		Do	581		15?	
47	Nima Lama Shepa		Do	530		10?	
48	Ramesh Kumar Rai		Do	282	1	69?	
49	Mahendra Gurte		Do	576		10✓	
50	Sarman Rai		Do	60	1	62✓	

**Annex A9.9: Official Account from RENEW representative**

Dated : 18/12 /2017

**Account of land compensation payment for SarpangShechamthang LAP under  
ADB STUDP**

The undersigned representing Respect Educate Nurture and Empower Women (RENEW) attended the compensation payment process as a witness at the GakidlingGewog RNR Center on 25 May 2017. As per my observation along with nine other witnesses from Sarpang District Administration, I found that all the 14 landowners whose properties were affected were paid compensation compensation on the same day and acknowledgment of the receipt of compensation were signed by all.

  
Norbu Lhamo

CID No: 12004002972

Phone No. 77603184

Email : palmo469@gmail.com


**Signature page of Third part for Shechamthang report**

*Annex 9: Official Account from RENEW representative*

Dated : 18/12 /2017

Account of land compensation payment for Sarpang Shechamthang LAP under ADB STUPP

The undersigned representing Respect Educate Nurture and Empower Women (RENEW) attended the compensation payment process as a witness at the Gakidling Gewog RNR Center on 25 May 2017. As per my observation along with nine other witnesses from Sarpang District Administration, I found that all the 14 landowners whose properties were affected were paid compensation compensation the same day and acknowledgment of the receipt of compensation were signed by all.

  
Norbulchamo  
CID No: 18004002992  
Phone No. 9760 8184  
Email: [nbmo164@gmail.com](mailto:nbmo164@gmail.com)

Program Director  
Tarayana Foundation  
Thimphu : Bhutan



Sonam Pem

Programme Director  
Tarayana Foundation



**DETAILS OF COMPENSATION PAID BY THE GOVERNMENT**

The following table provides details of compensation paid by government against loss of non-land assets.

Name of affected person	Type of loss	Compensation for Structure (Nu.)	Compensation for fruit Bearing Trees (nu.)	Compensation Received (Nu.)
Ms. Tshewang Lhamu	House, Septic tank & Trees	250,864.10	82,500	333,364.1
Mr. TekBdr Rai	Toilet & Trees	73,835.56	37,705	111,540.56
Ms. Sumitra Rai	Extended Verandah	87,934.45		87,934.45
Mr. Shabir Monger	House and toilet	132,958.36	0	132,958.36
Radhika Karki	House	266,946.55		266,946.55
Mr. Penjore	CowShed & Trees	8,823.09	14,563	23,386.09
Mr. Mon. Bdr Rai	Extended Verandah & Trees	83,861.38	16,337	100,198.38
Late Hasta Bdr Panda	Trees	107,347.23	26,210.00	133,557.23
Ms. Deki	Trees		33,920.00	33,920.00
Gopal Khatri	Poultry farm , toilet, caretaker house, septic tank, extended verandah	815,393.4	0	815,393
Ganga Ram Basnet	Trees, cowshed, toilet, water tank, small house	200,453.41	130,884	331,337.41
Mr. Damber Kumar Siwakoti	Fruit trees Trees	121,493.98	95,500	216,993.98
Mr. Chitra Kala Sutar Karki	House & Toilet	277,486.02		277,486.02
Mr. Bhim Bdr Rai	Toilet & Trees	73,273.06	5,862.00	79,135.06

<sup>a</sup> Additional compensation is based on the 2017 PAVA rate.

## MINUTES OF PUBLIC CONSULTATION WHICH CULMINATED IN LAND POOLING AGREEMENT BETWEEN PUBLIC AND SARPANG DZONGKHAG



འབས་ཏྲིག་ལྷན་ཁག། དཔལ་ལྷན་འབྲུག་གཞུང་།

**ROYAL GOVERNMENT OF BHUTAN**

**MINISTRY OF WORKS & HUMAN SETTLEMENT**

**DEPARTMENT OF URBAN DEVELOPMENT AND ENGINEERING SERVICES**

**P.O. Box No. 129, THIMPHU: BHUTAN**

*"Towards Quality Infrastructures"*

MoW&HS/DUDES/UPDD/Sarpang&Nganglam/2010/

February 15, 2011

### MINUTES OF MEETING

Agenda : Final Public Consultation Meeting for Presentation of Local Area Plan for Ranibagan  
Date : July 11, 2011 at 10.00am  
Venue : FCB Yard, Ranibagan, Sarpang

The following officials were present in the meeting:

1. Dasho Dzongdag, Sarpang
2. Director, DUDES
3. Urban Specialist, UPDD, DUDES
4. DE Sarpang
5. Dy EE, Sarpang
6. JE, Sarpang
7. Urban Planner, UPDD
8. Urban Planner/ Engineer, UPDD
9. Mr. Omkar Samudra, Consultant
10. The stakeholders, attendance list are attached for reference.

The final Public Consultation Meeting on the Local Area Plan for Ranibagan was held on the 11<sup>th</sup> of February, 2011 at the FCB yard, Ranibagan. The meeting was mainly to inform the public on the final LAP and receive feedbacks on the plan. This was the 5<sup>th</sup> consultation meeting and there were some concerns and issues raised during the earlier meetings. The changes were incorporated as desired by the people.

### OPENING ADDRESS

The Gup welcomed the officials from DUDES and he expressed his happiness in having the final meeting done for Ranibagan. Sarpang plan was long awaited and now it has materialized.

Dasho Dzongdag mentioned in his opening address that the talk of town coming up in Sarpang has been there for a long time. We are now here for the final presentation. He emphasized mainly on these four points:

1. It was made wide and clear that there has been changes on the size and the location of the plots and that this was inevitable in the process of land pooling.
2. The number of floors in all precincts was kept the same (G+3+Attic), this was done mainly because of the requests made by the stakeholders during the consultation meeting.
3. The land pooling percentage now has increased to 30% as compared to 28% in the earlier plans.
4. The commercial hub was now shifted from the earlier location at Kuwapani to Ranibagan as per the request made by the people in writing after 4<sup>th</sup> consultation meeting.





ཞབས་ཏོག་ལྷན་ཁག། དཔལ་ལྷན་འབྲུག་གཞུང་།

## ROYAL GOVERNMENT OF BHUTAN

### MINISTRY OF WORKS & HUMAN SETTLEMENT

#### DEPARTMENT OF URBAN DEVELOPMENT AND ENGINEERING SERVICES

P.O. Box No. 129, THIMPHU: BHUTAN

*"Towards Quality Infrastructures"*

The Director, DUDES mentioned that this was the 5<sup>th</sup> meeting and there have been changes to the plans all along according to the people's desires which were incorporated accordingly.

#### PRESENTATION

The following points were explained:

##### 1. Change in Commercial Hub

The commercial hub was changed from the earlier location at Kuwapani to Ranibagan proper; this was done mainly due to the requests made by the people in the public consultation meeting. The public of Ranibagan had earlier written a letter requesting to change the location and had submitted the letter signed by some 50 or so stakeholders that was forwarded to the planning team by Dasho Dzongdag.

##### 2. Equal Number of Floors for all

The public had earlier raised disagreement on the allowance of different number of floors in different precincts. They said that the pooling percentage of land from every plots were the same but then some were given four floors and others were given less. Although there had been explanations given to them regarding the **Urban Form** that these different number of floors would give to the city and that Ranibagan being a hot place, it would further help in keeping the city cool. But the public still insists on having higher floors in all the precincts.

But this allowance of four stories would only be applicable to plots having an area of 10 decimals or more. For plots measuring less than 10 decimals, they would either have to buy the deficit amount of land from the government or combine with other similar plots to make a **standard plot**.

- Less than 300 sq.m. - Two (2) Floors.
- 300-400 sq.m. - Three (3) Floors.
- Above 400 sq.m. - Four (4) Floors.

##### 3. Increase in the Pooling Percentage

The pooling percentage has increased as a result of shifting the commercial hub and the increase of the number of floors in all the precincts. The population density in the town would eventually increase. The planners now felt that the earlier widths of roads and area of parking spaces won't be adequate to cater to this increase in density. Moreover, since the commercial hub was changed, it would always be desirable to have wider roads on the city hub, called the commercial spine. This has resulted to the increase in the pooling percentage from 28% earlier to 30% at present.



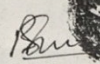
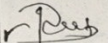
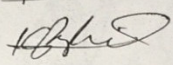

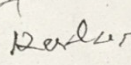
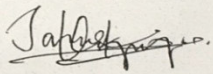
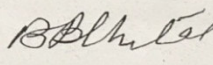
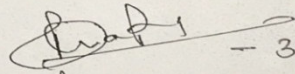
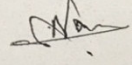
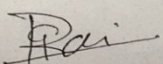
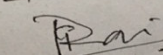
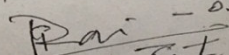
Date: 18/11/08

Willingly Signed on this statement for land pooling for  
the forthcoming Water Plan of Ranibagan & Kewapari in  
presence of Dusho Dzangpa, DE and other officials.

T/No.	H/No	Name of Land owner	Signature	
1. ✓ 12	Pa-7-210	Gopilal Karki		- 2.70 acres
2. ✓ 26	Pa-7-205	Charan Bdr Rai		- ?
3. ✓ 58	Pa-7-109	Ganga Raj Khetri		- 0.70 acres
4. ✓ 568	Pa-7-198	Keshor Man Rai		- 0.50 acres
5. ✓ 68	Pa-7-204	Mon Maya Rai		- 1.92 acres
6. ✓ 69	Pa-7-209	Moni Kumar Suman		- 2.66 acres
7. * 31	Pa-7-202	Indra Maya Shilal		- ?
8. x 447	Pa-7-180	Maha Bashed Rai		- ?
9. ✓ 572	Pa-7-174	Tele Bdr Rai		- 0.26 acres
✓ 527	Pa-7-112	C. B. Panda		- 0.25 acres
11. ✓ 495	-	Pema Shurpa		- 0.20 acres
12. ✓ 657	-	Damber Singh Gurung		- 0.13 acres
13. ✓ 536	-	Harka Bdr Rai		- 0.10 acres
14. ✓ 604	-	Mon Bdr Rai		- 0.13 acres
15. x ?	-	Mon Maya Bashed		- 0.13 acres
16. ✓ 120	Pa-7-77	Gopal Khetri		- 2.50 acres




②

	Photo.	HPhoto.	Name of land owners.	
17	212	Pa-7-326	Tit Bdi Rai	+ — in — ?
18	602	—	Lopzang Tonden	 — ? <del>3.00 acres</del>
19	585	Pa-7-309	Tshewang Chamo	 — 3.00 acres
20	551	—	Anber sdi Rai	 — 0.30 acres
21	x	—	Nanda Lal Rai	 — 0.13 acres.
22	707	—	Indu Rai	 — 0.20 acres
23	514	Pa-7-315	Icanjula	thame. — 3.00 acres
24	513	Pa-7-310	Tshering Dema	 — 3.00 acres
25	609	—	Icali Maya Rai	 — 0.13 acres
26	517	Pa-7-312	Debi	— 3.00 acres
27	585	Pa-7-134	Dhamanti chetri	 — 0.15 acres
28	72	Pa-7-217	Shalela sdi Dhi Lal	 — 0.51 acres
29	40	Pa-7-133	Icamala Thapa	 — 3.37 acres
40	680	—	Rup Alarayan Thapa	 — 0.75 acres
41	82	Pa-7-	Sangay Dorji	— 3.20 acres
42	608	—	Bhim Bdi Rai (Bala)	 — 0.13 acres.
43	446	—	Goti Rai	 — 0.13 acres.
44	516	Pa-7-311	Tshesab Zang	 — 0.13 acres.

## DETAILS OF INITIAL PUBLIC CONSULTATION CONDUCTED BY PPTA IN APRIL 2015

Volume 1: Sarpang

### Annex 1: Focus Group Discussion

Focus Group Discussion for ADB TA 8551: Improved Urban Environmental Infrastructure Project		
ADB TA 8551: SARPANG	Town: Sarpang	Date: 04.04.2015
Meeting Location: Inside hotel room, Sarpang		Gewog: Sarpang Dzongkhag: Sarpang
Group description: 3 males		
		
Number of people: 3		
<b>TOPIC OF DISCUSSIONS</b> <p>1. Water: The present water tank was constructed in the 60's to cater for a few households. Now the water tank is insufficient to cater for the growing population of Sarpang tar. Further, people residing in the town are receiving untreated water resulting in more typhoid cases each year. It was observed that no households have water meters.</p> <p>People in down town are collecting water from their own efforts and the source is Khami Khola located about 0.5 km away from the town.</p> <p>2. Drainage: There is no drainage system in Sarpang town.</p> <p>3. Solid waste: The refuse collector which is a truck is irregular (supposed to be every Tuesday). The shop keepers stated that they prefer to have at least 2-3 portable dustbins wherein they can collect the waste. Instead of a truck, people in town prefer one tractor which is easy to load the waste due to its manageable height.</p> <p>4. Sewerage: There is no sewer system in both Sarpang tar and in town.</p> <p>5. Land fill: The land fill site is located about &lt; 1.0 km away from Sarpang tar and the town. There is a proposal for constructing a land fill further away at another site.</p> <p><b>Water Borne Diseases:</b> The result of Dec 2014 water tests conducted at Sarpang Lower Secondary School (SLSS) and Sarpang hospital reveals that the coliform content is &gt;50CFU/100 ml water which is a clear indication that the water is grossly polluted. The trend of polluted water is closely followed by the CFU of Police camp which is intermediate to high health risk.</p> <p>In 2015 March, the trend was slightly better as compared with the Dec 2014 data which is intermediate to high health risk as compared to grossly polluted. The overall analysis is that it could be due to different types of source.</p> <p>According to health officials from Sarpang, the waterborne or water associated diseases include diarrhea and typhoid. The most common ones are dysentery and diarrhea.</p>		
Source: PSA 2015		

## DOCUMENTATION OF PUBLIC CONSULTATION HELD ON 17 FEBRUARY 2017

**Location: RNR Conference Hall, Gakidling Gewog, Shechamthang, Sarpang, Bhutan**

### List of Participants Stakeholders/Participants:

- Total of 65 participants from the public were present at the meeting.
- Tashi Chophel, Municipal Engineer.
- Project preparatory technical assistance Consultants

### Agenda

9:00 - 9:15	Registration	Secretariat
9:15 - 9:30	Welcome Address	Tashi Chhophel, Municipal Engineer
9:30 - 9:45	Introduction of Participants	Sangay Wangdi, Social Assistant
9:45 - 10:45	Presentation of Proposed Subprojects at Shechamthang, Sarpang	Tashi Chhophel, Municipal Engineer
10:45 - 11:45	Open Forum	Rajesh Pradhan, Chhimi Dorji and others
11:45 - 12:00	Thank you	Nyrh Cabance, Environmental Specialist
12:00 - 12:15	Closing Remarks	Tashi Chhophel, Municipal Engineer

### Brief Minutes of the Public Consultation

#### Opening/ Presentation:

The public consultation/meeting started at 9:30 A.M. Mr. Tashi Chophel, Municipal Engineer (ME) welcoming the participants and thanked them for positively responding to the dzongkhag's invitation.

The Municipal Engineer (ME) presented the detailed aspects of the proposed Project and the current status of the Project at Shechamthang. He also went through the list of Affected Persons and checked if all affected persons are there which was confirmed.

Mr. Sangay Wangdi from the Social consultation team also thanked the participants and introduced the team members.

#### Comments, Views, Issues and Concerns:

- All participants are aware of the Project and mentioned that they are in complete support of project. The Project site had already been visited by His Majesty the King and Hon'ble Minister of MOWHS among others.

- It was also confirmed that the Land Pooling Agreement had been drawn with all land owners in the area with their willingness. Upon questioning, it was clarified by the public that the Land Pooling was agreed due to the benefits of the Project such as road access, water supply and also with possibility of getting higher land values.
- Members of the community present also provided their support and commitment to the Project and raised no negative issue with the proposed Project.  
(ix)
- Further, consultations asked for following questions and discussions transpired as below.

Question	Response
Does the local person support the proposed Project?	All participants pledged to give their full support for the said Project for everybody's welfare.
Any critical issue or concern by the local people regarding the Project	None.
Any critical issue or concern by the local people regarding the Project	No issues or concerns.
Any loss of residential or commercial structures due to the Project	Yes, being dealt separately by the District and separate surveys shall be conducted for all impacted households.
Any loss of Community life (like market place, public playground) or Community Activities that will be affected?	Besides the land pooling, no private land will be used for any such purpose
Would there be land acquisition that would result in resettlement, or would affect parks, forest, etc.?	Besides the land pooling, no private land will be used for any such purpose
Will the Project location adversely affect water resources?	No issues or concerns are foreseen.
Any other issues you want to share (security, cooperation from local communities)?	We are happy to collaborate and contribute.
Any Cultural or Sacred sites in the proposed township	No such places of worship or sacred sites exist.



## List of Participants to the Public Consultation

Public Consultation for Social and Environment Safeguards and Assessment.

ADB PPTA-8551 BHUTAN:  
IMPROVED URBAN ENVIRONMENTAL INFRASTRUCTURE PROJECT

Venue: RNR meeting Hall ATTENDANCE SHEET Date: 2/03/2017

	PRINTED NAME	SEX F/M	AGE	VILLAGE/ ORGANIZATION/FIRM & DESIGNATION	CONTACT NUMBER/S & EMAIL ADDRESS	SIGNATURE/ THUMB PRINT
1	Dawa Tshering	M	37	ECB	17616106	
2	Ngawang Tshering	M	62	Ngawang Tshering	17616106	
3	Tshewang Lhamo	F	56	Farmer	17949116 Sheshangthang	
4	Dil bdr Rai	M	59	Farmer	17611608	
5	Boran Rai	M	34	Driver Gang	17508040	
6	Jit Kumar Mangar	F	47	Farmer / housewife	17612168 helay/ghatling	
7	Paspa Rai	M	47	Farmer	17856841 Sheshangthang	
8	Kiran Rai	F	25	"	17308913 Rani bazar	
9	Chang Zangpa	M	63	"	17701632 Sheshangthang	
10	Jit bdr Rai	M	63	"	Rani bazar	

Page 1 of 4

Public Consultation for Social and Environment Safeguards and Assessment.

	PRINTED NAME	SEX F/M	AGE	VILLAGE/ ORGANIZATION/FIRM & DESIGNATION	CONTACT NUMBER/S & EMAIL ADDRESS	SIGNATURE/ THUMB PRINT
11	Penjar	M	74	Farmer	17731825 Sheshangthang	
12	Rup Narine	M	61	Farmer	17674964 Sheshangthang	
13	Sunanta Rai	F	36	"	17538124 Rani bazar	
14	Mun Maya Timsari	F	42	"	17732679 Sheshangthang	
15	Harlen bdr Lame	M	47	"	17902205 (Nun Rai)	
16	Kanjula	F	64	"	17932697 Sheshangthang	
17	Bhim bdr Rai	M	83	"	17668346 Rani bazar	
18	Mohendra Suberi	M	50	"	17376953 Orachina	
19	Heena Rai	F	58	Teacher	17118586 Rani bazar	
20	Mun bdr Rai	M	49	Farmer	17928422 Rani bazar	
21	Pedam bdr Guragai	M	52	"	17573334 Daphchen	
22	Rai bdr Rai	M	85	"	Rani bazar	
23	Pasang Norbu Shapa	M	37	CDCL Department	Pangbong	

Page 2 of 4

Public Consultation for Social and Environment Safeguards and Assessment.

	PRINTED NAME	SEX F/M	AGE	VILLAGE/ ORGANIZATION/FIRM & DESIGNATION	CONTACT NUMBER/S & EMAIL ADDRESS	SIGNATURE/ THUMB PRINT
24	Jik Gurung	M	51	Business	17172990 Gekelpha	
25	Jeta Kumar Rai	M	41	Farmer	17689400 Pangbong	
26	Dargi Deaya Rai	F	46	Business	17710710 Orachina	
27	Karun Chagay	M	74	Retire Citizen	17652609 Gekelpha	
28	Sangay	M	62	Business	17625827 Sheshangthang	
29	Robert parala	M	37	Business / carp	17659950 Sheshangthang	
30	Damodar Chhettri	F	60	housewife / f	"	
31	Indu Rai	F	35	"	17698023	
32	Jigme Namgyal	M	33	Farmer	17422482	
33	Pema Gyeltshan	M	40	"	17404619	
34	Pasang Mayen	F	53	"	17891895 Menchulung	
35	Ganga Maya Rai	F	33	NFE Center	-	
36	Ganga Ram Pasnet	M	63	Farmer	Karabari	

Page 3 of 4



Public Consultation for Social and Environment Safeguards and Assessment.

	PRINTED NAME	SEX F/M	AGE	VILLAGE/ ORGANIZATION/FIRM & DESIGNATION	CONTACT NUMBER/S & EMAIL ADDRESS	SIGNATURE/ THUMB PRINT
37	Sabbar Jangar	M	56	Farmer	17904155	
38	Sobi Prada	F	67	Business / Chap	17674980	
39	Kamala Thapa	F	72	—	17319017	
40	Manjor Singh Rai	M	91	house wife	17613692	
41	Karna Bdr Gurung	M	50	Govt. Service	17626642	
42	Dak Thapa	F	25	—	178881047	
43	Mangal Rai	M	53	Farmer	17519759	
44	Tek Bdr Rai	M	64	Farmer	—	
45	Delay Rana Adhikari	M	74	//	15675019	
46	Shruti Jangar And Kumar Jangar	FM	28	Thung	17640455	
47	Dhan Bdr Paray	M	57	Farmer	17872900	
48	Rabi Lal	M	63	"	174048461	

Page 4 of 4

Public Consultation for Social and Environment Safeguards and Assessment.

	PRINTED NAME	SEX F/M	AGE	VILLAGE/ ORGANIZATION/FIRM & DESIGNATION	CONTACT NUMBER/S & EMAIL ADDRESS	SIGNATURE/ THUMB PRINT
49	Gopal Khatri	M	57	Business	17557765	
50	Parpa Rai	M	55	Business	77560982	
51	Tampa Sharma	M	49	"	17879461	
52	Atma Dangi Sharma	M	41	Farmer	17579376	
53	Parpa Rana Sharma	M	47	"	17728529	
54	Baghi Prasad Bhattarai	M	55	Business / Shop	17758358	
55	Jangar Dangi	F	50	Teacher	176617317	
56	Tahang Phuntun	M	49	Govt Service	17288219	
57	Man Maja Rai	F	55	Business / Shop	17466510	
58	Ran Bdr Pithay	M	51	Marging	17260974	
59	Rajni Pradhan	M	57	AGS - 78-85-55	17603661	
60	Bela Pradhan	M	24	—	17722710	

Page 2 of 7

Public Consultation for Social and Environment Safeguards and Assessment.

	PRINTED NAME	SEX F/M	AGE	VILLAGE/ ORGANIZATION/FIRM & DESIGNATION	CONTACT NUMBER/S & EMAIL ADDRESS	SIGNATURE/ THUMB PRINT
61	Anvita Ulangar	F	30	Farmer	17764904	
62	Karna Kumar Rai	F	62	Farmer	—	
63	Parman Pradhan	M	69	Farmer	17883315	
64	Chandra Maja Thakral	F	49	Business	17404809	
65	Rudika Karki	F	70	house wife / Farmer	—	
29						
30						
31						
32						
33						
34						
35						
36						

Page 3 of 7

### Photographs of Public Consultations







## CONSULTATIONS WITH PEOPLE OF SHECHAMTHANG LAP WITH REGARD TO LAND POOLING

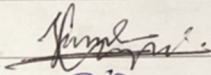
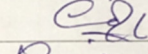
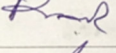
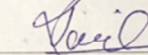
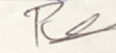
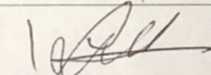
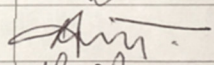
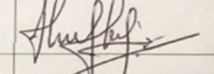
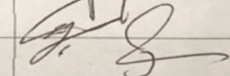
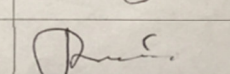
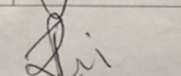
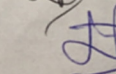
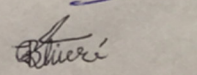
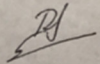
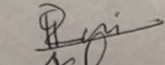
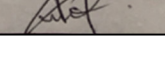

### NO OBJECTION FROM THE PUBLIC (SOCIAL CLEARANCE)

This is based on our experience and presence in the public consultation held on 17/02/2017 at Gakiling Gewog Office, Shechantang, Sarbang.

We certify that the undersigned are fully aware and clearly understood the implications of the proposed Development of Shechangthang Local Area Plan of the Sarbang Dzongkhag Administration, and Ministry of Works and Human Settlements.

Hence, we the following certify that there are no objection whatsoever to the undertaking of the said project and the public are in favour of the proposed project.

Done in Shechangtang, Gakiling Gewog Office, this day; 17/02/2017.

	Printed Name	Position/Office	Signature
1.	Jigmi Namgay	farmer	
2.	Chhimi Zungpo	farmer	
3.	Reek namam	farmer	
4.	Jit Bdr Rai	farmer	
5.	Pema Gyitchen	"	
6.	Ganga Naya Rai	"	
7.	Jit Kumar Mergar	"	
8.	Purni maya Rai	"	
9.	Sangay Penjor	"	
10.	Sangay	"	
11.	Rabhi Lal Rai	"	
12.	Indu Rai		
13.	Meena Rai	Teacher	
14.	Padam Bdr Guragai		
15.	Mon maya Tiwari		
16.	Bhion Bdr Rai		
17.	Omrita Mongar		



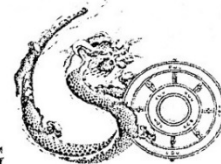
## BBS ANNOUNCEMENT FOR PUBLIC CONSULTATION



དཔལ་ལྷན་འབྲུག་གཞུང་།  
ཇོང་ཁག་བདག་སྐྱོང་གསར་ཁྲུང་།

ROYAL GOVERNMENT OF BHUTAN  
DZONGKHAG ADMINISTRATION, SARPANG

*Dzongkhag Engineering Section*



Ref: SD/Zorig-20/2016-2017/14250

Dated: 13.2. 2017

The Commercial Manager,  
Advertisement Department,  
BBS, Thimphu

**Sub:- Announcement.**

Sir,

Please kindly arrange to broadcast in BBS TV as well as in radio for the below mentioned announcement for a duration of three days commencing from today. The subject is as entailed below:-

**Announcement theme:** ADB 8551-BHU project is earmarked for Schechamthang Town under Sarpang Dzongkhag. Before the project steps inn, there is a need to conduct social and environmental assessment of the proposed project in which public consultation is must. Hence, all the landowners under the Schechamthang precinct are requested to attend the meeting on 17.2.2017 at 9.00 AM sharp for public consultative meeting. The venue of the meeting will be in RNR meeting hall under Gakidling Geog. No complaints shall be entertained if you fail to attend the meeting.

The bill may be submitted to the undersigned for settlement please.

Thanking you,

Yours sincerely,

Dawala  
(Dzongdag)

Copy to:-

1. The Finance Officer, DAS for information and necessary action.
2. The Gup, Gakidling Geog to inform all the public to attend the meeting.

PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RNR-365174, DMO-365120, DHSO-365159.

## GRIEVANCE REDRESS MECHANISM AND GRIEVANCE REDRESS CELL NOTIFICATION



དཔལ་ལྷན་འབྲུག་གཞུང་། འབས་ཏེ་ལྷན་ཁག་།  
**ROYAL GOVERNMENT OF BHUTAN**  
**MINISTRY OF WORKS & HUMAN SETTLEMENT**  
 DEPARTMENT ENGINEERING SERVICES  
 THIMPHU: BHUTAN

“Construction Industry: Solutions through innovation and improved technology”

DES/PMU/ ADB-8551/8 95

4.12. 2017

The Director,  
 Urban Development and Water Division,  
 South Asia Department,  
 Asian Development Bank  
 6 ADB Avenue, Mandaluyong City  
 1550 Metro Manila, Philippines

Sub: **Grievance Redress Mechanism**

Dear Sir,

The Ministry of Works and Human Settlement would like to inform that the Grievance Redress Mechanism (GRM) has been established in the Ministry and in the Project Implementation Units. The objective of the establishment of the GRM is to redress the social, environmental and other grievances of the aggrieved persons during the implementation of the Secondary Towns Urban Development Project (STUDP) BHU-8551. The flow chart, structure of the GRM committee, the procedure that would be followed is attached.

This is as per the agreement reached with the ADB during the mission from 13<sup>th</sup> November to 17<sup>th</sup> November 2017.

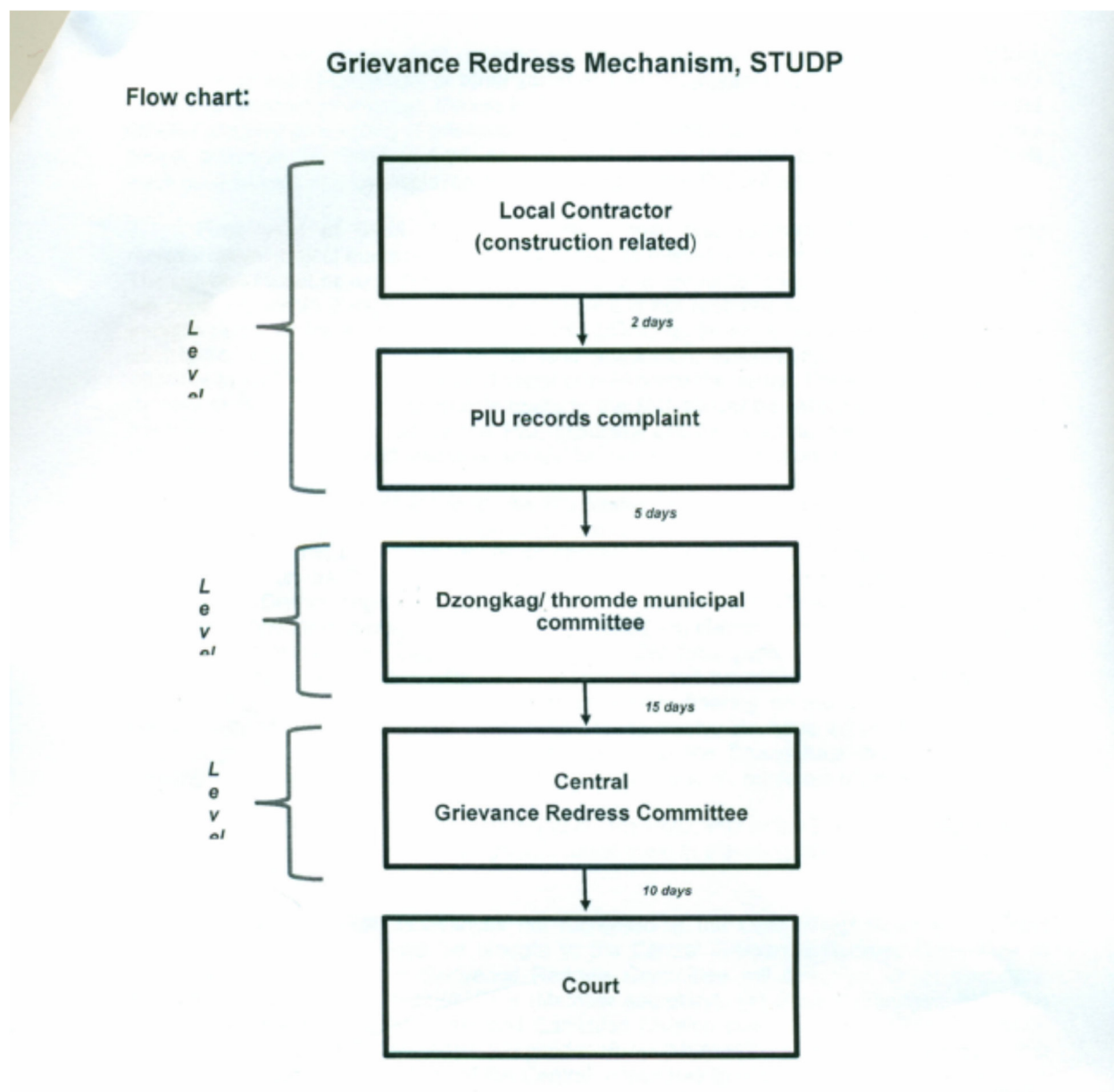
Thank you,

Yours sincerely,

  
 (Phuntsho Wangdi)  
 Secretary

Cc:

1. DASHO DZONGDA TRASHIGANG AND SARPANG DZONGKHAG
2. The Executive Secretary Samdrup Jongkhar Thromde, Samdrup Jongkhar
3. Director, Department of Engineering Services, MoWHS, Thimphu
4. Shinjini Mehta, Urban Development Specialist, SAUW, ADB, Manila, Philippines.
5. Chief Engineer, WSD, DES
6. Project Manager, ADB-8551, WSD, DES



**Figure 1: Grievance Redress Mechanism, STUDP**

**Procedure and composition of GRM Committee**

1. The Project Grievance Redress Mechanism follows a tiered system, starting at the local level. The GRM structure has been agreed with the concerned agencies and a notification of the GRM structure and composition has been provided by the Ministry of Works and Human Settlements (MOWHS)



j). The GRM will ensure that grievances and complaints regarding land acquisition, compensation and resettlement or other social and environmental issues will be addressed in a timely and satisfactory manner. People in the towns will be made aware of their rights and the detailed procedures for filing of grievances. PIUs will be undertaking outreach activities to make people aware of the GRM and will be published on the thromde/ dzongkhag and MOWHS websites. GRM will also be displayed at notice boards in the PIU offices.

2. **First level of GRM.** Aggrieved persons may first approach the contractor's site representative/ project manager in case of complaints related to construction related nuisances. The complaint must be recorded in the site register and contractor should provide a resolution to the complaint within 2 days. In case, the complaint is not resolved at this level, the aggrieved persons can then file a complaint with the PIU office. Aggrieved persons are entitled to lodge complaints regarding any aspect of the land acquisition, entitlements, benefits or rates of payment as well as any project related social or environmental issues. Complaints can be made verbally or in written form. Complaints made to the PIU should be resolved within 3 days. All complaints must be recorded by the PIU, including actions taken to resolve the complaint. Complaints, their nature and resolution should be mentioned in the quarterly progress reports.

3. **2<sup>nd</sup> level of GRM:** At this level, the PIU Manager/Municipal level will coordinate with the Dzongkhag/ thromde municipal Committee which should be in place prior to project implementation. This committee will be comprised of : (i) Dzongda (district administrator) or thompon (mayor) as Chairman; (ii) municipal engineer (PIU Project managers) as Member secretary; (iii) District engineers; (iii) district/ municipal planning officer; (iv) district/ municipal legal officer; (v) district/ municipal environmental officer; (vi) district/ municipal land record officer, (vii) town representatives (elected); and (viii) gender focal person of PIUs; The aggrieved person / or the representative who filed the complaint will be called to present his case and deliberation on the case will be done through proper hearing or mediation. It will be the responsibility of the dzongkhag/ thromde committee to resolve the issue within 15 days from the date the complaint is received. Minutes of meeting of the Dzongkhag/ thromde committee meeting will be kept and resolution provided will be recorded for purposes of project monitoring.

4. If the complaint is unresolved at this level, the PMU, PIU or the District Administrator will inform the aggrieved person accordingly and assist them in elevating the complaint to the PMU/ Central Grievance Committee.

5. **3<sup>rd</sup> level of GRM.** Grievances not redressed at the Dzongkhag/ thromde municipal committee within 15 days will be brought to the Central Grievance Redress Committee at MOWHS level. The Central Grievance Redress Committee will comprise of: (i) Secretary, MOWHS (Chairman); (ii) Director, DES (Member secretary); (iii) Project manager, PMU; (iv) Project coordinator, PMU; (v) Water and Sanitation Division chief; (vi) legal officer, MOWHS; (viii) environmental officer, MOWHS; (ix) gender officer (MOWHS); (x) representatives from local NGOs. It will be the responsibility of the Central committee to resolve the issue within 10 days from the date the complaint is received. In the event, the grievance is still not resolved; the matter may be elevated by the aggrieved person to an appropriate court of law. The court will have the final authority to approve or reject the case. Aggrieved persons may seek recourse through legal system at any stage of the GRM process.

Composition of Dzongkhag/ thromde

Municipal Committee:

Chairman – Dzongda (district administrator)/ thompon (mayor)

Member – secretary- municipal engineer (PIU PMs)

Other members - district engineers, planning officer, legal officer, environmental officer, land record officer, town representative (elected), gender focal person, .

Composition of central Grievance Redress Committee

Chairman – Secretary, MOWHS

Member secretary – Director, DES

Other members- PMU, PM, Project coordinator, WSD chief, legal officer, environmental officer, gender officer (MOWHS) representatives from NGOs



### SAMPLE GRIEVANCE REDRESS FORM

The \_\_\_\_\_ Project welcomes complaints, suggestions, queries, and comments regarding project implementation. We encourage persons with grievance to provide their name and contact information to enable us to get in touch with you for clarification and feedback.

Should you choose to include your personal details but want that information to remain confidential, please inform us by writing/typing **\*(CONFIDENTIAL)\*** above your name. Thank you.


<b>Date</b>		<b>Place of Registration</b>			
<b>Contact Information/Personal Details</b>					
<b>Name</b>		<b>Gender</b>	<input type="checkbox"/> Male <input type="checkbox"/> Female	<b>Age</b>	
<b>Home Address</b>					
<b>Place</b>					
<b>Phone no.</b>					
<b>E-mail</b>					
<b>Complaint/Suggestion/Comment/Question</b> Please provide the details (who, what, where, and how) of your grievance below:					
If included as attachment/note/letter, please tick here:					
<b>How do you want us to reach you for feedback or update on your comment/grievance?</b>					

**LIST OF NAMES OF LAND OWNERS IN SHECHAMTHANG WHO WERE COMPENSATED FOR STRUCTURE LOSS (INCLUDES PAPs OUTSIDE ADB-ASSISTED AREA)**


List of the Land owner  
Compensation for the structure & Fruit Bearing Trees  
Place: Shechnagthang New Town  
Sarpang Dzongkhag

SL No.	Name of The Owner	Structure Falls on	Th No.	Plot No.
1	Dil Bdr Rai	Road	1510	3557/A
2	Shahabir Mongar	Road	516	37/C
3	Sherab Zangmo	Road	516	31/C
4	Gopilal Karki	Community Hall (A5)	545	24/P
5	Puspa Rai	Road	598	288/H
6	Ganga Maya Rai	Road	739	40/E/2
7	Dambar Kumar Siwakoti	Road & OS11	762	87/1
8	Ganga Ram Basnet	Road	540	37/I/2
9	Tek Bdr Rai	Road	572	288/G2
10	Dil Bdr Rai	Road	737	40/I&2
11	Indu Rai	Road	701	281/A
12	Damanti Chhetri	Road	585	41/A
13	Dhan Bdr Paray	Road	1725	83/1
14	Chandra Bdr Panda	Road	527	39/A
15	Mangalal Rai	Road	772	44/D/2
16	Deo Ka Thapa	Road	1626	3851
17	Kharka Maya Khatiwara	Road	929	83/L
18	Kamala Thapa	Road	40	39/1
19	Rabilal Rai	Road	860	292/F
20	Tahal Man Rai	Road	53	1/1 & 1/2
21	Deki	Road	517	290/1
22	Nabin Kesar Rai	OS1	577	283/S
23	Mamu Rai	Road & S15	25	31
24	Tshewang Lhamo	Road	515	30/B/2
25	Man Bdr Rai	Road	604	2/D
26	Penjor	Road	508	291/C
27	Radhika Karki	Road	12	288/2
28	Hasta Bdr Panda	OS1	537	283/J
29	Dorji Drukpa	Road	479	289/E&Z
30	Kinley Wangmo	near by plot	497	283/D
31	Chitra Kala Sutar Karki	Road	1436	3410/A
32	Gopal Khatri	Road	120	4/2
33	Sumitra Rai	Road	605	2/F
34	Bhim Bdr. Rai	Road	608	2/1
35	FCB	Road & Municipal Off	465	44/A
36	Sunita Rai	Municipal Office Plot		
37	Rita Dhital	Municipal Office Plot		
38	Ganga Maya Chettri	Water TreatMent Plant, Sarpang		

## DISBURSEMENT COMMITTEE MEMBERS



དཔལ་ལྷན་འབྲུག་གཞུང་།  
 རྫོང་ཁག་བདག་སྐྱོང་གསར་ཁྲུང་།  
 ROYAL GOVERNMENT OF BHUTAN  
 DZONGKHAG ADMINISTRATION SARPANG  
 Dzongkhag Engineering Services



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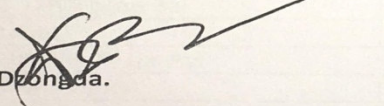
Date: 13<sup>th</sup> July 2016

**OFFICE ORDER**

The following disbursement committee members are hereby directed to be present at Gakiling R&IR office on 26/05/2017 at 10:30 AM for the compensation of property at Shechangthang New Town. Compensation will be made as per the worksheet prepared erstwhile. The compensation committee comprises of the following officials whose name lists are reflected as below:-

1. Nima Dorji, Gup, Gakidling.
2. Mrs. Kuenga, Dzongkhag Account Officer
3. Mr. Chorten Gyeltshen, DAO.
4. Mr. Ugyenla, LRO,
5. Mr. Karma Tshering, Bazar Secretary
6. Mr. Masidur Rahman, Engineer

The accounts officer to come up with enough fund for disbursement on the same day and other committees to represent on time without fail.

  
**Dzongda.**

Copy to:

1. Mr. Dechen Dorji, PM, ADB Project, MoW&HS< Thimphu for information.
2. Office copy.

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PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RNR-365174, DMO-365120, DHSO-365159.




# DISBURSEMENT COMMITTEE MEMBERS WITNESSING THE PAYMENT OF COMPENSATION

COMMITTEE MEMBERS (WITNESS PARTY)  
Payment of compensation: 26/5/2017.

1. RENEW REPRESENTATIVE: MS. Nambu Uam. Nambu
2. Masidur Rahman, Municipal Engineer. Masidur 26/05/2017
3. Ram Bdr. Pitakoti, Gaikiding Mangmi, (17260574) Ram Bdr. 26/5/17
4. Karma Tshering, Sarpang Bazar sector Karma Tshering 17722612
5. Ugyenla (DLEO), Dzongkhag Adm. Ugyenla
6. Chimi Wangchuk, AGAO Chimi Wangchuk 17615547
7. Kinga Wangmo, DCAO Kinga Wangmo
8. Rajesh Pradhan, Integrated Sp. #BB 8551. Rajesh
9. Babu Pradhan, Asst. " " " Babu
10. Langgy Wangdi. " " " Langgy Wangdi




# NOTICE OF PAYMENT FOR COMPENSATION OF AFFECTED PERSONS



དཔལ་ལྷན་འབྲུག་གཞུང་།  
 རྒྱལ་ཁབ་བདག་སྐྱོང་གསར་མཛུགས་།

ROYAL GOVERNMENT OF BHUTAN  
 DZONGKHAG ADMINISTRATION SARPANG  
 Dzongkhag Engineering Services



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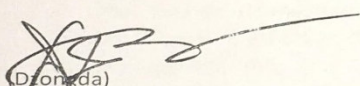
SD/Zorig-01/2016-2017/ 16494

Date: 19.5.2017

**General Notification.**

This is inform general public of Schechamthang Town that phase (I) disbursement of compensation payment shall be made on 26/5/2017 in Gakidling RNR Office at 10.30 AM sharp. Every affected property owners whose lists are enclosed in separate sheet should be made available in person without fail. No complaints shall be entertained if you fail to meet the deadline.

We hope that all the property owners shall cooperate with the administration and turn up on time.



(DZONGDA)

DZONGDA

Copy to:

1. Mr. Dechen Dorji, PM, ADB Project, MoW&HS, Thimphu for information.
2. Office copy.

PABX-365173, FAX-365145, Dzongdag-365100, Dzongrab-365194, Adm-365264, HRO-365230, Finance-365263, DE-365168, Census Officer-365102, Planning Officer-365146, DEO-365277, LRO-365184, RNR-365174, DMO-365120, DHSO-365159.

## SURVEY RESULTS ON ROADS, DRAINAGE MANAGEMENT

Date: 16.03.2017 Gewog/Thromde: Shechamthang, Sarpang

Total Number of Respondents: 24[11] Male = 46% [13] Female= 54%

Total Number of Respondents: 24 [11] Male = 46% [13] Female= 54

Section A: Project Awareness	
<p>1. Have you heard about the project before? [ 21=87%] yes [03=13%] No</p> <p>2. If yes, where did you hear it from? [ ✓] If yes, when did you hear about it? From Thromde staff Year 2016</p>	<p>3. Are you in favor of the project [100%] Yes [ ] No [ ] No Answer (x)</p> <p>4. If No, why not?</p>
Section B: Perception of Positive impacts and Benefits	
<p><i><b>What do you think are the benefits or positive impacts for having an improved road in your Thromde? (please check the box below as appropriate)</b></i></p>	
<p><b>1. Facilitate higher mobility</b></p> <p>1.1 High travel speed and time saving [ ] Most significant [ 100% ] Significant [ ] Less significant</p> <p>1.2 High accessibility to distant places [ ] Most significant [ 100%] Significant [ ] Less significant</p> <p>1.3 Availability of safe transport service [ ] Most significant [75%] Significant [ 25%] Less significant</p> <p>1.4 Availability of comfort transport service [10%] Most significant [ 80%] Significant [ 10%] Less significant</p>	<p><b>2. Increase opportunity for economic development</b></p> <p>2.1 Promote urban development [ ] Most significant [100%] Significant [ ] Less significant</p> <p>2.2. Promote industrialization [ ] Most significant [ 100%] Significant [ ] Less significant</p> <p>2.3 Increase in trade and business [ ] Most significant [ 75%] Significant [ 25%] Less significant</p> <p>2.4 Increase potential for tourism industry [ ] Most significant [ 100%] Significant [ ] Less significant</p> <p>2.5 Provide employment for local labor during construction , operation and maintenance [ 80%] Most significant [ 20%] Significant [ ] Less significant</p> <p>2.6. Increase in land value [100%] Most significant [ ] Significant [ ] Less significant</p>

Section C: Issues and Concerns	
<p><b>What are some of the problems or negative issues that you perceive in implementing this project?</b></p>	
<p><b>1. Natural Environment and Pollution</b></p> <p>1.1 Loss of natural resources (trees, vegetation, etc) [10%] High impact [90%] less impact[ ] No impact</p> <p>1.2. Impact on nature reserved/protected area conservation [ ] High impact [ 10%] less impact[ 90%] No impact</p> <p>1.3 Pollution (Noise, and vibration) [10%] High impact [90% ] less impact[ ] No impact</p>	<p><b>2. Social impact</b></p> <p>2.1 Land acquisition and resettlement [10%] High impact [ 90%] less impact [ ] No impact</p> <p>2.2. Displacement of residential and business communities [ ] High impact [ 90%] less impact[10%] No impact</p> <p>2.3 Impact on cultural properties/historical settings [ ] High impact[ ] less impact [ 100%] No impact</p> <p>2.4 impact on Ethnic minorities [ ] High impact[ ] less impact [ 100%] No impact</p> <p>2.5 Loss of livelihood (productive land) [ 10%] High impact [ 80%] less impact [10%] No impact</p>
Section D: Planning Factors Concerned	
<p>1. Which factors should be especially concerned for selecting the location of the roads (check all items that apply)</p>	<p><input checked="" type="checkbox"/> Connectivity with other transport mode</p> <p><input type="checkbox"/> Distance from city centers</p> <p><input checked="" type="checkbox"/> Availability of land for integrated development around the station location</p> <p><input type="checkbox"/> Impact on natural environment (protected area, forest, water, topography)</p> <p><input checked="" type="checkbox"/> Pollution problem (Noise/vibration, etc)</p> <p><input type="checkbox"/> Impact on social environment (community, cultural heritage, ethnic minorities)</p> <p><input type="checkbox"/> Impact on land use (ex. army area, industrial zone, cemetery, heritages)</p> <p><input checked="" type="checkbox"/> Land acquisition and resettlement</p> <p><input checked="" type="checkbox"/> Construction Cost</p> <p><input type="checkbox"/> Other (specify)</p>
<p><b>Consolidated comments:</b> People are less concerned as they really don't know the actual positive/negative impacts caused by the location and alignment of the roads. As far as community-based solid waste management is concerned, people have no idea as they throw their waste into their kitchen garden. People responded that when the actual construction work starts then only they will think of forming the community to manage their waste. Regarding stormwater drainage system, there is none at the moment and people are not aware of the location of the storm water drainage system.</p>	

## SURVEY RESULTS ON WATER SUPPLY

Date: 16.03.2017

Gewog/Thromde: Shechamthang, Sarpang

Total Number of Respondents: 24 [11] Male = 46% [13] Female= 54%

Section A: Project Awareness	
<p>Heard about the water project before?</p> <p>[ 21=87%] yes [ 03=13% ] No</p> <p>If yes, where did you hear it from?</p> <p>[ ✓ ] If yes, when did you hear about it? From Thromde meeting in Year 2016</p>	<p>Are you in favor of the project</p> <p>[100%] Yes</p> <p>[ ] No</p> <p>[ ] No Answer</p> <p>If No, why not?</p>
Section B: Perception of Positive impacts and Benefits	
<p><i>What do you think are the benefits or positive impacts for having an improved water project in your Thromde? (please check the box below as appropriate)</i></p> <p>3. Improvement on health</p> <p>1.1 Decrease incidence on health-related sickness [ 17=71% ] Most significant [ 5=21% ] Significant [ 02=08% ] Less significant</p> <p>1.2 Savings on time in collecting water [ 0.0% ] Most significant [ 89.2% ] Significant [10.8%] Less significant</p> <p>1.3 Improved condition of women and children [ 72.3% ] Most significant [ 14.8% ] Significant [12.9%] Less significant</p> <p>1.4 Regular availability of water [ 15.2% ] Most significant [75.3%] Significant[9.5%] Less significant</p>	<p>4. Increase opportunity for economic development</p> <p>2.1 Promote urban development [ 8.6% ] Most significant [ 73%] Significant [18.4%] Less significant</p> <p>4.2. Promote industrialization [ 79.8%] Most significant [ 11.5%] Significant [ 8.7%] Less significant</p> <p>2.3 Increase in trade and business [ 10.2%] Most significant [65.7%] Significant [ 24.1%] Less significant</p> <p>2.4 Increase potential for tourism industry [ 5.3%] Most significant [66.7% ] Significant [28.0%] Less significant</p> <p>2.5 Provide employment for local labor during construction , operation and maintenance [ 2.1%] Most significant [ 81%] Significant [16.9%] Less significant</p> <p>2.6. Increase in land value [72.7%] Most significant [27.3%] Significant [0.0%] Less significant</p>



Section C: Issues and Concerns	
<p><i>What are some of the problems or negative issues that you perceive in implementing this project?</i></p> <p>1. Natural Environment and Pollution</p> <p>1.1 Loss of natural resources (trees, vegetation, etc) [ 0.0%] High impact [16.3% ] less impact [83.7%] No impact</p> <p>1.2. Impact on nature reserved/protected area conservation [3.4%] High impact [ 12.6%] less impact[ 84.0%] No impact</p> <p>1.3 Pollution (Noise, and vibration) [10.7%] High impact [51.3% ] less impact [ 38.0%] No impact</p>	<p>4. Social impact</p> <p>2.1 Land acquisition and resettlement [ 60.2%] High impact [ 34.3%] less impact [5.5%] No impact</p> <p>2.2. Displacement of residential and business communities [ 11.1%] High impact [ 35.7%] less impact [ 53.2%] No impact</p> <p>2.5 Impact on cultural properties/historical settings [0.0%] High impact [0.0%] less impact [ 100%] No impact</p> <p>2.4 impact on Ethnic minorities [ 0.0%] High impact [0.0%] less impact [ 100%] No impact</p> <p>2.7 Loss of livelihood (productive land) [0.0%] High impact [ 34.7%] less impact [65.3%] No impact</p>
Section D: Information on Current Water situation	
• Present cost of water in /per cubic meter:	Nu.3.5-4.0 per cu m
• Is this affordable?	[100%] yes [0.0% ] No
• Average consumption of HHs in M3/month:	20-30 cu m/month
• Current sources of Water?	[ 0 ] Stream [ 100% ] Spring [ ] River [ ] Others
• Distance to Water Source	[ 25.0% ] Near [75.0%] Far if far specify distance: 13.5 km
• Time or frequency/availability current source of water per day.	[ ] 2 hours per day [ 25%] more than 2 hours per day [ ] available all the time [ 75%] very irregular
• Who fetches water	[50% ] Men [ 50% ] Women [ ] Girl child [ ] Boy child
• Perception on the quality of present water source?	[ 60%] Good [40% ] Not good [ ] very bad
• Sickness related to water	Diarrhea, Dysentery and Fever.
• Problems on water (xiii)	[ 25%] color not good [ 15%] smell is bad [ 60%] taste not good
Recommendations to improve your water services*: Not applicable as the people residing in Shechamthang collect water from the nearby ponds and Rural Water Supply Schemes.	