

**GOVERNMENT OF PAKISTAN
MINISTRY OF ENERGY (POWER DIVISION)**



NATIONAL TRANSMISSION & DISPATCH COMPANY (NTDC)

**765KV MANSHERA GRID STATION
RESETTLEMENT ACTION PLAN (RAP)**



November 2019

**National Transmission & Despatch Company
Ministry of Energy (Power Division)
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ABBREVIATIONS

APs	Affected Persons
APCs	Affected Persons Committees
BOOT	Build-Own-Operate-Transfer
BP	Bank Procedure
CAP	Corrective Action Plan
CCR	Community Complaint Register
DCO	District Coordination Officer
DHP	Dasu Hydropower Project
Ft	Foot or Feet
FGD	Focus Group Discussion
GoP	Government of Pakistan
GDP	Gross Domestic Product
GRM	Grievance Redress Mechanism
GRC	Grievance Redress Committee
IMC	Independent Monitoring and Consultant
IP	Indigenous People
Km	Kilometers
LAA	Land Acquisition Act, 1894
LAC	Land Acquisition Collector
LAR	Land Acquisition and Resettlement
LARF	Land Acquisition and Resettlement Framework
M&E	Monitoring and Evaluation
NTDC	National Transmission and Dispatch Company
OP	Operational Policy
OPL	Official Poverty Line
PKR	Pakistan Rupees
PMU	Project Management Unit
RAP	Resettlement Action Plan
RU	Resettlement Unit
sft	Square Feet
T5HP	Tarbela Fifth Extension Hydropower Project
TOR	Terms of Reference
USD	US Dollar
WAPDA	Water and Power Development Authority
WB	World Bank



Currency unit: Pak Rupees
Currency exchange rate: PKR 160 equals 1 US\$



Definition of Key Terms

Asset Inventory	A complete count and description of all property that will be acquired.
Resettlement Allowance	Cash paid to cover resettlement related expenses other than losses of immovable assets paid as compensation. A moving allowance can be paid to people who have to relocate as a result of the project impact. An allowance is distinguished from compensation, which reimburses the loss of an immovable asset due to acquisition.
Baseline	A set of pre project conditions used as a basis for project.
Compensation	Payment in cash or in kind for an asset or resource acquired by the project.
Customary Law	A law passed down through oral tradition, which has now been adopted by the community as riwaj to use rights and management of natural resources.
Cut-off-Date	The cut-off date is the date the census begins. The cut-off date determines the eligibility for compensation and entitlements.
Economic Displacement	Loss of income streams or means of livelihood resulting from restricted access to land and other resources resulting from project intervention.
Grievance Mechanism	This is an extra-judicial mechanism by which project-affected persons or general public can raise their concerns to project authority.
Involuntary Resettlement	Involuntary or forced resettlement in project context without any recourse or power of the to refuse resettlement.
Jirga	Jirga, a traditional dispute resolution mechanism, refers to the assembly of local elders to resolve the community concerns.
Kharif	Summer cropping season of the year (15th April – 15th September)
Katcha	House or building made of un-burnt bricks and/or mud with wooden/thatched roof.
Rabi	Winter cropping season of the year (15 September – 15th April)
Mouza/Village	A demarcated territory, for which separate revenue record (Cadastral map) is maintained by the Revenue Department.
Pacca	A house/ structure is considered pacca, if both the walls and roof of the house are made of material that includes bricks, cement, sheets, slates, corrugated iron, zinc or other metal sheets, bricks, lime and stone or RBC/RCC concrete.
Patwari	Revenue record keeper/clerk at village level.
Project Affected Person	Persons (or households) affected by project-related changes in use of land, water or other natural resources either in full or in part, permanently or temporarily.
Physical displacement	Loss of shelter and assets resulting from the acquisition of land associated with a project that requires the affected person(s) to move to another location.
Rehabilitation	Re-establishing incomes, livelihoods, living, and social systems at least to the pre-project levels
Resettlement Strategy	The approaches used to assist people in their efforts to improve (or at least to restore) their incomes, livelihoods, and standards of living in real terms after resettlement.



Resettlement Action Plan	A time-bound action plan with budget setting out resettlement strategy, objectives, entitlement, actions, responsibilities, monitoring and evaluation
Resettlement Entitlements	Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category.
Replacement value	Cost of replacing lost assets and incomes, including cost of transactions (taxes, duties and any other allied expenses)
Semi Pacca	A house/ structure is considered Semi Pacca, if both the walls and roof of the house are made of material that includes wood, planks, grass, leaves and wall are made of bricks walls with mud masonry or un-burnt brick.
Stakeholders	Any and all individuals, groups, organizations, and institutions interested in and potentially affected by a project or having the ability to influence a project.
Socioeconomic Census/Survey	A complete and accurate survey (i.e., census) of the project-affected population. The survey focuses on income-earning activities and other socioeconomic indicators.
Shamelat	Communal land
Tehsil	Tehsil is a sub-district (i.e. the layer of administration below a district).
Vulnerable groups	Distinct groups of people who might suffer disproportionately from resettlement effects



EXECUTIVE SUMMARY

The Project

The National Transmission and Despatch Company (NTDC) of Pakistan, with funding from the World Bank (WB), plans to undertake Dasu Transmission Line (DTL) and Grid Station at Mansehra. The DHP is already under implementation by the Water and Power Development Authority (WAPDA) with the support of WB and its first phase (2160 MW) is expected to be commissioned by December 2023.

The installation of Mansehra grid station is one of the subprojects of the Project. Mansehra grid station will be used for Dasu Hydropower Project (DHP; 5400 MW), and it will be an important hub of energy in the northern side of grid serving northern area of Khyber Pakhtunkhwa. The DHP will be connected to the Mansehra Grid Station through a 250 km long 765 kV double circuit transmission line running from DHP to Islamabad West Grid Station. This Resettlement Action Plan (RAP) is for the proposed Mansehra Grid Station.

The RAP

The present RAP has been prepared based on 100% census of Affected Persons (APs) for the Mansehra subproject in terms of loss of land, crops, trees, structures and livelihoods. In addition, a socio-economic survey of all affected households was carried out to obtain a detailed understanding of the socio-economic conditions of the PAPs and to provide baseline data for the monitoring of the implementation of the RAP and the impacts of the project. The finding of the survey was validated through Focus Group Discussions (FGDs) with men and women conducted in the project area and the consultation with stakeholders.

Project Impact

The project involves the acquisition of 155.37 acres of barren non agricultural land, loss of 2.63 acres of cultivable land (i.e., wheat and maize) and felling of 20,456 wood/timber trees. The affected households are 293 and the total number of APs is 2,080. Two hundred twenty (220) households among the 293 affected ones are considered vulnerable, as their income is below the official poverty line. No structures of any kind will be affected and no relocation is foreseen. A summary of the impacts is provided below.

	Resettlement Impacts	Quantity (acres)	Nature of Impact
A.	Land to be acquired		
i)	Cultivated land	2.63 acres	Loss of land
iii)	Forest land	155.37 acres	Loss of land
	Total	158 acres	
B.	Public Infrastructure (road)	1.94 Km	Realignment of local road
C.	Affected crops		



	Resettlement Impacts	Quantity (acres)	Nature of Impact
	Total area of agriculture land to be impacted by Grid Station construction	2.63 acres	Loss of crops and crop income
	Total	2.63 acres	
D.	Affected trees		
1	Privately owned Wood/ Timber Trees	1,126	Loss of trees
2	District Govt Trees	8	Loss of trees
3	State owned Wood/ Timber Trees	19,322	Loss of trees
	Total affected trees	20,456	
E.	Project Affected Households	293	
	Number of affected persons	2080	
1	Households losing crops	3	
2	Households losing trees	147	
3	Vulnerable households	220	

The project impact is generally not significant in terms of loss of land, because the land acquired for the project is largely barren that did not produce any crops or affect the immediate incomes for the affected households. Exceptions are that only three (3) households who were cultivating the land will lose more than 10% of their total land holding. The impacts are significant for them. Nearly all affected families have incomes from non-land sources, and considered generally poor as 220 households have income below the poverty line.

Cut-off date

The cut-off-date is 01 August 2019, the start date for the census in the project area. Anyone moving to the project site after that date will not be eligible for assistance and/or compensation. This has been discussed with the implementing agency and announced to PAPs during the survey and consultation with the affected communities. Implementing agency and district government is in process of announcing Section-4.

Consultation

Public consultation was carried out in August 2019 in the framework of RAP preparation. Consultations were carried out through key informants' interviews, structured surveys, informal group meetings and consultative workshops. Main topic discussed included description of project components, project activities and its impact assessment; land acquisition and resettlement process, eligibility criteria, compensation package, entitlement matrix; grievances redress procedures and general concerns of the APs. More than 700 people attended the consultations, among which 190 women.



The general concerns of the APs (also including women) were focused on payment of compensation based on the market rates, forms of payment, employment in construction activities, and adequate mechanism for grievance redress. APs were informed that NTDC will work with local government agencies to finalize and come up with the market rates of the lost assets and compensation disbursement will commence once the compensation package is finalized. Similarly, jobs will be provided preferably to local people in the construction activities. NTDC has also established a Grievance Redress Mechanism (GRM) to receive and address the grievances from the Aps. The RAP will be disclosed to the APs and key stakeholders and posted on the NTDC website and other prominent places. NGOs (The Citizen Foundation and Al-Khidmat Foundation) were also consulted and feedback received from these NGO include the preference given to locals for project hiring and timely payment of compensation to the APs.

Policy Framework

NTDC will follow a mix method combining the use of eminent domain under the 1894 LA Act and private negotiations for land acquisition in the Mansehra grid station. It is expected that this will help to put the acquisition process on a fast track for the construction of the grid station. The LA Act will be used to issue Section 4 to “freeze” the land area from any future transitions. The NTDC ‘negotiation committee” will take the responsibility for negotiation and agreement with the land owners on rates. Once the agreement is reached, the agreed compensation will be routed through the office of District Collector. Initial discussion and negotiations have already started by NTDC with the committee of the affected people to develop a base price for RAP planning purposes, which is used in the matrix and the budget. The Policy Framework will ensure that APs receive compensation based on the full replacement cost and with relocation and rehabilitation assistance so that they will be well off or at least in the pre-project condition as per the World Bank OP 4.12 *Involuntary Resettlement Policy*.

Entitlements

In Mansehra RAP, compensation and various forms of assistance are proposed for the APs in a way that will ensure their standards of living to at least their pre-project levels. The Entitlement matrix developed for the APs is given below.

Entitlement Matrix

Type of Loss	Specification	Eligibility	Entitlements
1. LAND, TREES AND CROPS			
Impact on land	Land loss	Owners (titleholder, or holder of traditional rights)	Cash compensation based on negotiation rates ensuring replacement cost above the market value, plus all transaction costs, applicable fees and taxes and any other payment applicable.



Trees	Affected trees	Owners	Negotiated cash compensation for timber trees at current market rate or above for timber value of species at current volume, and required inputs to replace trees.
Crops	Affected crops	Owners	Cash compensation at current market rate proportionate to size of lost plot, based on crop type and highest average yield in the project area to be determined by NTDC Team with assistance from relevant departments/agencies.
2. INCOME RESTORATION			
Loss of agriculture based livelihood	Loss of viable agricultural land without availability of alternative land	Owners of agricultural land	Provision of one time livelihood disturbance allowance amounting to PKR 60,903 (equal to 03 months of PKR 20,301 as per Official Poverty Line (OPL)). This will be paid to those APs who lose more than 10% of their total land holding.
3. SPECIAL PROVISIONS			
Vulnerable APs	Livelihood improvement	All vulnerable APs	Provision of one time subsistence allowance amounting to PKR 60,903 (equal to 03 months of PKR 20,301 as per Official Poverty Line (OPL)) to all APs whose income is below the OPL. Preferential selection for project related employment.
4. COMMUNITY SUPPORT PROGRAMS			
	Community support programs for local development	Affected and surrounding villages	Provision for community support programs for the project area to benefit the local population during project construction.

Institutional arrangements

A Project Management Unit (PMU) has been established within NTDC and has been mandated to manage the design, procurement, and construction activities of the DTL and Mansehra grid station project. The PMU is headed by the Chief Engineer/Project Director. For the implementation of RAP, several entities will be involved including the PMU itself, Environment and Social Impact Cell (ESIC) of the Dasu Transmission Line Project (DTLP) established within PMU, Project Consultants responsible for design and construction supervision of the project, relevant government departments, APs, and others.

NTDC/Project Management Unit (PMU) is responsible for the implementation of RAP in a satisfactory manner and in compliance with project safeguard policy framework. NTDC will manage all safeguard related matters through its Camp Offices (CO) in coordination with local government. At PMU level, ESIC Team will be formed for each Construction CO with close coordination of relevant dept. /agencies and affected communities. ESIC-DTILP will review and preparing safeguard documents (internal monitoring reports and Corrective Action Plan



(CAP)) according to approved RAP. For this reason, the ESIC-DTLP will provide the necessary training and capacity building to field staff including contractor, consultant, Grievance Redress Committee (GRC) and APs. An independent monitoring consultant will also be engaged for the monitoring and evaluation of RAP implementation.

Grievance Redress Mechanism

A Grievance Redress Mechanism (GRM) has been designed to ensure that the complaints and grievances of affected households are addressed and resolved in a timely and satisfactory manner. A two tier grievance redress mechanism (GRM) (Project Level, and NTDC - Head Quarter level) will be established. The APs will first approach NTDC's ESIC Team for the redress of grievances. In case the grievances are not resolved at local level, the case will be forwarded to NTDC HQ level for resolution. If not, aggrieved persons or disputants can subsequently move to court of law. GRM will ensure the access of APs to register their complaint and further its resolution that are consistent with local laws and WB involuntary resettlement policy.

RAP implementation schedule and budget

The RAP implementation schedule for the proposed project includes RAP preparation, disclosure, disbursement of compensation with its internal and external monitoring, evaluation and reporting. The construction of MGS will complete by 2023. Payment of compensation and allowances will be completed by 2021 to ensure that compensation is paid prior to commencement of civil works. Public consultation, internal monitoring and grievance redress will be undertaken throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities.

The total RAP budget amounts to PKR 2,780 million (17.35 million USD). The budget includes land cost of PKR 1,618 Million, realignment of local road costing to PKR 97.0 Million, crop compensation PKR 0.20 Million, Trees compensation PKR 153.4 Million. Allowances and training cost PKR 23.6 Million, monitoring and evaluation cost PKR 94.6 Million, GRM implementation cost of PKR 10.0 million and contingencies cost PKR 463.3 Million. A community support program of 2 Million USD is also included.

RAP monitoring and evaluation

RAP activities under the Project will be subjected to monitoring and evaluation. NTDC will be responsible for internal monitoring of resettlement activities ensuring that the draft RAP is finalized and implemented according to approved project policy. The result of internal monitoring will be included in the monthly progress reports to be submitted to the WB. NTDC will engage the services of an independent monitor for monitoring of the RAP. External monitoring and evaluation reports will be prepared quarterly and semi-annually during the implementation of the project. Based on the external monitoring and evaluation report, if significant issues are identified, a Corrective Action Plan (CAP) will be prepared. A post-project audit and evaluation will also be conducted by NTDC once the project construction work is complete.



1 INTRODUCTION

1.1 Background

The National Transmission and Despatch Company (NTDC) of Pakistan, with funding from the World Bank (WB), plans to undertake Dasu Transmission Line (DTL) and Grid Station at Mansehra. The DHP is already under implementation by the Water and Power Development Authority (WAPDA) with the support of WB and its first phase (2160 MW) is expected to be commissioned by December 2023.

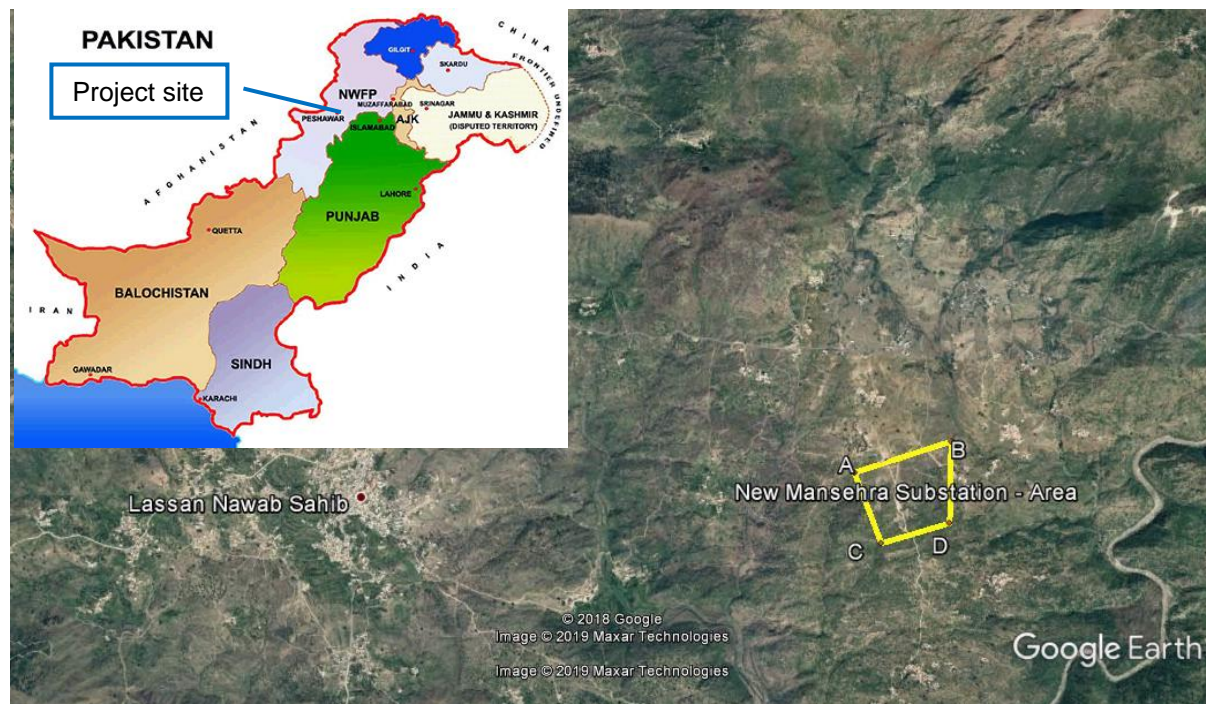
Mansehra grid station will be used for Dasu Hydropower project (DHP; 5400 MW), and it will be an important hub of energy in the northern side of grid serving northern area of Khyber Pakhtunkhwa (KP). The DHP will be connected to the Mansehra grid station through a 250 km long 765 kV, High Voltage Alternating Current (HVAC), double circuit transmission line running from DHP to Islamabad West Grid Station. This Resettlement Action Plan (RAP) is for the Mansehra Grid Station.

1.2 Project Description and Components

1.2.1 Project Location

The project site is located at village Sawan Maira, approx. 17 km from main Mansehra City, District Mansehra. The site is accessible through Mansehra main road to lissan nawab road and at terralla chowk to village Sawan Maira. The project location is given in Figure 1.1 below.

Figure 1.1: Project location



Source: intec, 2019



The 765/500 kV grid station will be constructed in 158 acres of private land, currently under afforestation (mostly Eucalyptus). The site coordinates are given below.

Table 1.1: Site coordinates

	Latitude	Longitude
A	34,27637	73,01042
B	34,27878	73,01833
C	34,26828	73,01227
D	34,26923	73,01821

Source: NTDC, 2019

1.2.2 Project Components

A 765/500 kV Air Insulated Substation (AIS) grid station will be constructed in 158 acres of land at Mansehra to receive power from DHP (from 765 kV transmission line). The grid station configuration will be as follows:

- **765 kV AIS switchgear** with eight (8) bays and space for future extension by four (4) bays, with:
 - 765 kV one and half breaker busbar system (six (6) diameters)
 - six (6) 765 kV transmission line bays
 - six (6) 765 kV reactor bays incorporated in transmission line bays
 - two (2) 765 kV transformer bays
- two (2) autotransformer banks of three single phase units 765/220/33 kV, 3 x 400 MVA.
 - one (1) spare single phase autotransformer unit 765/220/33 kV, 400 MVA
- two (2) reactor banks of three single phase 765 kV, 3 x 120 MVA
 - one (1) spare single phase reactor unit 765 kV, 120 MVA
- four (4) reactor banks of three single phase 765 kV, 3 x 80 MVA
 - two (2) spare single phase reactor unit 765 kV, 80 MVA
- **220 kV AIS switchgear** with six (6) bays and space for future extension by two (2) bays, with:
 - 220 kV one and half breaker busbar system (four (4) diameters)
 - two (2) 220 kV transmission line bays
 - four (4) 220 kV transformer bays
- two (2) three phase power transformer 220/11 kV, 20 MVA.
- **11 kV GIS switchgear** with five bays and space for future extension by two bays:
 - 11 kV single busbar system
 - two (w) 11 kV transformer bays
 - two (2) 11 kV auxiliary transformer bays
 - one (1) 11 kV bus section bays
- two (2) three phase, 11/0.4 kV, 1.000 kVA, auxiliary power transformers

The grid station will have future extension capabilities to all switchgear (765 kV, 220 kV, 11kV as well as 500 kV). The grid station will also include metering, for each transmission line and each transformer, associated substation control and monitoring system and relay protection, AC & DC auxiliary power supply, telecommunication, including Digital PLC for each transmission line,

A typical layout of a grid station is shown in Figure 1.2 In terms of civil works, the key components of the proposed 765/500 kV grid station are; (i) bay, (ii) control building, (iii)



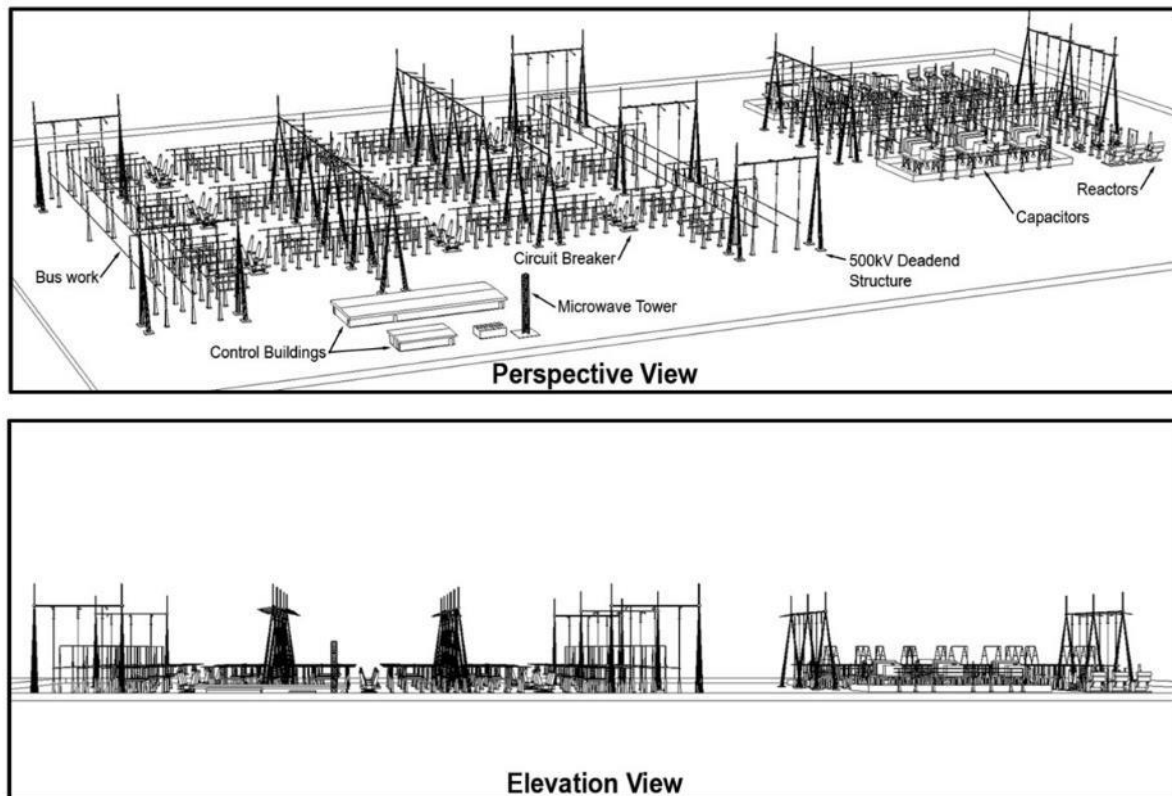
residential colony with water supply and sanitation facilities, (iv) fencing and landscaping, and (v) Access road. These key components are further described in the following sections.

1.2.3 Bay and other Substation Equipment

A substation “bay” is the physical location within a substation fenced area where the high voltage circuit breakers and associated steel transmission line termination structures, high-voltage switches bus supports, controls, and other equipment are installed. Typical component of substation and their functions are given in Table 1.2.

Table 1.2: Typical Substation Components and their Functions

Equipment	Functions
Transformers	To step-down or step-up voltage and transfer power from one current to another. The windings of such large transformers are immersed in transformer oil, which is a highly refined mineral oil that is stable at high temperatures and has excellent electrical insulating properties. Its functions are to insulate, suppress corona and arcing, and to serve as a coolant for transformers.
Circuit Breakers	Automatic switching during normal or abnormal conditions.
Feeder Bay	Steel work housing for circuits.
Reactors	Equipment for the efficient operation of long transmission power lines as they compensate the voltage on power lines to avoid uncontrolled voltage rise, especially on lightly loaded lines.
Isolators	Equipment for de-energising a circuit for maintenance and repair.
Bus bars	Incoming and outgoing circuits of the same voltage tie into a common node called a busbar, which consists of a number of tubular conductors made of aluminum.
Wave trapper	Equipment for trapping communication signals sent via the transmission lines rather than the telephone network.
Loop-in lines	Incoming power lines (connected to bus bars).
Loop- out lines	Outgoing power lines (connected to bus bars).
Telecommunication mast	Equipment used for remote communication with the sub-station.

Figure 1.2: Typical 500 kV Grid Station

1.2.4 Control Building

One or more control buildings are required for the substation to house protective relays, control devices, battery banks for primary control power, and remote monitoring equipment. The size of the building depends on design of the grid station. Typically, the control building will be constructed of concrete block, pre-engineered metal sheathed, or composite surfaced materials. Special control buildings may be developed within the substation developments to house other control and protection equipment.

1.2.5 Residential Colony

An employee residential colony will be built on one side of the grid station to house about 100 families. Common drinking water supply (through groundwater wells) and sewerage facilities (with septic tanks) will be established to provide water and sanitation facilities to the colony. Storm water drainage facilities will be established both in the grid station site and in residential colony. The storm water drainage facilities will be connected to the natural gulley/stream located on northwestern side of the grid station site. WHO endorsed standards on EMF (<http://www.who.int/peh-emf/standards/en/> - developed by International Commission on Non-Ionizing Radiation Protection, ICNIRP) will be complied through design considerations by providing adequate distance from the grid station equipment and residential colony. Exposure to noise from the grid station equipment will also be evaluated, to comply with national standards, to provide adequate distance from the grid station and residential colony.



A construction camp to accommodate about 40 to 50 outstation workers will be built within proposed grid station area. The camp will include residential quarters, washing areas, kitchen, toilets, fuel storage, water storage, sewage disposal arrangements, firefighting arrangements, electric generators, and others.

1.2.6 Fencing and Landscaping

A security fencing (a fencing wall) will be constructed around the entire perimeter of the grid station to protect sensitive equipment and prevent accidental contact with energized conductors by third parties.

A 3 m buffer zone with plantation will be developed around the fence and landscaping will be carried out wherever allowed.

1.2.7 Access Road

The proposed project site is accessible from Mansehra Lari Adda road to Lassan Nawab road, at Telrari Chowk the road access to Bareel Chowk road to proposed site. The grid station site is currently connected to the Bareela Chowk to Swan Maira road about 1.5 km narrow cemented road. This road will be reconstructed to provide access for personnel, material deliveries, vehicles, trucks, heavy equipment, low-boy tractor trailer rigs (used for moving large transformers), and ongoing maintenance activities. The road upgrade will utilize the existing RoW. No additional land will be acquired nor will any assets be compensated.

Local road(s) that connect to the communities on the south of the proposed Grid Station site will need to be realigned. The length of the affected road is 1.94 km. NTDC with the local administration and road department will reroute the track along the property line at their cost prior to the construction of the Mansehra Grid Station.

1.2.8 Construction Activities

The process for constructing the new grid station will follow standard NTDC practice for grid station construction. The key activities in the construction process include the following.

- The major civil works in the grid station area will include construction of foundations and buildings. The raw material required for these constructions are aggregates, sand, cement and steel. The exact quantities of these materials required for construction will only be known at the time of design. However, all these material will be procured from the market and no quarry site will be developed under this subproject.
- The steelwork will then be erected. The transformers, circuit breakers, reactors and other high voltage equipment will be delivered to site, erected and then commissioned. During construction when the civil works are being carried out (foundations, buildings, etc.), there would be approximately 100 to 150 people present on the site at any one time. Depending on the level and nature of construction activity taking place, there will be varying numbers of people housed on site within a construction camp. This will be



constructed within the proposed grid station facility. Overall, it is estimated that 200 – 250 staff will be employed in various works (civil, installation, electrical, other) during project construction.

- Construction will commence with the clearing of vegetation and the levelling and terracing of the ground surface in those areas where heavy electrical transformers and other switchgear will stand. Once levelled and terraced, the concrete works and construction of foundations for the supporting steelwork, transformers and other switchgear will commence. This will also include the construction of storm water drainage pipes, slabs, bund walls, a control room, small buildings and storage areas that are needed.
- All open areas between the transformer plinths and other switchgear foundations will be covered with about a 100 mm layer of 25 – 38 mm crushed stone.
- Waste generation from the construction works is estimated to be about 140 kg/day (considering an average per capita waste generation in Pakistan, which ranges from 0.286 to 0.612 kg/capita/day). These wastes will be disposed at the local municipal waste disposal sites. Since the project site is located close to Mansehra city, the municipal waste disposal site is already available. No new waste disposal sites will be developed for the project.

1.2.9 Operation

Grid stations in grid system of NTDC are designed and constructed for operation, supervision and control by the staff around the clock, unlike the grid system of many developed countries where the grid stations are remote operated, supervised and controlled at central control centers

The operation staff at control rooms of grid stations comprises shift engineers, operators, attendants, etc. and perform duty in three shifts i.e. morning shift, evening shift and night shift. The operation staff supervises and controls the grid station in accordance with the provisions made in the design and construction of the equipment and transmission lines and in compliance of the instructions of the system operator.

1.2.10 Implementation Schedule

Development of Mansehra Grid Station is expected to take about 3 years. The construction is expected to start in early 2020 and would be ready for commissioning in early 2023 by the time T5HP and DHP will be commissioned.

1.3 Analysis of Site Alternatives

The site selection criteria for the Mansehra GS were based on a number of parameters. The criteria, among other elements, include the minimization of social issues as indicated below:



- Suitable and relatively flat Land Availability
- Type of Terrain
- Easy Access to Site
- Environmental Issues
- Social Issues

The social aspects in the criteria covered the following elements:

- Availability of land of adequate size and smooth topography that would minimize site development and the related environmental and social impacts
- Avoidance of high productivity or high-quality land, in order to minimize economic displacement
- Avoidance of populated areas, in order to minimize physical displacement
- Ease of access, that would minimize the need for access road construction
- Proximity to the DTL transmission line

A total of three sites were assessed for the location of grid station as below:

- Sawan Maira site on Lassan Nawab Road - Option 1
- Upper site of the Sawan Maira – Option 2
- In Tehsil Oghi near Indus river – Option 3

The evaluation of the location alternatives on the basis of the above-mentioned criteria is presented in Table 1.3

Table 1.3: Evaluation of location alternatives

Parameters for site Selection	Option 1: Sawan Maira Site	Option 2: Upper site of the Sawan Maira	Option 3: Tehsil Oghi
Suitable and relatively flat Land Availability	Relative flat and easily accessible site	Hilly area, access is comparatively difficult	Slightly hilly area with high density of population and difficult approach
Relief	Relatively flat terrain	Hilly Terrain, will require considerable works for site development	Hilly Terrain, will require considerable works for site development
Access to Site	Easy access near to main Lassan nawab road	Road access is slightly steep and hilly	Road access is slightly steep and hilly
Environmental Issues	Site subjected to afforestation by Eucalyptus trees under the Billion Tree Project. Approx. 20,000 trees (2-3 yrs. old) are expected to be cut	Site covered by natural forest (coniferous trees). Approx. 14,000 mature trees are expected to be cut	Site covered by natural forest (coniferous trees). Approx. 10,700 trees are expected to be cut



Social Issues	No settlement or individual structures within the site. Originally planned for airport	Scattered population in and around the site	High population density, located approx. 5 km southwest of Mansehra (130,000 population)
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In view of the above-mentioned comparison, the site at Sawan Maira was selected as the preferred option.

1.4 The Project Area

For the needs of the RAP, the project area is the footprint of the Mansehra Grid Station as well as the access road that will need to be upgraded. Presently, there are no households living with the project footprint, which consists largely of barren land and new forests under the Billion Trees Project. Only six families reported to have some cultivable land area within the footprint; the rest of the land is not utilized for any crop production other than public and private forests. So the loss of land has no immediate impacts on food security or income of the affected families who live in villages around the footprint. Therefore, for the purpose of census and other social data, the project area has been extended to include the adjacent villages of Sawan Maira and Logran where APs are located. Potential socioeconomic impacts to the communities or other environmental impacts are examined in the project ESIA.

1.5 Project Benefits and Impacts

1.5.1 Socioeconomic benefits

Mansehra Grid Station is part of a wider project that includes Dasu Transmission Line (DTL) which will be the means to discharge electricity generated at DHP to the energy grid. As an important element of the DTL project, Mansehra Grid Station will:

- Contribute to further electrification of currently non-electrified areas, strengthening of the grid and improvement of the quality of electricity supply. These benefits will be felt at regional and local level, in the form of better quality of electricity supply, voltage improvement and reduction of outages.
- During construction, temporary employment opportunities for local contractors and local labor will be generated. It is estimated that the project construction will utilize 150-200 staff. Although many of these positions will require specialised skills, there will be employment opportunities for non-skilled staff. The project will seek to maximize such opportunities for local labor through special conditions in the bidding documents.
- During construction, induced business opportunities for small businesses or people providing goods and services to project construction or its staff (i.e. machinery, trucks, vehicles, catering, cleaning and entertainment, etc.) will be generated.
- The project will have positive gender impacts through improved access to electricity or better electricity supply as improved access to electricity and power will facilitate tasks



that are carried out by women and girls and thus promotes gender equality, women's empowerment, and girls' access to education, health care and employment.

1.5.2 Impacts

Adverse project impacts are related to involuntary economic displacement due to project construction. In specific:

- Loss of land in the footprint of the Grid Station. A total of 293 households (2080 people) are affected
- Permanent loss of income due to crop and tree loss for Grid Station construction. A total of 3 households are affected by crop loss and 147 households by tree loss

The project addresses these impacts through compensations and livelihood restoration allowances as explained in subsequent sections of this report.

1.6 Objectives of the RAP

The primary objective of the RAP is, thus, to provide necessary details for compensation by identifying (i) the extent of losses; (ii) the policy framework for compensation payments, income restoration, (iii) eligibility and entitlement (iv) mechanisms for timely disclosure of information to the APs and other stakeholders (v) institutional framework for participation and implementation; (vi) grievance redress mechanism; (vii) responsibilities for monitoring the implementation process and (viii) resettlement budget and implementation schedule, and monitoring and evaluation. The RAP thus complies with WB OP 4.12 Involuntary Resettlement Policy and address largely economic displacement aspects in the context of the project.

1.7 Outline of the RAP

The RAP is structured as follows:

- The present chapter presents an overview of the project, its location, the benefits and impacts associated with it as well as the objectives of the RAP
- Chapter 2 focuses on the project impacts in terms of land acquisition and loss of crops and trees and livelihood related impacts. It also discusses the significance of these impacts to APs.
- Chapter 3 discusses the socioeconomic profile of the affected population as it was derived by the census and socioeconomic survey carried out by the social/census teams. It addresses issues related to demography, income, sources of income, land holding, assets, etc.
- Chapter 4 analyses the applicable national legal and institutional framework related to land acquisition and compensation for lost assets, as well as its compliance with WB OP 4.12 on Involuntary Resettlement. It goes on to discuss the negotiations of land



purchases and how the legal framework applies to this particular case and what is the process of compensation to be employed?

- Chapter 5 discusses the approach to stakeholder consultation and the main outcomes of it, in particular with regard to stakeholder concerns and how the project addresses them.
- Chapter 6 describes the livelihoods restoration program and the benefit sharing programs adopted by the project in order to improve or at least restore the livelihoods of affected persons.
- Chapter 7 discusses the institutional setup for RAP implementation
- Chapter 8 presents the grievance redress mechanism setup by NTDC to collect and address grievances by the project stakeholders
- Chapter 9 outlines the cost of RAP implementation
- Chapter 10 presents the provisions for monitoring and evaluation for RAP implementation



2 PROJECT LAND REQUIREMENTS AND IMPACTS

Land acquisition and the related impacts were assessed based on the census of affected population, identification of affected assets, consultations with APs and general public at Sawan Maira Village. The Census and inventory was carried in August 2019. Details on land acquisition and impacts are illustrated below.

2.1 Description of the Land Area Required

Project construction and operation will require the acquisition of 158 acres of land close to the village Sawan Maira, approx. 17 km from main Mansehra City, in the District of Mansehra. The land is mostly barren, formerly earmarked for the construction of an airport. Currently it is mostly planted with Eucalyptus trees under the Billion trees project of the GoP. Only 2.63 acres of land are cultivated, mostly wheat and maize.

2.2 Types of Impacts

2.2.1 Land

The project requires the acquisition of **158 acres** of (private) land owned by **293 affected households (2080 affected persons)**, located in Mouza (villages Sawan Mira and Logran) of district Manshera. Approx. 2.63 acres of this land is cultivated (wheat or maize) and the rest is planted by young Eucalyptus trees in the framework of the Billion Trees project of the GoP. No structures of any kind are present on the affected land.

2.2.2 Impacts on Crops

Almost all the proposed area for acquisition is under the **Billion Trees Project (BTP)** cultivation with the exception of 2.63 acres. Major crop is reported to be wheat in Rabi season; the average (per acre) yield of wheat is 1,024 kg. There are total three (3) households cultivating both wheat and maize.

The estimated production is given in Table 2.1.

Table 2.1: Crops in the affected area

Crop	Area (acre)	Product (Kgs)	Number of AHs
Wheat	2.63	2,700	3
Maize	2.63	310	3

Source: Field Survey (2019)

2.2.3 Impact on Trees

The inventory survey results indicate that a total of 20,456 timber trees are present in the affected area, from which private trees are 1,126, District Government trees are 8 while Forest Trees (under the responsibility of Forest Department) are 19,322. These are mostly Eucalyptus trees with 1 to 2 feet girth. No fruit trees are present in the project area.



2.3 Significance of Impacts - Livelihoods

The project will have an economic impact on the livelihood of 3 families that are using their land for cultivation purposes. All of them will lose a significant portion (more than 10%) of their overall agricultural holding due to the construction of the proposed Grid Station.

Table 2.2: Significance of impacts for cultivators in the affected area

Head of Affected HH	Area acquired (acre)	Total land holding (acre)	% of land acquired
Ms Farid Jana Haider	0.50	2.02	25%
Wazir Muhammad Sikendar	2.00	4.18	48%
Shamreez Maskeen	0.13	0.8	16%

Source: Field Survey (2019)

2.4 Vulnerability Impact

Field investigation has shown that the project has impact on 220 low income families. These families are earning less than the official poverty line of PKR 20,301/month. These families/households are considered vulnerable for the purposes of this RAP. No women-headed households were identified.

2.5 Public Infrastructure

Local road(s) that connect to the communities on the south of the proposed Grid Station site will need to be realigned. The length of the affected road is 1.94 km. NTDC with the local administration and road department will reroute the track along the property line at their cost prior to the construction of the Mansehra Grid Station.

2.6 Summary of Impacts

The resettlement impacts discussed in the earlier sections are summarized below.

Table 2.3: Summary of Resettlement Impacts

	Resettlement Impacts	Quantity	Nature of Impact
A.	Land to be acquired		
i)	Cultivated land	2.63 acres	Loss of land
iii)	Forest land	155.37 acres	Loss of land
	Total	158 acres	
B.	Affected crops		
	Total area of agriculture land to be impacted by Grid Station construction	2.63 acres	Loss of crops and crop income
	Total	2.63 acres	
C.	Public Infrastructure (road)	1.94 Km	Realignment of local road
D.	Affected trees		



	Resettlement Impacts	Quantity	Nature of Impact
1	Privately owned Wood/ Timber Trees	1,126	Loss of trees
2	District Govt. Trees	8	Loss of trees
3	State owned Wood/ Timber Trees	19,322	Loss of trees
	Total affected trees	20,456	
E	Project Affected Households	293	
	Number of affected persons	2080	
1	Households losing crops	3	
2	Households losing trees	147	
3	Vulnerable households	220	



3 SOCIOECONOMIC INFORMATION AND PROFILES

3.1 General

A census was carried out in the project area, Sawan Mira and Logran Villages of UC Sawan Mira, to obtain a detailed understanding of the social and economic conditions of the APs and to provide baseline data for monitoring of RAP implementation and the impacts of the project. The main objective was to analyze socioeconomic and cultural characteristics of the population in the project area in order to understand their interrelationships, social dynamics, and inequalities and to identify opportunities and constraints in accessing project benefits. This also included those with special characteristics (based on gender, ethnicity, level of income, geographical remoteness etc.).

3.2 Methodology

The methodology adopted for the preparation of RAP included: a review of secondary information including official records and statistics, such as the Population Census Report (2017) of district Mansehra; complete census of the households affected by land acquisition. The census used a pre-structured questionnaire (see Annex B) aimed at registering and documenting the number and status of affected persons likely to be physically or economically displaced as a result of the project and, therefore, entitled to compensation.

Primary sources of information included Focus Group Discussions (FGDs) with selected households in Sawan Maira and Logran villages, individual interviews with APs and key informants and transect walk in the area, which helped the survey team to physically observe the socio-economic conditions in the project area.

The socioeconomic profile of all the affected population was collected through interviews of all the affected households aided by questionnaire (attached in Annex B). The key variables covered in the surveys and qualitative interviews included (i) identification of the affected population; (ii) demography, (iii) social organization (iv) literacy level, (iv) occupational structures, (v) income and expenses levels, (vi) access to public services, (vi) personal property, (vii) project's impacts on the poor, indigenous and/or ethnic minorities, and other vulnerable groups, (viii) identification of gender and resettlement impact and (ix) impacts, priorities and needs of the women.

3.3 Identification of AHs

Any household (and/or person), whose land, asset/infrastructure, source of income or access to resources/workplace is likely to be affected by the project's operations, is an AP. These include mainly the residents, owners and users of land or assets/structures within the substation footprint or the associated infrastructure. **The total number of such affected households is 293 (2080 affected persons).**



3.4 Profile of the Respondents

Table 3.1 shows that all the respondents belong to rural area Village/ UC Sawan Maira.

Table 3.1: Settlement Types by location

No.	Settlement Type	Surveyed Households (No)	Surveyed Households (%)
1	Rural	293	100
2	Semi Urban	0	0
3	Urban	0	0
Total		293	100

Source: Field Survey (2019)

Table 3.2 reveals that almost all of the respondents (with one exception) are resident-owners. None of the respondents was a resident tenant, resident owner cum tenant or resident absentee.

Table 3.2: Details of the Respondents

No.	Respondent Type	Household (No)	Household (%)
1	Resident Owner	292	99.9
2	Resident Tenant	0	0
3	Resident Owner cum Tenant	0	0
4	Resident Absentee	0	0
5	Business owner	1	1
Total households		293	100

Source: Field Survey (2019)

3.5 Demographic Data

Household surveys were carried to understand the demographic and socio-economic characteristics of the population in the project area. According to the households census data (total households 293), the male population is higher (52%) compared to female population (48%) in the project area (Table 3.4). The data regarding the distribution of affected people by age is presented in Table 3.3.

Table 3.3: Age Distribution of Affected Persons

Age range	No	%
18 - 30 Years	354	17
31 - 40 Years	666	32
41 and 50 Years	582	28
51 Years and above	478	23
Total	2080	100

Source: Field Survey (2019)



Sex distribution of affected people is presented in Table 3.4 below.

Table 3.4: Sex Distribution of Affected Persons

Age range	Male	%	Female	%
18 - 30 Years	195	18	168	17
31 - 40 Years	335	31	330	33
41 and 50 Years	325	30	270	27
51 Years and above	227	21	230	23
Total	1082	100	998	100

Source: Field Survey (2019)

3.6 Education and Literacy

In term of education distribution, 11% of the respondents were reported illiterate (respondents have had Deeni (religious) education). The rest 89% had some degree of education, with a notable 10% having a post-graduate degree. The results are shown in Table 3.5.

Table 3.5: Literacy of Affected Households

Education	Respondents	
	No.	%
Illiterate (respondents have had Deeni (religious) education)	32	11
Primary	38	13
Middle	56	19
Matriculation	47	16
Intermediate	53	18
Graduate	38	13
Master and other professional degrees	29	10
Total	293	100

Source: Field survey (2019)

3.7 Livelihood Sources

Income generating activities are farming, employment in government and private sector, wage labor. The details are presented in Table 3.6. Farming is most dominant occupation in the area with approx. 23% of households depending on farming as the primary source of income. (However, the most respondents described their farming/cultivation on residual land outside the project footprint). Employment to government or the private sector is also important.

Table 3.6: Distribution of Respondents Regarding Occupation

No.	Occupation	No. of Respondents	Percentage (%)
1	Employee in Government	35	12
2	Employee in private sector	50	17
3	Laborers	29	10
4	Job less	29	10
5	Retired Person	18	6
6	Farming (single occupation)	68	23



No.	Occupation	No. of Respondents	Percentage (%)
7	Others/Non-farming	38	13
8	Housewife	26	9
Total		293	100

Source: Field Survey (2019)

3.8 Household Income

Table 3.7 shows that 67% of the surveyed households fall in the income category of less than PKR 15,000 which is below the OPL level which is PKR 20,301¹. A further 18% reported income in the range of PKR 15,000 to 25,000, which is around the poverty line. None of the surveyed households' reported income above PKR 100,000.

Table 3.7: Monthly Income of Surveyed Households

No.	Income Level (PKR./Month)	Number of Households	Percentage (%) of households
1	Less than 15000	196	67
2	15100 - 25000	53	18
3	25100 - 40000	26	9
4	41000 - 60000	9	3
5	61000 - 100000	9	3
6	110000 - 150000	0	0
7	Above 150000	0	0
Total:		293	100

Source: Field Survey (2019)

The survey has shown (see Table 3.8) that 53% of households have more than a single source of income, with 29% of them having three or more sources. This clearly indicates occupational diversity and non-land source of incomes for people in the project area.

Table 3.8: Sources of income

Sources of Income for Households	No.	%
Single source of Income	138	47
Two sources of Income	70	24
Three sources of Income	56	19
More than 3 sources of income	29	10
Total	293	100

Source: Field Survey (2019)

As per table 3.8, 47% of APs have only one source of income and these are either farming or employment (government and private). There is no direct correlation between the two tables.

¹ According to the Economic Survey of Pakistan 2015-16, a new poverty line is estimated using patterns of consumption of reference group (using CBN) and it comes to PKR 3030 per adult equivalent per month using the latest available HIES 2013-14 data. Taking the average household size of 6.7, the poverty line of a household is calculated as $3030 \times 6.7 = \text{PKR } 20,301/-$ per household.



3.9 Household Expenditure

Household expenditure, including food and non-food items such as fuel, education, health, clothing, utility charges and other miscellaneous expenditure was also surveyed. The results are largely compliant with the income data.

Table 3.9 shows that 15% of the households spend less than PKR 15,000. Notably, almost all (92%) households spend less than PKR 60,000.

Table 3.9: Distribution of Household Monthly Expenditure

Sr. No.	Household Expenditure (PKR./month)	No. of Households	%
1	Less than 15000	44	15
2	15100 - 25000	76	26
3	25100 - 40000	79	27
4	41000 - 60000	70	24
5	61000 - 100000	24	8
Total:		293	100

Source: Field Survey (2019)

3.10 Household Possessions

The possession and use of household durable goods have multiple effects and implications. For instance, access to satellite dish or television helps household members to remain updated about daily events, information, and educational materials. Similarly, a refrigerator prolongs food storage and keeps food fresh and healthy. Ownership of transportation allows greater access to services away from the local area and enhances social and economic activities.

Table 3.10 presents the percentage of households that possess various durable commodities and means of transportation. Field survey shows that electric iron and fans emerged as the main needs of the households as all the respondents have these items at their houses. Televisions and mobile telephones are common devices possessed by most households for information and communication. Refrigerators are also largely available. With regard to transportation, motorcycles are more popular than cars but still not widely used (30% of the households).

Table 3.10: Possession of Household Goods

Item	Households
Television	70%
Fan	100%
Sewing Machine	32%
Computer/ laptop	25%
Tractor	5%
Mobile Phone	98%
Refrigerator	85%
Washing Machine	70%
Cooking rang	5%



Geyser	15%
Car	10%
Motorcycle	30%
Air conditioner	5%
Pick up / Van	9%
Electric Iron	100%
Satellite dish	15%
Oven	23%
Datsun/ Transport Vehicle	5%

Source: Field Survey (2019)

3.11 Credit Availability and Banking Facilities

The use of bank credit in the rural setting of the project area mainly due to lack of knowledge on modern credit possibilities. People mostly rely on traditional practices. The main sources of non-institutional credit are shop keepers, relatives and well-off families in the settlements. These loans are mainly used for domestic and social needs such as marriages, birth ceremony, deaths, health and education.

3.12 Land Holding

Land is the major determinant of farm income and big holding size is the symbol of dignity and honor in the rural set up. All 293 surveyed households are land owners.

Generally, the affected people have small land holdings, as approx. 98.6% have less than 5 acres. Only 4 have more than 5 acres. In addition, the land holding size is decreasing with time due to inheritance fragmentation in the rural area.

Table 3.11: Land Holding Size

Land Holding Size (Acre)	No. of Households	%
0.1 – 5	289	98.6
6 – 10	4	1.4
	293	100

Source: Field Survey (2019)

Almost all affected land is planted in the framework of the **billion trees project (BTP)** with the exception of a small part of the area (5.4 acres) where some sessional Kharif and Rabi crops (mostly wheat and maize) are cultivated. No fruits or vegetables are cultivated in the project area.

3.13 Livestock

According to the field survey, buffalos, cows, goats, sheep and donkeys are the common livestock in the area.



Table 3.12 shows the number of animals and their market value.



Table 3.12: Livestock in the project area

Livestock	Number	Average market Value per animal (PKR)
Buffalos	29	120,000 - 220,000
Cows	559	100,000 - 175,000
Sheep	159	40,000 - 75,000
Goats	370	40,000 - 75,000
Donkeys	149	20,000 - 60,000

Source: Field Survey (2019)

3.14 Access to Infrastructure

Access to safe drinking water and sanitation is essential for health, security, livelihood, and quality of life, and is especially critical for women and children. Improved water supply and sanitation interventions could thus provide a wide range of benefits like longer lifespan, reduced morbidity and mortality from various diseases, and low health costs.

Table 3.13 lists the available social amenities in the project area. It can be seen that access to water supply and sanitation is very low while access to health services is also low. The figure refers to access to water from water supply/distribution network. Major source of water in the area is groundwater. People have access to water from the nearby open wells, tube wells and some extract water from the underground by drilling bores at their homes.

Table 3.13: Access to Social Amenities in the Project Area

Social Amenities	Availability
Electricity	100%
Sui-Gas	0%
Piped Water Supply	0%
Sewerage/Drainage	5%
Hospital	25%
School	100%
Road	95%

Source: Field Survey (2019)

Recently government has initiated a Sui gas project in the area but still the project is not operational. Piped Gas is passing need of the entire community in the project area. Drinking water and gas are ranked as the top priority demand of women in the project area.

3.15 Housing

Among the 293 surveyed households, 290 (99%) are living in pucca houses and 3 (1%) are living in semi pucca houses, as shown in



Table 3.14. Pucca houses are constructed with bricks, cement and concrete, with wooden and steel doors and windows. Semi pucca houses are made of bricks (joint with mud) and their roofs are mostly of wood, and partially bricks. It is noted that none of these structures are in the proposed Mansehra Grid Station site.

**Table 3.14: Type of Houses**

No	House Type	Numbers	%
1	Pucca	290	99
2	Semi Pucca	3	1
Total		293	100

Source: Field Survey (2019)

3.16 Gender Analysis

Women in the project area have no recognized role in the authority structure of the villages. Most of the women stay at home and only travel outside the village in case of visiting relatives, and weddings or for health reasons.

3.16.1 Women's Participation in Family and Economic Activity

The women participation in different activities was assessed as part of the survey. As shown in Table 3.15 women are almost exclusively active in housekeeping and child caring. They assist in farming and care for livestock while they participate in the social obligations of the household. Their involvement in other economic activities is negligible.

Table 3.15: Women Participation in Various Activities

Activities	Participation
Housekeeping	93%
Child caring	85%
Farming	15%
Livestock	15%
Business Activities, embroidery, Tailoring etc.	2%
Employment government and private	2%
Sale & Purchase	1%
Social obligations (marriage, birthday & other functions)	99%
Elected Representation (councilor /political gathering)	3%

Source: Field Survey (2019)

3.16.2 Gender Status

The above survey analysis is further supported by the results of focus group discussions. As reported, the daily work of a female is housekeeping, child rearing, and fetching water, laundry, cooking and taking care of animals and other social obligations like marriage, birthday & other functions. Most of females are expected to meticulously follow the cultural tradition of modesty, which is the main factor constraining participation of women in the social activities.

3.16.3 Women's Participation in Decision-Making

During consultation it was found that the majority of decisions are taken jointly by men and women at household level. Obviously, this is more apparent in educated families and younger generations. However, the fact that women are not seen outside the house makes it difficult to approach them for information dissemination or stakeholder engagement activities. The



problem is exacerbated for such activities taking place outside the village. The project will need to design effective dissemination strategies to address these restrictions.

3.16.4 Concerns of Women related to the Project

During the socioeconomic survey, women of the project area pointed out the following major issues relating to project activities;

- Care should be taken to ensure that the local population, especially women and children, will be able to be engaged to their routine activities (i.e. school, shopping) during construction activities;
- Fair compensation should be provided for the acquired land. In addition, as compensatory measures, employment to the men of the affected households should be provided. Natural gas should also be provided to improve everyday life of the rural people (i.e. cooking)
- The current rate of women involved in commercial activities is very low. Women have requested that training should be provided to improve their skills in embroidery work or other work that can be done in house, for domestic or commercial use.



4 LEGAL AND POLICY FRAMEWORK

4.1 General

This chapter outlines and reviews the existing legislations, policies and presents the legal and policy framework to be used in the Mansehra Project. The dual approach to acquisition using the LA act of 1894 and negotiation for land purchases and the mode of payments routed through the District Collector Office is clearly explained. This is done to expedite the process and to fast track the acquisition with full compliance of the WB OP4.12 Involuntary Resettlement Policy in terms rates and negotiated packages for acquisition of land for the project.

4.2 National Legal Instruments

4.2.1 Constitution of the Islamic Republic of Pakistan

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

4.2.2 The LA Act (1894) and Limitations

The LA Act of 1894 is the principal legal instrument for land acquisition for public purpose project in Pakistan. The Act lays down detailed procedures for acquisition of land and payments of compensation, but short fall of the standards required in terms of replacement costs and other support such as resettlement and livelihood aspects associated with displacement. The Act has 55 sections with a long drawn process that requires, as experiences suggest, two or more years for land acquisition. Further, the Act does not provide for equal or enhanced living standards to the project affected persons. Due to the challenges encountered during the application of the Law, NTDC authorities are becoming also more cognizant of the limitations of the law and its coherence with other international standards and the need to ensure its consistency with the provisions of the World Bank policies.

4.3 Gap Analysis between Land Acquisition Act and World Bank Policies

The LAA of 1894 is the national legislation applicable for land expropriation in the province, whereas OP 4.12 provides the WB’s policy principles and requirements relating to involuntary resettlement. A comparison of land acquisition under LAA 1894 and the World Bank OP 4.12 on Involuntary Resettlement shows that major differences exist between the two instruments.



Error! Reference source not found. An attempt has been made to compare the LAA 1894 and OP 4.12, the objective being to identify if and where these sets of procedures are in conformity with each other and more importantly how to address the differences and gaps (Table 4.1).

Table 4.1: WB OP 4.12 Involuntary Resettlement & Pakistan Land Acquisition Act

No.	WB Involuntary Resettlement Policy Principles	Pakistan Land Acquisition Act	Approaches to Address the GAPS
1	Screen the project early on 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.	No equivalent Requirements (though the Pakistan Environmental Protection Act (PEPA) 1997 does require screening of social impacts that also include resettlement impacts)	Screened and categorized. Scope defined, social assessment and gender analysis undertaken.
2	Carry out meaningful consultations with APs, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring & evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples (IP), and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the APs' concerns. Support the Social and cultural institutions of APs 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.	No equivalent requirements other than consultations being a key requirement of PEPA 1997. Land Acquisition Collector is the final authority to decide disputes and address complaints regarding quantification and assessment of compensation for the affected lands and other assets.	Consultations conducted during the preparation of present RAP; additional consultations will be carried out during the implementation per framework included in RAP. Grievance Redress Mechanism (GRM) included in the present RAP. Resettlement planning has addressed the needs of vulnerable groups.
3	Improve, or at least restore, the livelihoods of all APs. through (I) land based resettlement strategies when affected livelihoods are land based where possible or cash compensation	No equivalent Requirements	The present RAP addresses these requirements. A livelihood restoration plan has



No.	WB Involuntary Resettlement Policy Principles	Pakistan Land Acquisition Act	Approaches to Address the GAPs
	at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.		been prepared and included as a part of the RAP.
4	Provide physically and economically displaced persons with needed support	No equivalent requirements	The present RAP addresses these requirements. It includes payment of compensation, requisite allowances and community support program.
5	Resettlement assistance and compensation for the loss of land or assets	The LAA recognizes only the title holder as eligible for compensation	Resettlement assistance will be paid to the APs even without having legal title of the land to be affected.
6	Crop losses compensation provided to landowners and share-crop/lease tenants whether registered or not.	Crop losses compensation provided only to registered landowners and share-crop/lease tenants	Compensation for crop losses will be provided to landowners and share-crop/lease tenants whether registered or not
7	Disclosure requirements	Partially covered. The decisions regarding land acquisition and compensations to be paid are published in the official Gazette and notified in convenient places so that the people affected are aware.	Information related to quantification of land, structures and other assets, entitlements have been disclosed to the affected persons. The amounts of compensation and financial assistance will be disclosed to relevant individuals only. The present RAP will be disclosed locally as well as internationally.



4.4 NTDC Practices, Framework for LA and Valuation

For transmission line projects, NTDC uses the 1885 Telegraphic Act and avoids any acquisition of land; instead of permanent acquisition, land is required temporarily and all kinds of losses are considered for compensation. The Dasu Transmission Line Project (DTL) has taken this approach. However, for substation such as the Mansehra GS, there is need for permanent land acquisition. Therefore, as evident, NTDC as a public entity used two modes or models to require and/or acquire land as needed.

For the Mansehra GS that involves land acquisition, NTDC will follow the national legal framework (i.e. LA Act of 1894) to acquire and “freeze” the land area by Section 4/1894 Act for project development through the use of “eminent domain.” The application of the Act helps to secure the availability of land without dispute. The rest of the processed – for example, compensation rate etc. are determined through consultation and negotiations, taking into consideration of the market value and other associated costs. The application of the LA Act (1894) remains limited to notification by the District Collector for acquisition of land for public purpose project. The rest is carried out through private negotiation after invoking Section 4 of LAA of 1894.

Following the notification, NTDC will constitute, as per the NTDC Guidelines, a five-member committee to purchase private land through negotiation for the Mansehra GS. The processes work out as follows.

First, the NTDC Committee engages with the land owners.

Second, NTDC has qualified technical and field staff mostly on deputation from the revenue department to carry out valuation of assets.

Third, once the land is identified, the value of land is determined by the Committee through a series of meetings and negotiations with individual owners and community-level meetings.

Fourth, if there is any building, crop, fruit bearing trees or any other immovable structure on the land, then its value assessed is referred to the concerned departments/agencies.

Fifth, NTDC/PMU employs *patwaris* (surveyors) to assist the Committee to determine boundaries, location, size and area of the land to be purchased. Patwari will prepare land record including ownership genealogy, rights and interests held in the land, and, estimated value of improvements to land in consultation with the landowners. This is typically done over a period of several months.

Sixth, following the completion of the valuation of assets for negotiation (includes land, crops, trees, and other assets) as well as compensation package and entitlements, the compensation payment is deposited in the DC office.



Finally, in case the negotiations fail, and parties do not agree on rates, the LA Act (1894) will be used fully to complete the entire acquisition process. The land which will be acquired under this policy will be registered in the name of NTDC.

In the case of married couples/households, the compensation will be paid to the one who owns the assets. If these assets are jointly owned by couple, then the amount is paid to both the parties. However, when assets are owned by single/unmarried/separated women, they will receive compensation directly. Compensation will be paid through cross cheques to the entitled individuals. In case of married couples, if assets are jointly owned then the amount is paid to both the parties. These provisions for payments were also discussed during consultation with women.

4.5 Compliance of WB OP 4.12 IR Policy

World Bank OP 4.12 encourages the purchase of land through negotiation based on pre-displacement market value of land to be expropriated through full compensation at market value, independently with advance public notice, negotiation and right of appeal. The processes undertaken in the Mansehra GS complies with OP 4.12 IR Policy guidelines. As explained earlier, the entire processes of land acquisition through private negotiation, including the role of DC/Revenue Office demonstrate both the legitimacy of the processes and ensure transparency from the part of NTDC and Revenue Department. The rights to compensation is extended to owners, tenants, workers, or any person who can demonstrate any interest lost as a result of expropriation, including provisions for grievances and disagreement on the agreed price and packages.

In this project, the determination of compensation for land is based on negotiations with the affectees, based on recent market data (September, 2019) as the basis; and the rates are eventually above market value. For other land-based assets (trees and crops), consultation with the relevant government departments (forestry, agriculture) was done. Finally, in case of delay in RAP implementation, the compensation will be adjusted as per the inflation rate.

Further, to minimize the gaps and to comply with the OP4.12 requirements, the RAP policy has taken measures – for example, analysis of gender issues, consultation with women and other vulnerable groups, grievances/dispute resolution, and livelihood restoration measures to that affected persons can regain and restore their livelihood in post-project period.

4.6 Reflections and Lesson Learned

In this project, based on past transmission line project implementation experiences, the following are highlighted as “lesson learned,” for better management and implementation of the Mansehra GS.

Timely arrangement of funds for avoiding delays in compensation payment: Resettlement and land acquisition issues should be dealt with arranging funds for the timely disbursement of compensation payment to avoid protracted delays. The delay in payment of compensation can delay the implementation of the whole TL and can deteriorate the



community and implementing agency relationship. NTDC has faced this problem in several of its transmission and distribution projects. Keeping this lesson in view, in the case of DTL, RAP implementation will be financed by WB and funds are earmarked for compensation payment before the commencement of work without any impediment to avoid APs grievances. This should expedite the project implementation tasks.

Direct purchase of private land through private negotiation for the Mansehra Grid Station: For public interest projects, the use of LA Act of 1894 has caused delays due to difficulties in assessing market or replacing value under the Act. Experiences with past project have shown this time and again. Private negotiation of land has proven to be more effective and expeditious in comparison land acquired through eminent domain. Keeping this in view, NTDC has planned to use private negotiations for this project. Accordingly, NTDC has established a high-powered Committee for Land Acquisition for all transmission projects to be funded by international financial institutions such as the World Bank and the Asian Development Bank. The Committee includes a member from the Revenue Department. The negotiated price will be paid through the District Collector's Office to ensure transparency in the transactions.

4.7 Entitlements

Based on the policy review and impacts identified in previous chapters, the following persons would be eligible for compensation and resettlement assistance as per the policy framework:

Land impacts will be compensated as follows:

(a) **Permanent Losses:** Compensation will be paid at the negotiated rate after agreement with the affected community and the households to legal owners as well as those with customary rights. The negotiated package will be over and above the market price.

All Other Assets and Incomes:

- (a) **Crops** will be compensated at the full market rate for one year of harvest including both rabi and kharif seasons.
- (b) **Trees** will be compensated based on the market value of the wood production, having taken due consideration of the future potential value.

4.8 Entitlement Matrix

The entitlement matrix is developed based on the above discussed eligibility criteria, nature of losses and implementation issues of the proposed project in consultation with the APs.



Table 4.2: Entitlement Matrix

Type of Loss	Specification	Eligibility	Entitlements
1. LAND, TREES AND CROPS			
Impact on land	Land loss	Owners (titleholder, or holder of traditional rights)	Cash compensation based on negotiation ensuring replacement cost above the market value, plus all transaction costs, applicable fees and taxes and any other payment applicable.
Trees	Affected trees	Owners	Negotiated cash compensation for timber trees at current market rate or above for timber value of species at current volume, and required inputs to replace trees.
Crops	Affected crops	Owners	Cash compensation at current market rate proportionate to size of lost plot, based on crop type and highest average yield in the project area to be determined by NTDC Team with assistance from relevant departments/agencies.
2. INCOME RESTORATION			
Loss of agriculture based livelihood	Loss of viable agricultural land without availability of alternative land	Owners of agricultural land	Provision of one time livelihood disturbance allowance amounting to PKR 60,903 (equal to 03 months of PKR 30,301 as per Official Poverty Line (OPL)). This will be paid to those APs who lose more than 10% of their total land holding.
3. SPECIAL PROVISIONS			
Vulnerable APs	Livelihood improvement	All vulnerable APs	Provision of one time subsistence allowance amounting to PKR 60,903 (equal to 03 months of PKR 30,301 as per Official Poverty Line (OPL)) to all APs whose income is below the OPL. Preferential selection for project related employment.
4. COMMUNITY SUPPORT PROGRAMS			
	Community support programs for local development	Affected and surrounding villages	Provision for community support programs for the project area to benefit the local population during project construction.

4.9 Cut-Off Date

Based on census survey, the cut-off-date is 01 August 2019, the date of the start of the census and inventory surveys. The cut-off-date was discussed with the implementing agency and the affected people and announced during the survey as well as consultation meetings. Any one moving to the project site after the cut-off-date would not be eligible for any compensation and/or assistance under the project.



The implementing agency and district government is in process of announcing section-4.

4.10 Benefit Sharing and Community Support Program

During consultation meetings, people asked how the project would benefit them. It was felt that APs and communities want additional benefits beyond compensation. Since the affected communities are remote and rural, they lack many amenities and services. As a result, beside compensation for direct losses by the affected households/persons, the project will design benefit sharing schemes in the form of community support programs for villages around the Mansehra Grid Station. NTDC is committed to improve the quality of life of the people in the surrounding communities through identifying projects with a community-led approach. Accordingly, the project has made provision of USD 2 million for benefit-sharing and community support program. This program will be designed and implemented in coordination with the similar program for the Dasu Transmission Line. More details are available in Chapter 7.



5 STAKEHOLDERS CONSULTATION AND RESPONSES

5.1 General

This chapter describes the project stakeholders, their views towards the project and the process adopted in consulting affected households and communities on relocation and resettlement, impacts assessment, socio-economic and physical losses due to construction.

5.2 Mapping of Stakeholders

Project stakeholders – both primary and secondary (**Error! Reference source not found.**) – include the APs and beneficiaries in the project, NTDC and other related government departments/agencies, district administration, the local governments in Mansehra, contractors, construction workers, in-migrants and followers, supply/service providers, financing institutions like the World Bank, mass media/civil society members, consultants and project advisors.

Table 5.1: Primary and Secondary Stakeholders

Type of Stakeholder	Stakeholder's Profile
Primary Stakeholders	<ul style="list-style-type: none">All APs, households, communities, project beneficiaries – for instance, residents of the project area.
Secondary stakeholders	<ul style="list-style-type: none">Project owner/NTDC, other related departments/agencies of the GoP, District administration, project contractors, construction workers, in-migrants and followers, supply and service providers, financing institutions like the World Bank, mass media/civil society members, consultants and project advisors

5.3 Consultation with Stakeholders

Dialogue and consultation with stakeholders including APs is very critical for successful resettlement and/or compensation of the affected assets. The process of consultations will continue until implementation of the RAP is completed. In the process of preparing this RAP, extensive consultations were undertaken with the APs with the objectives to:

- Share information with APs about the Project, its activities, latest interventions in project development;
- Elicit the views of APs about the selected process of land acquisition (i.e. through negotiations) and the compensation process;
- Disseminate the impacts of the project in terms of land acquisition, people affected and measures proposed to minimize the impacts, entitlements, eligibility and community access over the GRM;
- Obtain the co-operation and participation of the APs in the negotiation process and RAP implementation



- Ensure transparency in all the project activities through sharing information

During these consultations, the communities were encouraged to (i) be open and voice their concerns and claims; (ii) to learn about GRM for lodging complaints; and (iii) allow and give the necessary assistance to the Monitoring and Evaluation (M&E) team during the RAP implementation. After the conclusion of the negotiation process for the definition of the land price and the preparation of the payment schedules and actual payment, NTDC personnel will continue to conduct a series of consultations and counseling of the APs.

5.4 Consultation Approach and Framework

The guiding principle underlying consultations is that the social safeguards planning and implementation must follow a consultative and participatory process to ensure success of the project. This was further reinforced by the requirements of the World Bank OP 4.12 and Bank's Access to Information Policy (2010), which give high priority to public consultation and participation in designing and implementation of a socially and environmentally compliant project (see Table 5.2 **Error! Reference source not found.**).

Table 5.2: Frameworks for Consultation

Legal/Policy Sources	Regulations/Safeguard Policy Requirements
Government of Pakistan	<ul style="list-style-type: none"> ▪ Pakistan Environmental Protection Agency (PEPA) Regulations 2014 and 2000 ▪ Environmental Protection Agency (EPA) 1997 Guidelines for Public Consultation requires public consultation and involvement in project planning and implementation. The policy and procedures require proponents to consult with affected community and relevant NGO during preparation reports.
World Bank	<ul style="list-style-type: none"> ▪ OP.4.01, Clause 14, notes that for all Categories A and B projects proposed for IBRD or IDA financing, during the EA process, the borrower consults project-affected groups and local nongovernmental organizations (NGOs) about the project's environmental aspects and takes their views into account. The borrower initiates such consultations as early as possible. For Category A projects, the borrower consults these groups at least twice: (a) shortly after environmental screening and before the terms of reference for the EA are finalized; and (b) once a draft EA report is prepared. In addition, the borrower consults with such groups throughout project implementation as necessary to address EA-related issues that affect them. ▪ OP 4.12/Involuntary Resettlement: (i) Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement plans; (ii) APs should be informed about their options and rights pertaining to resettlement; (iii) APs may be involved in the planning, implementation, and monitoring of the resettlement program, especially in the process of developing and implementing the procedures for determining eligibility for compensation benefits and development assistance; (iv) Establish appropriate and accessible grievance mechanisms; and (v) Particular attention be paid to the needs of vulnerable groups among those displaced, especially those below poverty line, the landless, the elderly, women and children or other displaced persons



Legal/Policy Sources	Regulations/Safeguard Policy Requirements
	<p>who may not be protected through national land compensation legislation.</p> <ul style="list-style-type: none"> WB Access to Information Policy (2010)– RAP should be disclosed to the APs for local inputs, including documentation of the consultation process, in a timely manner, before appraisal formally begin, in an accessible place and in a form and language that are understandable to key stakeholders. All documents will be disclosed in a language that the community and APs understand.

The consultation and participation adopted includes: (i) a public participation and consultation mechanism established in the early scoping stage for effective public participation (ii) fair compensation rates formulated through extensive consultations in transparent manner ensuring smooth implementation of relocation and income rehabilitation.

As part of the project preparatory work, detailed consultations were carried out through village meetings and focus group discussions (FGDs) with the communities including women in the project area. Consultations were also carried out when the draft RAPs were ready. Details of this consultation process are described below, while complete record of primary stakeholders is presented in Annex A.

5.5 Consultations Conducted

Public consultations and information disclosure sessions took place in August 2019 in the affected villages. The APs were informed regarding the time and venue, prior to meetings and successive follow up including telephone calls to local people. Meetings were held in an open encouraging atmosphere where APs expressed their concerns and views freely.

Meetings were held in the form of open hearings, FGDs and individual interviews with men and woman. In total 511 individuals attended the consultation meetings, among which 190 were women (see Annex A). These meetings proved very useful in information sharing and group consultation and consensus building. Concerns raised during the village meetings are presented below.

5.6 AP's Concerns and Project Response

During the consultations, people were asked about their views regarding the proposed project. Some local NGOs – for example, The Citizen Foundation, and Al Khidmat Foundation - were consulted for their views and comments. Both viewed the project positively for the development of the country and recommended that local people must be hired and that compensation must be based on negotiated rates. The timely payment of compensation was emphasized by the NGOs. Table 5.3 lists concerns raised by the community during consultation meetings and responses.

Table 5.3: Summary of Key Concerns and Responses

No	Concerns	Responses	Responsibility
1	Land price	NTDC will engage with the affected	NTDC and



No	Concerns	Responses	Responsibility
	should be properly negotiated and agreed with affected AHs and communities	households and communities to find out an agreeable package that would be over and above the market value; once it is finalized, will be shared with all the AHs. However, the crops and trees compensation rates will be as per market basis.	Negotiation Committee
2	What rates will be adopted for compensation to the land owners?	Compensation for land will be given on the basis of rates resulting from negotiation with affected communities. NTDC <i>patwaris</i> working with the revenue department and community consultation will propose a base price for various types of land affected – for instances, barren land, forest land, etc.	LAC & NTDC
3	From where will the labor/workers be hired during the construction phase?	Local people will be provided employment during construction stage. For this purpose, contractor will be bound by a clause in contract documents to hire the local labor during construction phase. This will be monitored through internal monitors. However in case of several candidates for a job, merit will be followed strictly.	NTDC & Construction Contractor
4	Who should we contact in case of any complaint/objection?	A GRC will be established for complaint resolution and APs will be given the representation in the GRC and they can contact their representatives in case of any grievance.	NTDC/ESIC
5	When will payments be made for the lost assets?	Payments will be initiated once the land revenue record and field measurements are completed and packages are agreed. Payments will be made prior to civil works.	LAC & NTDC
6	Consultation process should be continued throughout the project cycle.	Meaningful and informed consultation and information disclosure will be carried out by the NTDC. The issues along with the proposed measures discussed during the meetings will be documented.	NTDC
7	Vocational Training especially on embroidery for home-based work and income opportunity	NTDC will work with concerned department/NGOs for the provision of vocational training. In addition, a resource person will be hired for these trainings.	NTDC
8	Construction and vehicle movements will impact the daily life of the people. What measures NTDC will take to mitigate the	Alternate routes will be provided for smooth movement. Disruption will be kept at a minimum.	Contractor & NTDC



No	Concerns	Responses	Responsibility
	measures?		
9	Existing infrastructure like road, routes and water channels should not be disturbed.	NTDC will ensure with the help of design consultant that impact on the infrastructure is minimized and affected infrastructure is restored.	NTDC & design consultant

The entitlement matrix for the project was prepared taking into consideration the feedback from the consultation meetings. Further, it was discussed and agreed with PAPs during the inventory preparation and rate determination. It was again discussed in the consultation on October 29, 2019.

5.7 Women Involvement in the Consultation Process

5.7.1 Overview of the process

During the planning phase, a gender inclusive consultation process was undertaken. To explore gender related issues, female staff were included in the team of surveyors. Formal meetings with women were held to explore their needs, problems and priorities related to project execution. In addition, individual interviews were also held with the affected women to effectively involve them in the planning process and design tailored programs for women and other vulnerable groups. A list of women consulted is given in Annex A.

5.7.2 Women views and concerns about the Project

The main concerns voiced during the consultation meetings were related to the need for fair and timely compensation for any lost assets, in a way that their livelihood is not compromised. Other issues concerned the use of the local road network by the construction staff and machinery which may have an impact to the circulation of the community people, especially with regard to women and children. The presence of the construction staff was also a concern as it may create difficulties to the mobility of local women and girls. On the other hand, project construction was also seen as an opportunity for employment and local development. Women requested that employment is provided to the male members of their families, combined with skills improvement to increase their chances to work under the project. Training for skills was also mentioned for women and girls, i.e. for embroidery and other in-house income crafts. These issues will be taken care of by NTDC during RAP and community support program implementation.

During the census, inventory preparation, socioeconomic survey and the consultations, the affected women and vulnerable groups were explained the structure of compensations, the types of allowances and the mechanism of disbursements. These are further discussed in appropriate section(s) of the RAP (see 4.4). It was explained during the consultations that if assets are owned by the women, they will directly receive the compensation and



compensation will be paid through cross cheques. In case of joint ownership of assets (e.g. married couples), the compensation will be paid to all parties.

5.8 Disclosure of RAP

The RAP will be disclosed to the affected people and will be available on the NTDC website and Bank's website for the public at large. NTDC will take the following steps for disclosure of the RAP.

- Before the start of the RAP implementation, an information booklet containing a summary of the compensation principles will be prepared specifically for the purpose. This information booklet or brochure will be translated into Urdu and distributed to all project APs. This will enable the APs to be aware of their entitlements, unit rates of compensation/income restoration and rehabilitation assistance and payment procedures available for various types of APs as given in the Entitlement Matrix. In addition, the information regarding the GRM will be reflected in the booklet.
- After approval, a shorter version of the RAP (i.e., project footprint, objectives and benefits, policy framework, entitlement matrix, RAP implementation framework, responsibility, timeline, costs and budget, M&E framework) will be translated into Urdu by NTDC and disclosed to APs and other stakeholders by the Camp Office through PMU. The translation of the RAP will include the Cut-off date, but exclude the cash compensation amounts to be paid to the PAPs.
- RAP will be disclosed to women through a meeting either by a community organization or project staff. Both versions of RAP (English and Urdu) will be available at the offices of Project Director, Contractor, and Revenue Department as an official public document.
- A schedule explaining the date, time and venue for disbursement of compensation through cheque will be prepared in Urdu and distributed to all APs.

5.9 Consultation Plan During Project Implementation

The consultation will continue during the project implementation. A broad framework for the detailed roadmap is described in Table 5.4 below:



Table 5.4: Consultation and Participation Framework

Description	Target Stakeholders	Timing	Responsibility
<ul style="list-style-type: none"> - Consultations and participation during verification of resettlement impacts and AP list - Location: various places in project area 	<ul style="list-style-type: none"> - Potential APs; and communities within and around project area 	Before implementation of projects	PMU and RAP Consultants
<ul style="list-style-type: none"> - Consultations with the APs/ communities during each RAP implementation - Location: various places in project area 	<ul style="list-style-type: none"> - APs/ Communities within project area 	Before commencement of project activities.	PMU and RAP Consultants
<ul style="list-style-type: none"> - Establishment of GRM and GRCs - Location: various places in project area 	<ul style="list-style-type: none"> - APs/ Communities within project area 	Before commencement of project activities and quarterly during implementation.	PMU and RAP Consultants
<ul style="list-style-type: none"> - Grievance redress - Location: various places in project area 	<ul style="list-style-type: none"> - PMU staff; consultants; relevant line departments; and APs (as needed). 	implementation Stage	PMU and RAP Consultants
<ul style="list-style-type: none"> - Consultations with the APs/ communities during internal monitoring - Location: various places in project area 	<ul style="list-style-type: none"> - APs/ Communities within project area 	Construction Stage	PIU and RAP Consultants
<ul style="list-style-type: none"> - Fortnightly meetings at project sites - Location: Site offices 	<ul style="list-style-type: none"> - PMU staff; consultants; and APs (as needed). 	Construction Stage	PMU and RAP Consultants
<ul style="list-style-type: none"> - Consultations with the APs/ Communities during the Independent Monitoring - Location: various places in project area 	<ul style="list-style-type: none"> - APs/ Communities within project area 	Construction Stage	M&E Consultants
<ul style="list-style-type: none"> - Consultation workshops to review RAP implementation, any outstanding issues and 	<ul style="list-style-type: none"> - APs/ Communities within ROW of DTL; relevant line 	Six-monthly during implementation phase	PMU and RAP Consultants



Description	Target Stakeholders	Timing	Responsibility
<p>grievances, views and concerns of APs; and actions needed to address them.</p> <p>- Location: site offices within project area.</p>	<p>department; relevant NGOs</p>		
<p>- Consultations with the APs/ Communities during the site visits by the World Bank Review Missions.</p> <p>- Location: various places in project area.</p>	<p>- PMU; project consultants; APs</p>	<p>Construction/ Operation Stage</p>	<p>PMU; WB Mission</p>



6 GRIEVANCE REDRESS MECHANISM

6.1 Introduction

NTDC has developed a document referred as “The Grievance Redress Mechanism (GRM)”, outlining a process for documenting, addressing, responding and employing methods to resolve project grievances (and complaints) that may be raised by APs or community members regarding major project specific activities such as, environmental and social performance, the stakeholder engagement process, land acquisition and resettlement and/or unanticipated social impacts resulting from project activities that are performed and/or undertaken by NTDC. The document describes the scope and procedural steps and specifies roles and responsibilities of the parties involved. It applies to all World Bank, ADB and other foreign donor funded projects, including the proposed one. The GRM implementation will be supported from the RAPs and ESIA budget. GRM implementation cost component from this RAP is indicated in Table 9.2.

6.2 Structure of the Grievance Redress Mechanism

The project will have two-tier GRM with designated staff responsibilities at each level. These levels comprise the following:

GRC at PMU Level (GRC-P)

NTDC will appoint a Grievance Redressal Committee (GRC-P) at PMU/PIU level to resolve all grievances and complaints of the APs and the Complainants. The GRC-P shall comprise of the following members:

- Project Director (or his representative), NTDC as Convener of GRC
- Deputy Manager (Social & Environment), NTDC as Secretary of GRC
- Representative of Land Acquisition Collectors (LAC) as Member
- Independent Consultant (a retired Land Acquisition Collector (LAC) (or equivalent who has knowledge of the land acquisition and process to resolve issues) as Member
- Representative from Consultant (male and female)
- Any notable personality from the area to be nominated in writing by the relevant District Administration in consultation with the community.

During deliberations, NTDC can call representative from any other Department for consultation and advisory services for resolution of grievances. There will be a Complaint Box at the PMU office on site in Mansehra and a dedicated telephone number for registration of any complaints. The PMU Office will also designate a person, not below the rank of an Office Assistant, who shall record the complaints and immediately report them to CO Head/Executive Engineer and concerned officials.



The GRC-P, through an authorized representative, will acknowledge the complainant about his complaint, scrutinize the record, explore the remedies available and request the Complainant to produce any record in favor of his claim. After thorough review and scrutiny of the available record on complaint, visit the field and collect additional information, if required. Once the investigations are completed, the GRC shall provide with a decision within 21 days of receipt of the complaint. If the aggrieved person is not satisfied, he/she will be allowed to elevate the complaint to next level of GRM for resolution of his/her grievances within 07 days after communication of decision by the GRC-P.

GRC-P has provision for representatives (both male and female) from the community. These will be nominated by PAPCs and selected by NTDC in consultation with them. However, the area is conservative and culturally sensitive and female involvement is very limited in activities outside their homes. Keeping this in view, female representation in GRC-P will be difficult. If there are any specific grievance(s) lodged by any female in the project area, the gender specialist in the project will facilitate the process.

GRC at NTDC Headquarter (HQ) Level

NTDC will constitute a Grievance Redressal Committee (GRC-HQ) at HQ level. The committee will have the following composition:

- General Managers Projects Delivery North/South (as relevant) as member, being the convener
- Additional Director General ESIC as member
- Gender Focal Point or NTDC female manager as member
- Representative of the Land Directorate as member
- Representative of the Legal Department as member

This GRC-HQ, through authorized representative, will acknowledge the complainant about his complaint, scrutinize the record of the GRC-P, investigate the remedies available and request the complainant to produce any record in favor of his claim. After thorough review and scrutiny of the available record on complaint, visit the field and collect additional information, if required. Once the investigations are completed, the GRC-HQ shall give decision within 21 days of receipt of the complaint. If the complainant is still dissatisfied with the decision, he can go to the court of law, if he/she wishes so.

Gender representation will be ensured by appointing a female member in both GRCs. The mechanism will ensure the access of APs to a GRM that openly and transparently deals with the grievances and makes decision in consultation with all safeguard system.

6.3 Grievance Redress Mechanism

The intention of GRM is to resolve a complaint as quickly and at as low a level as possible to avoid a minor issue becoming a significant grievance. Irrespective of the stage of the process,



a Complainant has the option to pursue the grievance through the court as his or her legal right in accordance with law. The details of the process are given below:

6.3.1 Grievance Redress Procedure

- a. The grievance or complaint will be addressed to the Convener of GRC-P/HQ with copy to DMD (AD&M). This can be launched in writing, through telephone or verbally at office. If the complaint is verbal, the office will arrange to convert verbal complaint in written form;
- b. A serial number will be assigned to it together with the date of receipt;
- c. A written acknowledgement to the Complainant will be sent promptly and in any case not more than 3 working days. The acknowledgement will contain:
 - i. The name and designation of the authorized representative (if the designated representative is in another office then the relevant address will also be included) who will deal with the grievance.
 - ii. Information that necessary action will be taken within the specified working days from the date of receipt of the grievance by the authorized representative concerned.
- d. If the office receiving the grievance/complaint is not the one designated to consider and resolve it, the receiving office will forward it to the designated office, but after having complied with the requirements at (b to c) above;
- e. The GRC will provide an opportunity of hearing to all the concerned parties and examine the relevant record before making the final decision;
- f. The GRC or its representative designated to consider the matter will make every effort to ensure that grievances/appeals are considered and resolved preferably within the stipulated period; and
- g. The complete records of all activities will be kept and filed into the grievance database maintained by both GRCs. The GRCs will also be responsible to compile records of the GRM and make quarterly reports to the WB or any other concerned Authority.

6.3.2 Follow Up and Close Out

The complaint will be considered as resolved and closed when:

- The designated GRC has decided/resolved the grievance/complaint;
- Where the Complainant has indicated acceptance of the response of the GRC in writing;



- Where the complainant has not responded to the Grievance Redress staff within one month of being sent the final decision of the grievance officer on his grievance/complaint;
- Where the Complainant fails to attend the proceedings of the GRC within the stipulated period of the resolution of the complaint; and
- Where the Complainant withdraws his/her complaint.

6.4 Documentation of GRC Cases

All records of GRC cases shall be properly maintained by the PMU Office, including minutes of meetings and decisions made by the GRC. The complaints received in writing or received verbally (or by phone) will be entered and properly recorded and documented. The meeting minutes at various GRCs will be recorded and decisions made will be as part of the input in the case record document and filed properly by respective GRCs. The log frame for recording the grievances and the minutes of the GRC meetings is attached as Annex-C.

The outcomes of GRC deliberations and decisions will be notified in written form by the Chair of the GRC within a week from the date of the meeting. The decisions taken are mandatory on the NTDC with regard to any additional awards or compensation to be paid to the disputants. The records of all GRC cases must be available for review and verification by NTDC, WB, Independent monitoring consultants and other interested stakeholders.



7 LIVELIHOOD AND BENEFIT SHARING PROGRAMS

7.1 Livelihood Restoration Program

Any affected persons losing more than 10% of their income generating land holding will receive livelihood disturbance allowance in addition to the compensation that they are entitled. Livelihood disturbance allowance will be equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation).

The forms and levels of livelihood restoration assistance vary and will be commensurate with the duration, level and severity of impacts on livelihoods and productive assets as well as vulnerability of the APs. The APs entitled for livelihood restoration assistance are: (i) All APs who suffer severe impacts (i.e. land loss more than 10% of their income generating land holding); and (ii) Vulnerable APs requiring additional assistance.

7.2 Training and Employment

In addition to livelihood allowance, the project has made provisions for training, focusing on strengthening the skills of APs who could be able to exploit job opportunities that will be generated by the project.

Training will take the form of a three to five-day on-site training at the project location to be provided by the contractor on skills that will facilitate APs to be employed during project construction. The contractors will be required to hire local skilled and unskilled laborers. The training part will be included in the conditions of contract for the contractor with adequate provisions to develop local skills and capacity. NTDC will hire a local specialist to provide training to women on embroidery and other home-based work and provide support to women for gainful work from the community support program funds.

7.3 Additional Assistance to Vulnerable Groups

All vulnerable affected households will be provided income restoration assistance at the rate of PKR 60,930 /Household (i.e. PKR 20,301/month for 3 months). Vulnerable APs will also be given priority in project-related employment opportunities as support staff, drivers, clearing, skilled and unskilled labor. To this end, the NTDC will incorporate clauses in the contracts of civil works contractors that they will give preference to vulnerable and other project APs while recruiting personnel. The compliance to this effect will be presented regularly in the internal monitoring reports.

7.4 Benefit Sharing and Community Support Program

During consultation meetings, people asked how the project would benefit them. It was felt that APs and communities want additional benefits beyond compensation. Since the affected communities are remote and rural, they lack many amenities and services.



The Environmental and Social Impact Assessment (ESIA) for the Project has identified that this generation of employment opportunities, and the economic development which shall be induced in the project area (due to the influx of migrant workers and increased demand for local produce, goods and services) shall result in a major benefit impact to the project area. However, this shall be a short-term impact which shall expire following the completion of the construction phase of the project.

The project construction and operations are also expected to create many indirect economic benefits and opportunities through assistance to local communities to realize their development aspirations. Through this project, as an example of “good practice,” NTDC is committed to share development benefits with the community and wants to support community projects with ensured sustainability of benefits. For this purpose, NTDC will assist communities and aims to build synergies of community and government for bringing about social and economic development in the project area through a community led approach. The project has kept provision of USD 2 million for benefit-sharing and community support program.

7.4.1 Selection Criteria

Beneficiaries of Benefit Sharing program are spread around Mansehra grid station. The NTDC will identify central locations or markets and communities where maximum population will seek assistance from the benefit sharing projects.

However, identification of these locations, stakeholder engagement is essential in initiating and designing benefit sharing programs. The approach requires participation of community, government line departments and NTDC towards successful identification of projects. All relevant social and environmental guidelines will be followed for screening, identify and preparing project proposals.

7.4.2 Priority Needs of the Area

The following are the priority needs of the community and the following represent the likely sectors for the community-based projects.

- **Improved drinking water supply:** In the affected villages, shortage of safe drinking water has been an issue. Water supply schemes need considerable improvement and repairs which will be provided with community and government partnership. Improvements envisaged under this activity include provision of pumping stations, replacement of worn out pipelines, building of water storage tanks, etc. under tripartite approach to ensure sustainability.
- **Educational facilities:** Most primary and elementary school require additional resources like teachers and equipment to improve quality of education. Some of the schools are defunct because of lack or absenteeism of teachers. Some schools require additional classrooms, repairs, furniture, equipment and amenities.



- **Establish health clinics:** Project will strengthen health clinics presently provided to neighboring villages with training of LHWs. Rehabilitation of the existing health clinic with community support will also be done along the alignment based on the need assessment.
- **Access roads:** Rural access roads are beneficial for connecting villages to markets or central locations for goods and services.
- **Assistance Sports and Culture clubs:** This will include goodwill grants for promotion of sports and culture activities to engage youth. Support to local government will also be provided for sports clubs, sports competitions, local festivals and cultural events to generate goodwill for the NTDC.

The above assessment only identified the sectoral level interventions, which is not sufficient to operationalize the CSP for sharing the project benefits with the communities and social uplift of the area. For CSP operationalization, these sectoral level interventions should be transformed into specific schemes/projects with details of their location, number, and other parameters necessary for their design and implementation. As the overall responsibility for operationalizing the CSP will be with the PMU, PMU with the support of consultants will select and NGO/Consultant to identify these specific project/schemes.

PMU will develop Terms of Reference (ToR) and select an NGO/Consultant experienced in such assessment with good track record. They will undertake the need assessment, based on detailed consultations with the affected villages and main market centers including women, small and marginal land holders, landless, and other vulnerable groups. They will recommend the specific CSP schemes/projects, including detailed implementation and monitoring plans and budget.

The detailed CSP should also include operation and maintenance plans, which would require consultations and engagements with local or state government departments. PMO will ensure collaboration with the government departments and finalize the recommendations. ToR and the final CSP should be cleared by the Bank.



8 INSTITUTIONAL SETUP FOR RAP IMPLEMENTATION

8.1 General

A Project Management Unit (PMU) has been established within NTDC and has been mandated to manage the design, procurement, and construction activities of the DTL project, including Mansehra Grid Station. The PMU is also responsible to ensure compliance with the national as well as WB environmental and social safeguard requirements including preparation of environmental and social assessment documents including the present RAP. The PMU will also ensure implementation of the RAP in line with the national as well as WB safeguard policy requirements. The PMU is headed by the Chief Engineer/Project Director.

For the implementation of RAP, several entities will be involved including the PMU itself, Environment and Social Impact Cell (ESIC) established within PMU, Project Consultants responsible for design and construction supervision of the project, relevant government departments, PAPs, and others. Roles and responsibilities of these entities are described below.

8.2 Institutional Setup

8.2.1 The PMU

As described above, the PMU has been established to manage the entire DTL project including design, procurement, construction, testing and commissioning. The PMU is headed by Chief Engineer/Project Director. The PMU has its own technical staff, contract specialist, procurement specialist, ESIC, and other necessary officials and staff.

With respect to the RAP implementation, the PMU's role will be to supervise and support ESIC to ensure that all aspects of RAP are effectively implemented and that the project complies with the national regulatory as well as WB safeguard policy requirements.

8.2.2 The ESIC

The ESIC is already in place within PMU and is mandated to ensure compliance with the national regulatory as well as WB safeguard policy requirements pertaining to environment, social, and resettlement aspects. Currently the ESIC has only three members at the headquarters (i.e. Deputy Manager, Social and Environment: focal person for environmental, social and resettlement aspects; Assistant Manager (Social) and Assistant Manager (Environment). Assistant Manager (Occupational Health and Safety) will be hired soon.

During RAP implementation for Mansehra, the ESIC would need at least another set of ESIC specialists, dedicated to Mansehra GS RAP. The Project will hire these additional specialists from the market to strengthen its capacity for project implementation.

For the RAP implementation, the ESIC will have the following specific functions and responsibilities:



- Assist and supervise the Project Consultants for the implementation of the approved RAP in accordance with the procedure and schedule given in this document. The ESIC will hold monthly meetings with the Project Consultants and PIU to review the RAP implementation progress, to identify related gaps and issues, and to determine corrective actions needed;
- Maintaining close liaison and coordination with various project entities including Project Consultants, project affected persons and Grievance Redress Committee (GRC);
- Maintaining liaison with regulatory agencies/authorities and WB specialists, as needed;
- Preparation and dissemination of RAP implementation progress reports in coordination with the Project Consultants;
- Assist and supervise the Project Consultants for updating RAP, if required, at the final design stage, including additional inventory surveys, measurements, assessment, and valuation in coordination with concerned departments.

8.2.3 Field-Level Construction Camp Offices

Under the PMU-Director, the Project will establish a Field-level Construction Camp Office for project implementation purposes. The main function of the Camp Office (CO) will be to coordinate and supervise the construction activities in the field. For the purpose of RAP implementation, the CO will include the following, in addition to its own technical staff including an Executive Engineer: (i) Representative of ESIC or a suitable staff designated by NTDC at CO; (ii) Representatives of contractor; (iii) Representatives of the Project Consultants; (iv) NTDC Patwari. The responsibilities of CO ESIC Team include the following:

- Maintain liaison and interaction with the APs and local communities to address their concerns;
- Provide proper guidance to APs for the submission of their requests for compensation as per eligibility and entitlement;
- Help the APs to forward their complaints, if any, to the GRC;
- Maintain close liaison with PMU, ESIC, contractor, and relevant government departments for RAP implementation;
- Distribute the notices to the entitled APs regarding payment of compensation; and
- Facilitate the APs for completing the necessary documentation to receive their entitled payments.

8.2.4 Project Consultants

Project Consultants will be responsible to supervise the construction contractors. They will also be responsible to support for RAP implementation. A representative of the consultants will be needed at each CO to support this with one senior specialist with supervision and reporting responsibilities. Their key responsibilities in this context will include:



- Support implementation of the approved RAP in accordance with the procedure and schedule given in this document and in coordination with the CO. Maintain an up-to-date record of RAP implementation. Hold regular meetings with ESIC and CO regarding the RAP implementation progress, to identify related gaps and issues, and to determine corrective actions needed;
- Facilitate timely payment of compensation to the APs;
- Support PMU and CO in operating the grievance redress mechanism (GRM) for the project;
- Maintain close liaison and coordination with various project entities including CO, ESIC and GRC;
- Maintain close liaison and coordination with various government departments including Revenue, Forest, C&W and Agriculture;
- Develop a framework for community consultations and information disclosure to ensure APs are well aware of the project impacts, eligibility, entitlements, compensation and allowances, schedule of compensation disbursement, complaints and grievance redress procedure, and all relevant project related information;
- Maintain close liaison and coordination with local communities particularly with APs. Inform APs about the process of compensation disbursement. Facilitate them in preparation of required documents for compensation payments;
- Maintain liaison with regulatory agencies/authorities and WB specialists, as needed; and
- Establish and maintain a database for inventory of losses, details of various categories of APs, compensation amount for each AP, details of compensation payment made to APs, grievances received, grievances resolved, consultations, and details of vulnerable APs.

8.2.5 Coordination with Government Departments

The line departments which are relevant for RAP implementation include Forest Department in case of damage to any forest trees; Agriculture Department for valuation of crop damages; Public Health Engineering Department in case of any government-owned tube-wells are affected; C&W Department in case of any damage to local roads. The CO will be responsible to contact the concerned departments in a timely manner and maintain liaison during the construction works.

8.2.6 Project Affected Persons' Committee

The project affected person committee (PAPC) will be formed at the field level with participation from each village. The PAPC will have a chairperson, a secretary and members. The PAPC will be responsible for the following activities:



- Disclosure of project and RAP information among the communities particularly the APs.
- Help and facilitate the APs in completing the requisite documents for compensation payments
- Ensuring payment of compensation in accordance with the entitlement matrix given in the approved RAP.
- Facilitate early resolution of grievances and complaints raised by the communities particularly APs.
- Interaction between the community particularly APs and the CO, Project Consultants and ESIC.
- Participate in the survey of the affected communities and APs
- Participate in the consultations to be carried out by CO, ESIC, project consultants, and monitoring consultants.

In sum, the primary purpose to PAPC is to facilitate the implementation of the project with inputs from the affected communities and to develop a sense of ownership of the project.

8.2.7 Independent Monitoring Consultant (IMC)

NTDC will hire an IMC to conduct independent monitoring for the implementation of RAP. This is further discussed in Chapter 10 Monitoring and Evaluation (see Section 10.4)

8.2.8 Grievance Redress Committee (GRC)

The GRC will be established for addressing conflicts and appeal procedures regarding eligibility and entitlements during RAP implementation. GRC will receive and facilitate the resolution of APs' concerns and grievances. It will ensure that the procedures are accessible by APs and are gender sensitive. The details have already been discussed in an earlier chapter.

8.2.9 District Governments

District-based agencies have jurisdiction over land acquisition and compensation activities. Land acquisition functions rest with the Board of Revenue represented at District level by the Deputy Commissioner/LAC. LAC maintains official records and also possesses the Legal/Administrative authority for land titling and therefore assuring eligibility of APs for compensation.

Other staff members of the Revenue Department, most notably Quanoongo and Patwari, carry out specific roles such as titles identification and verification of the ownership. Functions pertaining to compensation of non-land assets rest on other line-agencies and their District level offices. Crops, compensation pertains to the Department of Agriculture and timber tree to forest Department and building structure by the Building and Repair Department.



During the implementation process LAC would appoint officers to assist in establishing the identity of the owners of the affected properties and process the documents for compensation payment. These officers, assisted by PMU staff, would be in-charge of land records and revenue.

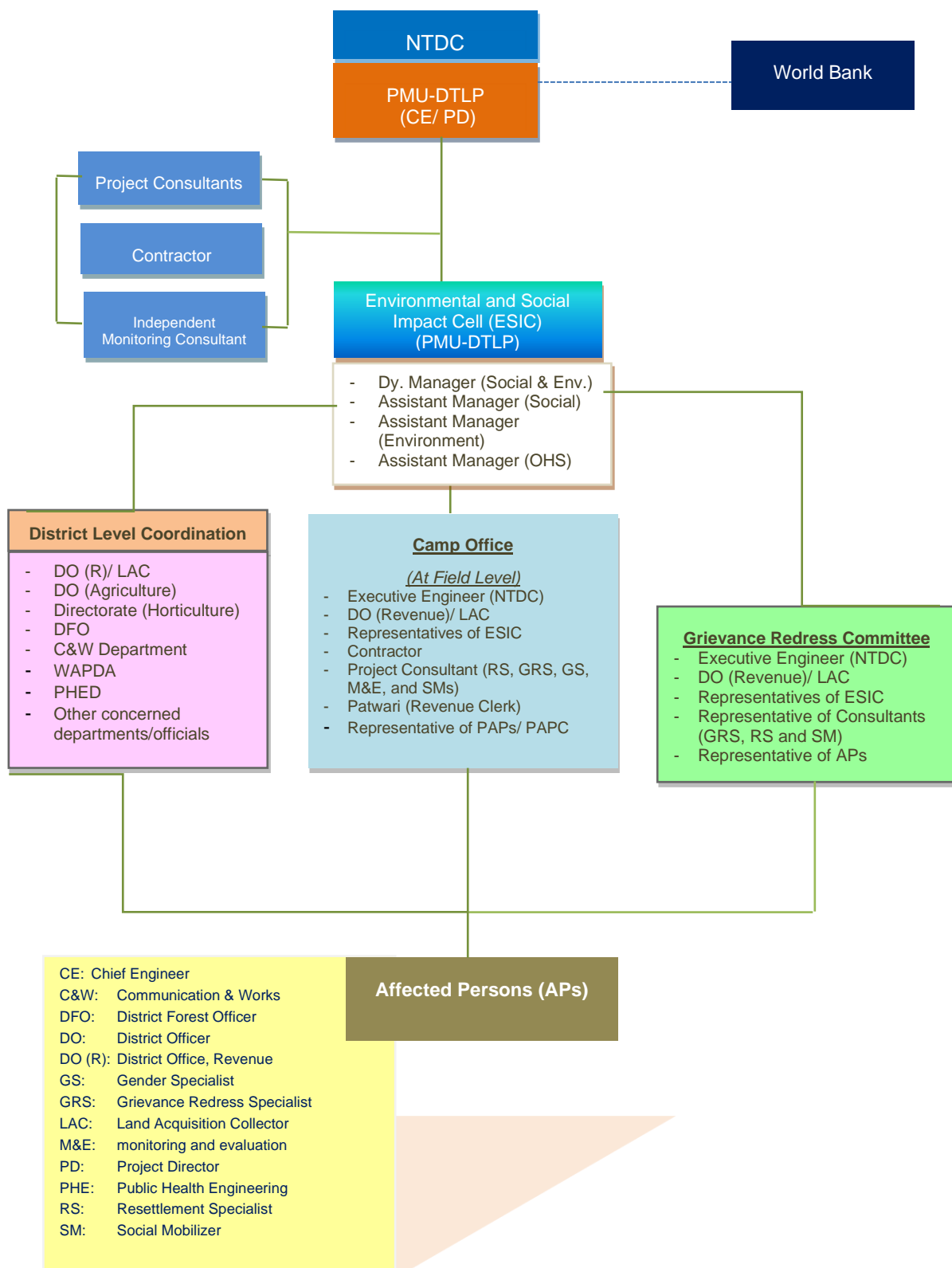
The LAC will receive funds from the Project Management and payment will be made directly to the APs without any delay, by way of crossed cheques, following issuance of notices as required by LAA 1894.

8.3 Organogram

An Organogram showing the institutional arrangements for the implementation of RAP is illustrated below.



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





8.4 Capacity Building and Safeguard Training

The ESIC staff, including those to be recruited from the market for project implementation under the PMU in Construction Camp Office, will be provided with at least one-week training for social and resettlement capacity building prior to mobilizing to the field. The training will be conducted by reputed trainers and professionals with experience in resettlement implementation experience in Pakistan and internationally.

The Project will periodically organize study tours and exposure trips of ESIC/Project staff within and outside the country. As a start, the ESIC Team will be taken to the Dasu Hydropower Project for training and exposure to see, observe and learn hands-on how DHP has been managing the massive resettlement and social development programs and the implementation challenges. Post-training de-briefing sessions will be held in seminar form to discuss the learnings and application in the context of the Mansehra GS project.

8.5 Implementation Schedule

The commencement of civil work will be subject to the satisfactory implementation of this RAP including payment of compensation of land acquisition, crops, and livelihood assistance and redress of community concerns. It is expected that the construction of the MGS will be completed over a period four years (2020-2023). Compensation and allowances payment will complete by 2021. However, the community support program will continue its implementation till 2023 alongwith internal and external monitoring. RAP audit will be conducted after completion of RAP implementation. A preliminary implementation schedule in Figure 8.2 RAP completion audit will be conducted after completion of RAP implementation.



Figure 8.2: RAP Implementation Schedule

Sr. No	Items	2019	2020					2021				2022				2023			
		4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	1Q	2Q	3Q	4Q	
1	Draft RAP submitted to WB for comments																		
2	Submission of Final RAP to WB																		
3	Establishing of GRC																		
4	Public Consultation and information disclosure																		
5	RAP Disclosure																		
6	Hiring of Independent Consultant																		
7	Compensation disbursement Procedure																		
8	Payment of compensation including allowances																		
9	Internal Monitoring																		
10	External Monitoring																		
11	Possession of land																		
12	Community support program																		
13	Contractor mobilization/civil works																		



9 COST AND BUDGET

9.1 General

This section provides the indicative compensation cost for land acquisition and resettlement for the Mansehra Grid Station project. Efforts were made to work out realistic cost estimates/values that lead to fair compensation based on current market rate. For this purpose, concerned Government Departments i.e. Forest, Revenue and Agriculture were consulted. The rates obtained from the departments were escalated using the inflation rates. In sum, the total resettlement and livelihood restoration cost is PKR 2,780 Million (USD 17.35 Million).

The entire budget for RAP will be financed by the Bank under the project loan. Therefore, funds for timely payments would be available. Although, the construction of the Mansehra Grid Station will take 4 years. RAP implementation will be completed by the end of 2021. The Bank will review and supervise the use of the resettlement funds through the Bank's Financial Management System. Further, third party independent verification of the compensation payments will be carried out during the implementation.

9.2 Provisions for Resettlement Budget

The costs for RAP, including cost of compensation as negotiated and all other implementation cost, are considered an integral part of Project cost. RAP includes the (i) unit compensation rates for all affected items and allowances, (ii) methodology followed for the computation of unit compensation rates, and (iii) a cost table for all compensation expenses including administrative costs and contingencies. Costs for external monitoring tasks will also be allocated under the loan. NTDC will disburse the funds directly through the PMU office to the eligible persons. In case of delay in compensation, the compensation amount to be disbursed will be adjusted as per the current inflation rate and the additional compensation amount due to inflation adjustment will also be arranged by the NTDC.

In case of delay in compensation, the compensation amount to be disbursed will be adjusted as per the current inflation rate and the additional compensation amount due to inflation adjustment will also be arranged by the NTDC. The provisions for such additional cost have been taken care in the contingency.

9.3 Itemized Cost Summary

9.3.1 Land

Land will be acquired through private negotiation. The private negotiation committee of NTDC, Revenue Department and the representatives of the project APs will mutually agree on land compensation rates. Based on assessment during preparation



of RAP the current estimation for land compensation is about **PKR 1,167.9 million**. In total about **158 acres** of land will be acquired due to project implementation.

9.3.2 Crops

The cropping pattern of the Project area is comprised of wheat and maize. The net income per acre from these crops was obtained through the socio-economic survey. The average yield of wheat in the area is 1,024 Kgs per acre². The rate per Kg of wheat as obtained from the department is PKR. 30 per Kg which has been escalated to PKR. 35.5 per Kg using the inflation rates mentioned in economic survey of Pakistan. The rates were verified by the Agriculture department. In total, 2.63 acres of Rabi and Kharif (wheat and Maize crop) are cultivated in the affected land.

9.3.3 Trees

The total affected Trees are 20,456 from which private Trees are 1,126, District Govt. Trees are 8 and the rest are state Forest Trees. The compensation rate for timber trees was obtained from the forest department, and amounts to 7,500 PKR/tree.

9.3.4 Vulnerability allowance

Based on the result of the socioeconomic survey, 220 families are considered vulnerable as their income is below the OPL. Vulnerability allowance will be provided as per the details given in Table 9.1 below.

Table 9.1: Vulnerability Assistance to the APs

Description	No of Affected Household	Total Amount (PKR)	Remarks
Assistance to vulnerable APs	220	13.4 Million	Based on the official poverty line (PKR. 20,301X3=60,903-), one-time cash amount equal to be paid to each household living below the official poverty line.

9.3.5 Livelihood Disturbance Allowance

There is provision of livelihood disturbance allowance for the affected households who lose more than 10% of their productive agricultural land. There are total 3 affected households who are entitled livelihood disturbance allowance. Hence, these APs will be paid one-time cash allowance of PKR 60,903/- and a total of PKR 183,000.

² Refer Section 3.3 of Chapter 3.



9.4 Summary of Budget

The total requirement of funds for compensation payments, livelihood restoration and rehabilitation measures is given in **Table 9.2**.

Table 9.2: Summary of Costs

No.	Description	Quantity/Total Number	Unit	Rate/Unit	Total Cost	Cost
				(PKR)	(million PKR)	(Million USD)
A	Land Acquisition Cost					
1	Land Compensation	158	Acre		1,617.9	10.11
B	Public Infrastructure					
2	Local road	1.94	Km	50	97.0	0.61
C	Crop Compensation					
3	Crop Compensation (Wheat Crop)	2.63	Acre for two crop	72,704	0.2	0.0012
	Sub Total (A+B+C=1+2+3)				1,715.1	10.72
D	Trees					
4	Total timber Trees	20,456	No.	7,500	153.4	0.96
	Total (D=4)				153.4	0.96
E	Allowances					
5	Livelihood Allowance	3	Family	60,903	0.2	0.0011
6	Vulnerability Allowance	220	Family	60,903	13.4	0.0837
7	Training Cost		Lump sum		10.0	0.0625
	Total (D=5+6+7)				23.6	0.15
	Sub - Total (A+B+C+D+E)				1,892.1	11.83
F	Monitoring and Evaluation @ 5% of the Total Cost				94.6	0.59
G	Community Support Program		Lump sum		320.0	2.00
H	GRM Implementation		Lumps um		10.0	0.06
I	Contingencies @ 20% of the Total Cost				463.3	2.89
	Total (F+G+H+I)				887.9	5.54
	Grand Total				2,780	17.35



10 MONITORING AND EVALUATION

10.1 RAP Monitoring Arrangements

The RAP tasks will be monitored internally and externally. The NDTC will carry out internal monitoring of RAP by the PMU through ESIC with support from consultants. The external monitoring will be assigned to an Independent External Monitoring Consultant, hired by NTDC with the concurrence of WB for monitoring of RAP implementation. The Independent Monitoring Consultant will be mobilized prior to RAP implementation. The extent of monitoring activities, including their scope and timing, will be commensurate with the project risks and impacts. The ESIC is required to carry out the safeguard measures and implement relevant plans as provided in the legal agreements. Internal Monitoring Reports will be prepared monthly, quarterly and annually for the project mentioned in the RAP.

10.2 Monitoring Indicators

The RAP implementation progress will be monitored by the following indicators:

- % of affected APs having received compensation for crops;
- % of affected APs having received compensation for trees;
- % of vulnerable HH having received vulnerability allowance;
- Number of APs having received skills training by the Contractor;
- Number of APs having employed by the Contractor; and
- Number of vulnerable APs having employed by the Contractor.

10.3 Internal Monitoring

Internal monitoring will be carried out by the ESIC with support from consultants. Internal monitoring indicators will relate to process, outputs and results. Information will be collected directly from the field, and will be reported monthly to the PMU to assess the RAP implementation progress and adjust the work plan if necessary. Specific Internal monitoring benchmarks will be based on the approved RAP and cover the following:

- Information campaign and consultation with APs;
- Status of land acquisition and compensation payments;
- Compensation for assets;
- Payments for loss of income;
- Income restoration activities;
- Grievance redress status; and



- Ensure the gender mitigation measures in the RAP are adhered to during the internal monitoring and reporting process.

Gender disaggregated information will be collected by the PMU which will monitor the day-to-day resettlement activities of the project through the following instruments:

- Review of project information for all APs;
- Consultation and informal interviews with APs;
- Key informant interviews; and
- Community public meetings.

10.4 External Monitoring and Evaluation

NTDC will appoint an independent agency (i.e., Independent Monitoring Consultant, IMC) for external monitoring to ensure complete and objective information. The tasks of the IMC are to:

- Review and verify internal monitoring reports prepared by ESIC;
- Review of the socio-economic and census and inventory of losses baseline information of pre-displaced persons;
- Update the baseline data if required;
- Identification and selection of impact indicators;
- Impact assessment through formal and informal surveys with the APs;
- Consult APs, officials, community leaders for preparing review report;
- Assess the resettlement efficiency, effectiveness, impact and sustainability, drawing lessons for future resettlement policy formulation and planning;
- Ensure the gender mitigation measures in RAP are adhered to during monitoring; and
- Assess verifying and reporting of impacts and compensation measures provided to affected vulnerable groups such as families below the poverty line.

The ToR for external monitoring and evaluation consultant is attached as Annex D. The following will be considered as the basis for indicators in monitoring and evaluation of the project:

- Socio-economic conditions of the APs in the post-resettlement period;
- Communications and reactions from APs on entitlements, compensation, options, alternative developments etc.;
- Changes in income levels;
- Rehabilitation of severely affected people, and different vulnerable groups;
- Valuation of property;



- Ability to replace lost assets;
- Disbursement of compensation and other entitlements;
- Level of satisfaction of APs in the post resettlement period;
- Quality and frequency of consultation and disclosure; and
- Grievance procedures.

Based on the IMC's report, if significant issues are identified, a corrective measurement plan will be prepared, reviewed and approved by World Bank and disclosed to project APs. Internal and external monitoring and reporting will continue until all resettlement activities have been completed.

10.5 Monitoring Database Management

The IMC will maintain computerized resettlement database that will be updated quarterly. It will contain files on each displaced household and will be updated based on the information collected on successive rounds of data collection. All monitoring database will be fully accessible to NTDC and the World Bank.

10.6 Reporting and Disclosure

The IMC will submit an external monitoring report to NTDC and directly to World Bank on quarterly basis. The report should summarize the findings of external monitor, including: (i) progress of resettlement plan updating and implementation; (ii) identification of problem issues and recommended solution so that implementing agencies are informed about the on-going situation and can resolve problems in a timely manner; (iii) identification of specific issues related to vulnerable households; and (iv) a report on progress of the follow-up of issues and problems identified in the previous report.

The monitoring reports will be discussed in a meeting between the IMC, the NTDC and PMU held after submission of the reports. Necessary remedial actions will be taken and documented.

All the monitoring reports will be translated and disclosed as per World Bank involuntary resettlement policy and monitoring reports will be publicly open and placed on the NTDC and WB websites.

10.7 Post-Project Evaluation

The Project will undertake a post-project or RAP completion audit after completion of RAP implementation to assess the success of the RAP measures and to identify the lessons learned from the implementation of the Mansehra GS Project. The audit and evaluation shall contain a comprehensive review of the implementation processes, institutional capacity, manpower and costs. The report will further determine and highlight how the measures adopted have been successful in the restoration of livelihoods of the affected people and/or



presented or minimized impoverization of those affected by the project as a learning exercise for future RAP management.