

Resettlement Plan

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Pakistan: Power Transmission Enhancement Investment Program Tranche 4

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**NATIONAL TRANSMISSION AND DESPATCH
COMPANY (NTDC), PAKISTAN**

**POWER TRANSMISSION ENHANCEMENT INVESTMENT
PROGRAM (TRANCHE – IV)**

ADB Loan No. 2290

DRAFT

**220 kV GRID STATION (NEW) AND ASSOCIATED
TRANSMISSION LINE, LALIAN, PUNJAB**

Draft Land Acquisition and Resettlement Plan



By

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February, 2014
(Revised August, 2014)

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TRANSMISSION LINE, LALIAN, PUNJAB**

Land Acquisition and Resettlement Plan (LARP)

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ABBREVIATIONS

ADB	Asian Development Bank
DDR	Due Diligence Report
DISCO	Distribution Company
EXT	Extension
FESCO	Faisalabad Electric Supply Company
GIS	Gas Insulated Substation
HPP	Hydropower Sub-project
KPK	Khyber Pakhtunkhwa
kV	Kilo Volt
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
M&E	Monitoring & Evaluation
MFF	Multi-tranche financing facility
MVA	Mega Volts Ampere (Capacity)
NTDC	National Transmission and Despatch Company (Pakistan)
PC-1	Planning Commission-1
PTEIP	Power Transmission Enhancement Investment Program
S&I	Survey and Investigation
SPS	Safeguard Policy Statement
WAPDA	Water and Power Development Authority

DEFINITION OF TERMS

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

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

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

Compensation - Payment in cash or in kind of the replacement cost of the acquired assets.

Cut-off-date: The date on which census/ inventory assessment is made. All people affected on the date of census are considered as eligible for the payment of compensation.

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

Entitlement - Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation which are due to affected people, depending on the nature of their losses, to restore their economic and social base.

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

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

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

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

Rehabilitation: Compensatory measures provided under the ADB Policy Framework on Involuntary Resettlement other than payment of the replacement cost of acquired assets.

Relocation - Rebuilding housing, assets, including productive land, and public infrastructure in another location.

Replacement Cost: The value determined to be fair compensation for various types of agricultural and residential land, crops, trees, and other commodities based on current market rates; the cost of rebuilding houses and structures at current market prices of building materials and labor, without depreciation or deductions for salvaged building material.

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

EXECUTIVE SUMMARY

1. This LARP has been prepared for the sub-project of 220 kV Lalian and associated transmission line of 8 km (Gatti – Ludawala), which is one of the 9 sub-projects of tranche-4. This sub-project is located in tehsil Lalian, District Chiniot, Punjab, Pakistan. The main objective of the sub-project is to enhance the transmission capacity of NTDC¹ system by addition of new 220 kV Lalian substation along with its allied transmission line of 8 km (Gatti – Ludawala) to meet the growing power demand of distribution companies (DISCOs), particularly Faisalabad Electric Supply Company (FESCO).

2. The Government of Pakistan is implementing the “Power Transmission Enhancement Investment Program (PTEIP) under the financial assistance of ADB through a multi tranche financing facility (MFF) to meet the requirements of NTDC for financing of the sub-projects planned for implementation under short, medium and long term. The Program seeks to (i) rehabilitate, augment, and expand parts of the system to meet current generation capacities; (ii) expand and augment the system to cope with future power generation stations; and (iii) ensure continued operation and maintenance in accordance with best international practices. Thus, the major aim of PTEIP is enhancement in the capacity of the transmission system by rehabilitation, extension, augmentation & expansion of existing 500 kV & 220 kV network of NTDC, to meet the growing power demand in the country.

3. The sub-projects under MMF 1 – 3 Tranches are already under implementation at different stages, while 9 sub-projects are proposed for Tranche 4. Tranche 4 is to address the identified sub-projects to reinforce, augment and expand the existing transmission network to cope with existing generation capacity and current demand profiles by removal of constraints and system risks.

4. The addition of new 220 kV substation Lalian in NTDC system is a part of NTDC’s overall power development program and is proposed to strengthen the transmission system. The scope of work includes, a new 220/132 kV substation Lalian with 3 x 250 MVA 220/132 kV transformer, ii) Two 220 kV D/C transmission lines on single Rail conductor for looping In/ Out of existing Gatti - Ludawala new 220 kV D/C transmission line at the proposed 220 kV substation Lalian new (8 km). In accordance with the NTDC, there will be installation of 22 towers, i.e. each tower will be erected at a distance of 357 m.

5. Considering the type and magnitude of impacts, this sub-project falls under category “B” for resettlement. The proposed sub-project involves the construction of new grid station, installation of towers and feeding transmission line.

6. There is varying degree of impacts at different stages of implementation of sub-project activities, such as: i) construction of new grid station, ii) installation of towers including a) excavation, b) towers erection and c) stringing; iv) in order to have an access to tower installation, the private agricultural land will also be affected due to

¹National Transmission & Despatch Company (NTDC) Limited was established in December, 1998 to take over all the property, rights and assets obligations and liabilities of 220 kV and 500 kV Grid Stations and Transmission Lines/ Network owned by WAPDA. NTDC operates and maintains twelve 500 KV and twenty nine 220 KV Grid Stations, 5077 km of 500 kV transmission line and 7,359 km of 220 kV transmission line in Pakistan.

which, there would be loss of crops and trees, and v) installation of transmission lines (stringing activity).

7. This LARP for 220 kV Lalian sub-projects and feeding transmission line has been prepared to identify, quantify and value the impacts in order to determine the compensation package and accordingly its implementation. The major objective of this LARP is the assessment of type and magnitude of LAR impacts, eligibility and entitlement of compensation; institutional arrangements for the implementation of LAR activities as well as redress of community complaints, cost, implementation schedule and conducting internal and external monitoring.

8. The socioeconomic conditions of APs were derived from primary data through conducting field survey, and supplemented through secondary data, i.e. data from Directorate of Agriculture, Economics & Marketing, Forest Department, District Population Census, Economic Survey of Pakistan and relevant websites. The primary data include the census of 100% affectees, socioeconomic profile of 45% (10 APs) of total 22 APs and 3 Nos. consultations with APs/ members of local community. The inventory assessment survey was conducted from 16 – 20 November, 2013 and follow-up visits were also carried out on 29 and 30 November to supplement some information regarding location of tower installation. Thus, the “cut-off date” was set as 30th November, 2013.

9. This sub-project does not involve private land acquisition as the requisite land of about 57 acres for the construction of grid station is available, which is un-cultivated/ barren and owned by the government. Thus, with the construction of new grid station, there would be no impact on private property/ assets. However, due to the installation of 22 towers and 8 km transmission line, crops of an area of 104.3 acres will be affected and 64 trees (39 wood/ timber and 25 fruit) will need to be cut-down. Total 22 farmers will be affected due to the loss of crops as a result of installation of towers and transmission line. In addition to crop losses, 7 farmers will also be affected due to the cutting of trees. There is no building/ structure (residential/ commercial) as well as other structures located within the alignment/ route alignment of transmission line. Furthermore, no indigenous people/ or group of people located in the area of this sub-project or its surroundings. Similarly, there would be no impact on gender due to the implementation of this sub-project as no such activity will be affected.

10. In accordance with the LAA (1894), Telegraph Act 1885 and ADB Safeguard Policy Statement 2009, land acquisition and resettlement activities of this sub-project will be carried out ensuring that compensation to be provided at replacement cost basis for all direct and indirect losses, so that no one could be worseoff because of the sub-project.

11. This LARP in English is to be disclosed on the ADB website, while the one in local language (Urdu) will be disclosed in the EA website and in local administrative offices. During the field survey, draft information brochure was disclosed to the APs. A summary ‘Pamphlet’ of the LARP in English is included in this LARP. A copy of its version in local language will be sent to all APs as disclosure is a condition for LARP approval.

12. In accordance with the ADB SPS and this LARP, the compensation eligibility will be limited by a ‘cut-off date’ for the proposed sub-project on the day of the completion of the “census” survey for the impact assessment in order to avoid an influx of outsiders.

Each affected person will be identified and issued with a household identification (a card) which confirms their presence on the site prior to the cut-off date. The affected persons who settled in the vicinity of the sub-project area after the cut-off date will not be eligible for compensation.

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

Entitlement Matrix for Compensation

Asset	Specification	Affected Persons	Compensation Entitlements ²
Temporary impacts on arable land	Access is not restricted and existing or current land use will remain unchanged	Farmers/ Titleholders	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Leaseholders/ Sharecroppers (registered or not)	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Agricultural workers	<ul style="list-style-type: none"> Compensation, in cash for lost employment for the affected period.
		Squatters	<ul style="list-style-type: none"> Compensation, in cash, for all damaged crops and trees, where these are owned by the squatters.
Permanent impacts on arable land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmers/ Titleholders	<ul style="list-style-type: none"> Land for land compensation with plots of equal value and productivity to the plots lost; or; Cash compensation plus 15% CAS for affected land at replacement cost based on market value free of taxes, registration, and transfer costs
		Leaseholders/ Sharecroppers (registered or not)	<ul style="list-style-type: none"> Renewal of lease/ sharecropping contract in other plots of equal value/ productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease/ contract years (up to a maximum of 3 years).
		Agricultural workers losing their contract	<ul style="list-style-type: none"> Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	<ul style="list-style-type: none"> 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmers/ Titleholders Leaseholders	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crops and additional to standard crop compensation)
Residential/ Commercial		Titleholders	<ul style="list-style-type: none"> Land for land compensation through provision of a plots comparable in value/ location to plot lost or Cash compensation plus 15% CAS for affected land at full replacement cost free of taxes, registration, and transfer costs.

² Compensation for all assets will be to the owner of the asset,

Asset	Specification	Affected Persons	Compensation Entitlements ²
Land		Renters/ Leaseholders	<ul style="list-style-type: none"> 3 months allowance (at OPL level Rs. 9,000/ month)
		Squatters	<ul style="list-style-type: none"> Accommodation in available alternate land/ or a self-relocation allowance (Rs. 9,000).
Houses/ Structures		All relevant APs (including squatters)	<ul style="list-style-type: none"> Cash compensation plus 10% electrification allowance at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. Affected tenants will receive cash compensation of a value proportionate to the duration of the remaining lease period, or three months, whichever is higher. In case of partial permanent impacts full cash assistance to restore remaining structure, in addition to compensation at replacement cost for the affected part of the structure.
Crops	Crops affected	All APs owning crops (including squatters)	<ul style="list-style-type: none"> Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	All APs owning trees (including squatters)	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market value of tree's wood content. Fruit trees: Cash compensation based on lost production for the entire period needed to reestablish a tree of equal productivity.
Business/ Employment	Temporary or permanent loss of business or employment	All APs (including squatters, agriculture workers)	<ul style="list-style-type: none"> Business owner: (i) Cash compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (at OPL level Rs. 9,000/ month).
Relocation	Transport and transitional livelihood costs	All APs affected by relocation	<ul style="list-style-type: none"> Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (Rs. 9,000 per household).
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).
Vulnerable APs livelihood	Households' below poverty line and female headed households, disable persons of HH.	All affected vulnerable APs	<ul style="list-style-type: none"> Lump sum one time livelihood assistance allowance (Rs. 9,000 at OPL Punjab) on account of livelihood restoration support. Temporary or permanent employment during construction or operation, where ever feasible.
Unidentified Losses	Unanticipated impacts	All APs	<ul style="list-style-type: none"> Deal appropriately during sub-project implementation according to the ADB Safeguard Policy

14. The PMU (NTDC) will be responsible for the updation of this draft LARP at final detailed design³ and implementation of final LARP of 220 kV New Grid Station Lalian

³ Type of this sub-project will be known as “**Turn-key project**” that is construction by a developer and turn-over to NTDC in a ready-to-use condition, which includes “**design, supply, and installation**”.

and its associated transmission line. The GM Projects (PMU) through the Environment and Social Impact Cell (E&SIC) will be responsible for the implementation of LARP in accordance with the procedures laid-down in this LARP and updated LARF and loan document. In addition, a grievance redress committee will be notified to redress the community complaints. The category-wise amount of compensation is given in below.

Category-wise Amount of Compensation

Sr. No.	Description	Unit	Quantity	Unit Rate (Rs.)	Amount (Rs.)	Remarks
A)	Land Acquisition					
	Government Land (Barren)	Acres	57.0	-	-	Land is owned by the Government (Forest) Department
B)	Affected Crops					
	a) Tower Installation					
	i). Tower Base	Acres	1.2	46,160	55,392	.
	ii). Erection	Acres	1.2	46,160	55,392	
	iii). Stringing	Acres	1.2	46,160	55,392	Stringing activity at tower portion
	b) Transmission Line					
	i) Stringing activity	Acres	98.8	46,160	4,560,608	Stringing activity at T/L portion
C)	Affected Trees					
	Transmission Line	No. of Wood Trees	39	-	151,000	-
		No. of Fruit Trees	25	3,207	45,500	-

15. It is expected that the implementation of LARP of this sub-project including construction of grid station and installation of transmission line will take about 4 – 6 months as there is no permanent land acquisition involved.

16. Total amount of LAR activities computed to be Rs. 5.731 million (\$ 0.054 M.). The EA (NTDC) is responsible for timely allocation of the funds needed to implement this LARP.

17. External monitoring will be carried out by the External Monitoring Agency to be hired by the PMU among the local consultants/ consulting firms. The external monitoring activities will have short and medium term tasks. The short term tasks will occur in parallel and immediately after the delivery of LARP compensation. The commencement of civil work will subject to the satisfactory implementation of this LARP including payment of compensation for loss of crops and trees; and also redress of community concerns.

220 kV Grid Station (New) and associated Transmission Line, Lalian, Punjab

Land Acquisition and Resettlement Plan

1 INTRODUCTION

1.1 Background

1. This LARP has been prepared for the sub-project of 220 kV Lalian and associated transmission line of 8 km (Gatti – Ludawala). This sub-project is located in tehsil Lalian, District Chiniot, Punjab, Pakistan.

2. The Government of Pakistan is implementing the “Power Transmission Enhancement Investment Program (PTEIP) under the financial assistance of ADB through a multi tranche financing facility (MFF) to meet the requirements of NTDC⁴ for financing of the sub-projects planned for implementation under short, medium and long term. This Investment Program seeks to (i) rehabilitate, augment, and expand parts of the system to meet current generation capacities; (ii) expand and augment the system to cope with future power generation stations; and (iii) ensure continued operation and maintenance in accordance with best international practices. Thus, the major aim of PTEIP is enhancement in the capacity of the transmission system by rehabilitation, extension, augmentation & expansion of existing 500 kV & 220 kV network of NTDC, to meet the growing power demand in the country.

3. The sub-projects under MMF 1 – 3 Tranches are already under implementation at different stages, while 9 sub-projects are proposed for Tranche 4. Tranche 4 is to address the identified sub-projects to reinforce, augment and expand the existing transmission network to cope with existing generation capacity and current demand profiles by removal of constraints and system risks. In this context, NTDC has prepared sub-projects for tranche 4 under the existing MFF.

4. To date implementation status of various tranches is given in Table 1.1 as below.

Table 1.1: Sub-projects under various Tranches

Tranche	Total Sub-Projects	Description of Sub-projects	Status of Implementation	Remarks
Tranche 1	21 Sub-projects	<i>Sub-projects include the following:</i> <ul style="list-style-type: none"> - 6 sub-projects of extension of 500 kV grid station - 11 sub-projects of extension of 220 kV grid station - 1 sub-project of Augmentation of 220 kV grid station - 1 sub-project of construction of new grid station of 220 kV - 1 sub-project of 220 kV T/L 	<ul style="list-style-type: none"> - Payment of compensation completed - Implementation of all 21 sub-projects have been completed 	No social issue is pending

⁴ National Transmission and Despatch Company (NTDC) inherited the transmission assets at voltage level of 500 kV and 220 kV from Water and Power Development Authority (WAPDA) and is responsible for maintenance, operation and development of the network. The main objective of NTDC Power Sector Program is to provide adequate facilities for reliable and stable transmission of electrical power, keeping in view the growing demand of domestic, commercial, industrial and agriculture sector.

		- 1 sub-project of line bay extension of T/L		
Tranche 2	10 Sub-projects	<p><u>The sub-projects included in tranche 2 are as below:</u></p> <ul style="list-style-type: none"> - 1 sub-project of construction of new 500 kV grid station - 4 sub-projects of construction of new 220 kV grid station - 1 sub-project of Augmentation at 220 kV grid station - 1 sub-project of 132 kV T/L with line bay extension - 1 sub-project of SVC at 220 kV - 1 sub-project of addition of 600 MVA - 1 tools and construction testing equipment 	<ul style="list-style-type: none"> - 9 sub-projects completed - 1 sub-project not completed due to social issues 	1 sub-project of construction of new 500 kV grid stations with T/Line is not completed due to issues relating to the payment of compensation
Tranche 3	3 Sub-projects	<p><u>Sub-project included in tranche 3 are:</u></p> <ul style="list-style-type: none"> - 1 sub-project of extension of line bays and allied T/L (in & out) 220 kV Ghazi Barotha – Shahi Bagh 500 kV, Mardan - 1 sub-project of 2x160 MVA T/ bays & 4 line bays 220 kV, Bandala - 1 sub-project of 250 km twin bundle double circuit T/L 220 kV T/Line D.G. Khan – Loralai. 	<ul style="list-style-type: none"> - Implementation of all 3 sub-projects not started yet, due to social issues 	Efforts are being made by the PMU (NTDC) to make the pending payments to the affectees.
Tranche 4	9 Sub-projects (Proposed)	<ul style="list-style-type: none"> - 5 New 220 kV Grid stations and associated 8 transmission lines of 483 km - 4 extension of existing grid stations 		5 LARPs and 4 DDRs have been prepared. These sub-projects are located in all four provinces of Pakistan (Punjab, Sindh, KPK and Balochistan).

5. Of the total 9 proposed sub-projects under tranche-4, there are extension & augmentation of four 500 kV grid stations, construction of five new grid stations and installation & up-gradation of eight feeding Transmission lines of about 500 kilometers. The sub-projects are located in all four provinces of Pakistan (i.e. Punjab, Sindh, KPK and Balochistan) in the administrative set-up of 9 Districts.

6. The 220 kV Grid Station (New) Lalian and associated line of 8 km (Gatti – Ludawala) is one of the proposed 9 sub-projects⁵ of tranche-4 under the Power Transmission Enhancement Investment Program. The proposed scheme has, therefore, been prepared to meet the requirement which will also result in overall power efficiency and stability to deliver adequate & quality power to the consumers in the area.

1.2 MFF Conditionality LARP

7. The MFF of tranche-IV will be conditional based upon the preparation and approval of the following documents:

- i) PFR approval: an updated LARF; preparation of an advanced draft of LARP; and preliminary disclosure of draft document;

⁵i) 220 kV Lalian, ii) 220 kV Chakdara, iii) 220 kV Nowshera, iv) 220 kV D.I. Khan, v) 220 kV SVS, Quetta, vi) 500 kV Muzaffargarh (Ext.), vii) 500 kV Gujranwala (Ext.), viii) 500 kV Rawat (augmentation of 500/220 kV transformer), and ix) 500 kV Jamshoro (Ext.).

- ii) Contract awards/ signing: approval of a final draft of LARP and its final disclosure;
- iii) Start of project implementation in areas with impacts: finalization of the implementation of the compensation/rehabilitation program as vouched by a compliance report from an independent monitoring agency.

1.3 Sub-project Description

8. The salient features of the sub-project are briefly discussed in this section of the Land Acquisition and Resettlement Plan (LARP).

9. The sub-project is located in District Chiniot, Punjab. The main objectives of the sub-project is to enhance the transmission capacity of NTDC system by addition of new 220 kV Lalian substation alongwith its allied transmission line of 8 km (Gatti – Ludawala) to meet the growing power demand of DISCOs, particularly FESCO.

10. The addition of new 220 kV substation Lalian in NTDC system is a part of NTDC's overall power development program and is proposed to strengthen the transmission system. In the recent years, there was quantum jump in the power demand as a result of which NTDC systems to stress and congestion at various strategic locations. Thereby, the system was stretched beyond capacity and this caused overloading which resulted in even forced outages. This has necessitated that the transmission system be strengthened and expanded to fulfill the need for secure, safe and reliable power supply and to meet not only the existing requirements but also the future demand of the country for sustained economic growth. Thus, in order to meet the urgent requirement of NTDC system it has been proposed to add a new 220 kV Lalian substation alongwith allied transmission lines.

11. The scope of work includes:

- i) A new 220/132 kV substation Lalian with 3 x 250 MVA 220/132 kV transformer.
- ii) Two 220 kV D/C transmission lines on single Rail conductor for looping In/ Out of existing Gatti-Ludawala new 220 kV D/C transmission line at the proposed 220 kV substation Lalian new (8 km).

12. Based on the initial SIA, it was observed that this subproject does not involve private land acquisition as all the requisite land for the construction of new grid station is owned by the government. However, there would be the loss of crops and trees due to the installation of transmission line and tower spotting. Considering the type and magnitude of impacts, this sub-project falls under category "B" for involuntary resettlement (IR).

1.4 Sub-project Alignment

13. As the sub-project is on 'Turn-key' basis, i.e. construction by a contractor/ developer and turn-over to NTDC in a ready-to-use condition, which includes design, supply, and installation. In this context, the proposed design provided by NTDC will be finalized by the contractor at the stage of implementaion. However, the Survey & Investigation (S&I) wing of NTDC has marked the proposed alignment/ route alignment

of transmission line on grand trunk sheet (G.T. Sheet⁶). Thus, it is pointed out that although the proposed alignment/ route alignment of transmission line including design and right-of-way was provided by the concerned section of NTDC (i.e. Survey & Investigation), but still this will be finalized by the contractor/ developer. In case, if there would be some changes in the design/ alignment & right-of-way, accordingly LARP will be updated based on the 2nd round of field survey.

Route alignment

14. In addition to the construction of new Grid station, installation of transmission line from Gatti – Ludawala of 8 km, passes through 4 villages⁷ belonging to tehsil Lalian, district Chiniot of the Punjab province. There will be installation of 22 towers, i.e. each tower will be erected at a distance of 357 m as reported by Survey & Investigation Section of NTDC.

Width of RoW

15. In consultation with the Survey & Investigation section of NTDC and the E&SIC (PMU), NTDC, the width of RoW for T/L considered was 50 m, i.e. 25 m on either side from the centre of transmission line and it was 225 m² (i.e. 15m x15m) in case of tower spotting.

1.5 Alternatives for Minimizing the Sub-project Impacts

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

- Location for the construction of new grid station identified at barren and government owned land in order to avoid private land acquisition;
- Impact on settlements/ villages was avoided, while selecting the route alignment for feeding installation of transmission line;
- Efforts were made to select an alignment, where demolishing of both private and public structures/ infrastructure could be avoided;

17. The location map of the proposed sub-project is illustrated in Figure 1.1 given below.

⁶GT sheet refers to a grand trunk map which indicates different features like roads, bridges, canals, railway tracks, villages prepared by the Geological Survey of Pakistan.

⁷ Four villages are i) Yakkowala, ii) Jajokay, iii) Khokharanwala and iv) Sagraywala.

Figure 1.1: Location Map of the proposed Sub-project

18. The proposed sub-project involves the construction of new grid station, installation of towers and feeding transmission line. There are varying degree of impacts at different stages of implementation of sub-project activities, such as:

- i). Construction of new grid station
- ii). Installation of towers;
- iii). In order to have an access to tower installation, the private agricultural land will also be affected due to which, there would be loss of crops and trees.
- iv). Installation of transmission lines - stringing activity











19. This LARP covers the social impacts due to the construction of new grid station, installation of towers and feeding line. This sub-project does not involve private land acquisition as the requisite land of about 57 acres is available, which is barren and owned by the government. Thus, with the construction of new grid station, there would be no impact on private property/ assets. However, due to the installation of 22 towers and 8 km transmission line, crops of an area of 104.3 acres will be affected and 64 trees (39 wood/ timber and 25 fruit) will need to be cut-down.

20. This LARP for 220 kV Lalian sub-project and feeding transmission line has been prepared to identify, quantify and value the impacts in order to determine the compensation package and accordingly its implementation.

1.6 Objectives of the LARP

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

22. The following are the specific aspects have been covered in this LARP.

-  Project impacts, types and magnitude
-  Socioeconomic information and profile of the affected families
-  Information disclosure, consultation, and participation
-  Grievance redress mechanisms
-  Entitlement of compensation
-  Relocation of assets and utilities
-  Resettlement budget and financing
-  Institutional arrangements
-  Implementation schedule
-  Monitoring and evaluation

2 SOCIOECONOMIC INFORMATION AND PROFILE

2.1 General

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

24. The primary data include census survey of all affected families covering the nature and magnitude of the impacts and impact on the livelihood of APs. The socioeconomic profile of the sub-project affected families was established based on the interviews of 10 APs or 45% of total 22APs selected randomly. This data would provide the socioeconomic profile of APs and the baseline information for subsequent monitoring and evaluation studies.

2.2 Administrative Setting

25. The proposed sub-project is a linear sub-project of construction of new grid station and installation of transmission line of 8 kms. The potential affectees (22 nos.) are belonging to four villages named as i) Yakkowala, ii) Jajokay, iii) Khokharanwala and iv) Sagraywala. The sub-project falls in jurisdiction of tehsil Lalian, District Chiniot of Punjab province.

2.3 Settlement Pattern

26. The field survey has shown that the settlement pattern along the proposed transmission line route alignment (Gatti – Ludawala) and its vicinity was mostly rural and semi-urban as there was a big town named as 'Lalain' nearby (10 km) the sub-project site.

27. The potential sub-project affectees are belonged to different caste groups. The main castes are 'Lali' and 'Khokhar'.

2.4 Demographic Profile of Sample APs

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

29. The demographic features include the information on household's profile, gender composition, occupations, and literacy status of the sample APs resided in the sub-project area (Gatti – Ludawala) belong to above mentioned villages. The information relating to the demographic profile of APs is described.

2.4.1 Family Size and Gender Composition

30. Based on the field survey of sample APs, on the whole, the average family size estimated at 7.5, out of which, the proportion of male and female was to the extent of 55.0 percent and 45.0 percent respectively as shown in Table 2.1.

Table 2.1: Average Family Size and Gender Composition of the APs

Average Family Size (No.)	Gender Composition (%)	
	Male	Female
7.5	55.0	45.0

2.4.2 Literacy Status

31. The field survey results shown in Table 2.2 show that on the whole in the sub-project area, the average literacy rate of sample APs computed to be 45.0 percent. The literacy rate among male and female was 57.5 and 29.6 percent respectively.

Table 2.2: Average Literacy Rate of the Sample APs

Overall	Average Literacy Rate (%)	
	Male	Female
45.0	57.5	29.6

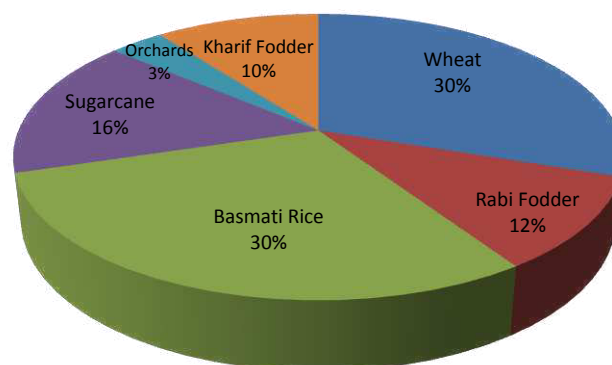
2.5 Status of Agriculture

2.5.1 Cropping Pattern

32. The cropping pattern refers to the allocation of cultivated area under different crops during the year as summarized in Table 2.3. Main rabi crops were wheat and fodder, while in case of kharif crops, main crops observed were basmati rice and fodder. The sugarcane and orchards were found as the annual crops. Graphical illustration is given in Figure 2.1.

Table 2.3: Cropping Pattern at Sample Farms (%)

Wheat	Rabi Fodder	Basmati Rice	Sugarcane	Orchards	Kharif Fodder
30.1	10.5	29.7	15.9	3.4	10.4

Figure 2.1: Cropping Pattern of the Area

2.5.2 Cropping Intensity

33. The cropping intensity refers the extent to which the cultivated area being cropped during the year. The cropping intensity is measured in terms of percentage and is calculated as the cropped area divided by cultivated area multiply by 100.

34. The survey results presented in Table 2.4 that on the whole, the average cropping intensity on sample farms computed to be 168.3%, while it was 68.3%, 67.6% and 32.4% in case of rabi, kharif and annual crops respectively.

Table 2.4: Average Cropping Intensity of Sample Farms

Crops	Cropping Intensity (%)
<i>Rabi Season</i>	
❖ Wheat	50.7
❖ Rabi Fodder	17.6
<i>Cropping Intensity (Rabi Crops)</i>	68.3
<i>Kharif Season</i>	
❖ Basmati Rice	50.0
❖ Kharif Fodder	17.6
<i>Cropping Intensity (Kharif Crops)</i>	67.6
<i>Annual Crops</i>	
❖ Orchards	5.6
❖ Sugarcane	26.8
<i>Annual Crops (Cropping Intensity)</i>	32.4
	168.3

2.5.3 Crop Yield

35. The survey results summarized in Table 2.5 below show that on overall basis, the average yield of major crops per acre was 1,327 kgs for wheat, 1,245 kgs for rice and 27,158 kgs for sugarcane.

Table 2.5: Average Yield of Major Crops of Sample Farms

(Kgs/ acre)					
Wheat	Rabi Fodder	Basmati Rice	Sugarcane	No. of Orange/ Acre	Kharif Fodder
1,327	12,500	1,245	27,158	33,600	10,000

2.6 Income Analysis

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

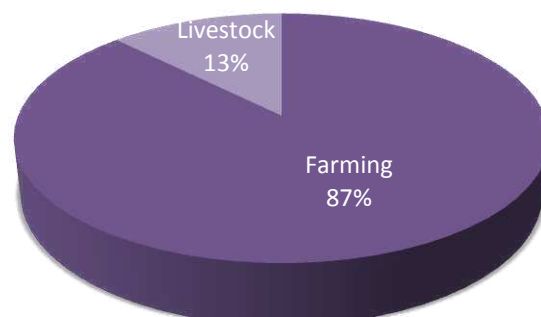
- Occupations of the affected families
- Income by source
- Household expenditure

2.6.1 Occupations

37. During the field survey, it was noted from data given in Table 2.6 that all the farmers/ APs were involved in farming as reported by a major proportion (87.5%) of sample farmers, while in addition to farming, 12.5% have also involved in livestock activities, as the livestock is a source of ready cash to supplement their household income.

Table 2.6: Major Occupations of the Sample APs

Farming	Involvement in Livestock Enterprise	Business	Labourers (skilled & un-skilled)	Other (daily workers)
87.5	12.5	-	-	-

Figure 2.2: APs Involvement in various Occupations

2.6.2 Household Income by Source

38. The data given in Table 2.7 shows that on overall basis, two main sources of income were observed in case of affected families (farmers), i.e. farming and livestock. The average annual household income estimated at Rs. 524,813, out of which, the income from farming activities and livestock was to the extent of Rs. 459,211 and Rs. 65,602 respectively.

Table 2.7: Income by Source (Rs./ Annum)

Farming	Involvement in Livestock Enterprise	Business	Labourers (skilled & un-skilled)	Total
459,211	65,602	-	-	524,813

2.6.3 Average Income of Sample Households

39. The assessment of annual household income is one of the important indicators to measure the well-being/ livelihood of the household. In the field survey, the major sources of income include: income from crops and livestock.

40. Based on the data summarized in Table 2.8 indicates that the average annual household income computed to be Rs. 524,813, while it was Rs. 69,975 on per capita basis.

Table 2.8: Average Annual Household Income of Sample Households

Average Household Income (Rs.)		Average Per Capita Income (Rs.)	
Annual	Monthly	Annual	Monthly
524,813	43,734	69,975	5,831

Note: All farmers are the owner of land and they have generally good socioeconomic status as this area is also rich in orchards (citrus).

2.6.4 Average Household Expenditure

41. The annual expenditure and pattern of expenditure provides an indication for assessing standard of living of a household. The expenditure on food items include cereals, pulses, flour, sugar, cooking oil/ ghee, milk etc., while the non-food items include education, medical treatment, clothes, shoes, cosmetics, utilities and other.

42. Total average annual household expenditure on both food and non-food items estimated as Rs. 225,703. The proportion of expenditure incurred on food and non-food items computed to be 73.1% and 26.9% respectively as the survey results are given in Table 2.9 as below.

Table 2.9: Average Annual Expenditure on Food and Non- Food Items

Total Expenditure (Rs./ annum)	Food Expenditure (Rs.)	% on Food Expenditure	Non-Food Expenditure (Rs.)	% on Non-Food Expenditure
225,703	167,828	73.1	60,875	26.9

2.7 Housing Conditions

43. The ownership and housing condition is also one of the important indicators for the assessment of living standard/ household's well-being. Based on the survey results shown in Table 2.10 reveals that on overall basis, a major proportion (97.4%) of sample APs had their own houses.

44. As far as the housing condition is concerned, it was observed during the field survey that three-fourth of the sample APs had their pacca (concrete) houses, while 18.7% and 6.3% had semi-pacca and katcha (mud) houses respectively.

Table 2.10: Ownership Status and Housing Conditions

Owned Houses (%)	Housing Conditions (%)		
	Pacca (Concrete)	Semi Pacca	Katcha
94.6	75.0	18.7	6.25

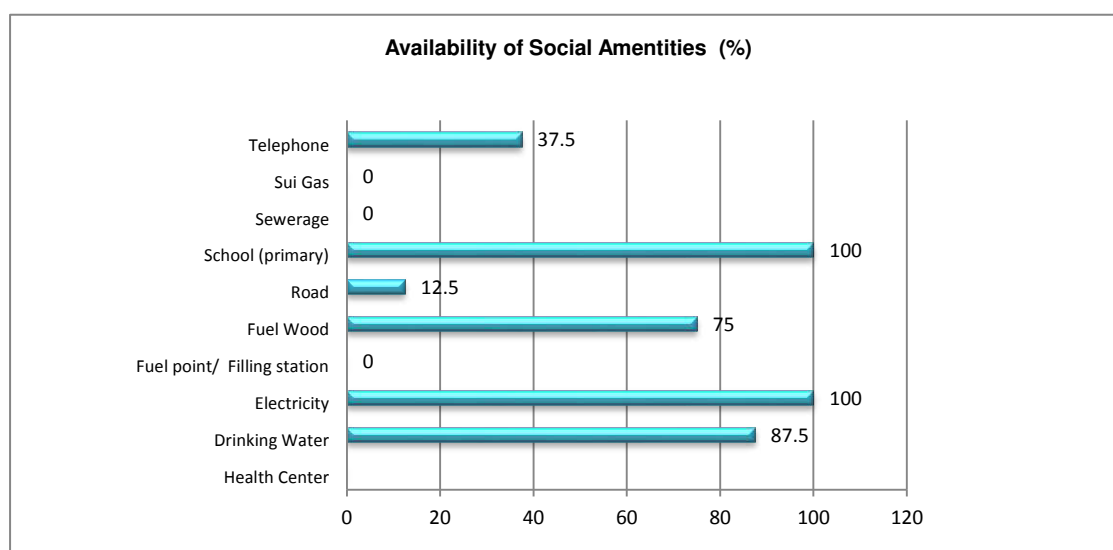
2.8 Availability of Basic Infrastructure

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

46. It was noted that on the whole, the facilities such as drinking water, electricity and schools were available in the vicinity of the project site (i.e. within the radius of 3 km). In case of health facilities, POL filling station, roads, sewerage and sui-gas, such facilities were found limited within the radius of 3 km. The details are shown in Table 2.11 and also illustrated through a diagram as given in Figure 2.2.

Table 2.11: Availability of Social Amenities in the Vicinity of Project Area

Health Center (%)	Drinking Water (%)	Electricity (%)	Fuel point/ Filling station (%)	Fuel Wood (%)	Road (%)	School (%)	Sewerage (%)	Sui Gas (%)	Telephone (%)
-	87.5	100	-	75.0	12.5	100.0	-	-	37.5

Figure 2.3: Availability of Social Amenities in the Vicinity of Sub-project Area

2.9 Cultural, Religious and Other Structures

47. No cultural, religious and other structures are present in the vicinity of the sub-project area.

3 PROJECT IMPACT/ AP BASELINE INFORMATION

48. The assessment of project impacts and APs baseline information are discussed in this section of LARP. This section subdivided into; i) impact survey and cut-off date, scope of land acquisition and resettlement, number and type of affected people including indigenous people, gender (number of men and women affected).

3.1 Impact Survey and Cut-off-date

49. The sub-project impact was assessed based on the census of 100% affectees, socioeconomic profile of 45% (10 APs) of total 22 APs and 3 Nos. consultations with APs/members of local community. The inventory assessment survey was conducted from 16 – 20 November, 2013 and follow-up visit was also carried out on 29 and 30 November to supplement some information regarding location of tower installation. Thus, the “cut-off date” was set as 30th November, 2013. This refers to the people who will settle/ started any activity after the cut-off date will not be entitled for any compensation under this sub-project.

3.2 Scope of Land Acquisition and Resettlement

50. There is no private land acquisition involved under this sub-project as indicated in Table 3.1 below. However, for the construction of new Grid station, all requisite land of about 57 acres is available as this land is barren and owned by the Government (Forest Department). Thus, the construction of grid station would not have any impact on the private land as well as other private assets.

51. As the requisite land is owned by the Forest Department, the land section of NTDC headed by the GM will write a letter to the Member (BORevenue), Revenue Department regarding transferring the ownership of land from Forest Department to NTDC for the construction of 220 kV Grid station in public interest. Consequently, after necessary correspondence and site visits by the respective District Officer (Revenue)/ LAC, the requisite land will be transferred in favour of NTDC. Accordingly, NTDC will transfer the payment of land (determined by the Revenue Department) in favour of Forest Department.

52. As far as installation of towers and T/L is concerned, it was noted during the field survey that activities such as tower spotting and feeding transmission line will be carried out in private agricultural land owned by 22 farmers. This land will not be subject to permanent/ or temporary acquisition. However, the land will be used only during design tasks (tower spotting), ii) tower construction/ erection, iii) stringing, and iv) transport of construction materials and building operations. Due to carrying out above mentioned activities, there would be an impact on crops and trees along the T/L route alignment. These asset losses will be compensated and are included in the LARP.

Table 3.1: Land Required for the Sub-project

Sub-project Component	Land required (Acres)	Status of Land Ownership	Present Land Use	No. of APs	Remarks
a) Construction of Grid Station	57.0	Government	Barren	-	Land is barren and owned by the Forest Department.
c) Tower Spotting	5.50	Private land	Agriculture	7*	-
c) Installation of T/L	98.80	Private land	Agriculture	22	T/L will pass through the land of 22 farmers.
Total	104.30	-	-	22 (123 individuals)	-

* These 7 owners of land are included in above mentioned 22 owners.

3.2.1 Affected Area by Crop

53. There is no private land acquisition involved under this sub-project. However, for towers spotting and installation of transmission line, crops on 104.3 acres will be affected, out of which the crops on 98.8 acres and 5.5 acres was due to tower spotting and feeding transmission line respectively as shown in Table 3.2 below. List of crop owners (APs) is given in Annex 3.1.

54. The cropping pattern of the affected area was also computed to assess the value of various crops being grown in the project area as given in Table 3.3. The value of each crop considered for crop compensation is presented in Section 9 (Table 9.2).

Table 3.2: Affected Cropped Area by the Sub-project

Sub-project Component	Area Cropped (acres)	Crop Owners (Nos.)	Remarks
a) Construction of Grid Station	-	-	Land is barren
c) Tower Spotting	5.50	7*	Land is being cropped
c) Installation of T/L	98.80	22	Land is being cropped
Total	104.30	22	-

Table 3.3: Affected Area by Crop Type

Crops	Cropping Pattern (%)	Area by Crop Type (Acres)	Remarks
Wheat	30.1	31.4	Value/ acre is given in Table 9.1
Basmati Rice	29.7	31.0	"
Sugarcane	15.9	16.6	"
Orchards	3.3	3.5	"
Kharif Fodder	10.5	10.9	"
Rabi Fodder	10.5	10.9	"
Total	100.0	104.3	

3.2.2 Affected Trees

55. The survey results shown in Table 3.4 indicate that total 64 private trees were found along the route alignment of T/L, which will need to be cut-down due to tower installation and stringing of transmission line. Out of total affected trees (64), 39 were of wood/ timber trees, while 25 were fruit trees.

56. The main types of wood/ timber trees include shisham, acacia (kikar), eucalyptus, neem, while all fruit trees belong to orange (*citrus*).

AP-wise details of trees are given in Annex 3.2.

Table 3.4: No of Private Trees along the T/L Route Alignment

a) Wood/ Timber Trees

Type of Tree	No. of Trees	Average Girth (Feet)	Remarks
Kikar (<i>Acacia</i>)	4	2 – 3	-
Shishum	25	2 – 3	-
Eucalyptus	1	2.5	Local name Sufaida
Sumbal	5	2.0	Local name of tree
Neem	3	1.5 – 2.0	-
<i>Total</i>	39	-	-

b) Fruit Trees

Type of Tree	No.	Average Age (Years)	Remarks
Orange	25	4 – 5	There is an orchard (citrus) along the T/L route alignment. About 25 trees (orange) will be affected.
<i>Total (a)+(b)</i>	64	-	-

3.2.3 No. and Type of APs

57. The data regarding number of APs by type of impact is given in Table 3.5 reveals that total 22 farmers will be affected due to the loss of crops as a result of installation of towers and transmission line. In addition to crop losses, 7 farmers will also be affected due to the cutting of trees.

List of all 22 crop owners, including 7 owners of trees is provided in Annex 3.1 and 3.2.

Table 3.5: No. APs by Type of Impact

Sub-project Component	No. of APs	No. of individuals/ (family members)	Remarks
a) Permanent land acquisition	-	-	No AP will be affected as the requisite land is barren and owned by the Forest Department
b) Affected crops due to installation of T/L (stringing)	22	165	-
c) Affected crops due to tower spotting (excavation, erection & stringing)	7*	52*	-
d) Affected trees	7*	52*	6 APs were owners of wood trees, while 1 was owner of fruit tree
Total	22	165	-

* These affected owners are also included in the total list of 22 APs.

3.2.4 Building/ Structures

58. Based on the survey, it was observed that there is no building/ structure (residential/ commercial) as well as other structures located within the alignment/ route alignment of transmission line, so that no structure will be affected due to the implementation of this sub-project.

3.3 Indigenous People

59. There are no indigenous people/ or group of people located in the area of this sub-project or its surroundings.

3.4 Gender Impacts

60. In the sub-project area, about half of the population is women. Most of them are involved in household activities, so that there would not be a significant on women impact due to the implementation of this sub-project.

3.5 Vulnerable APs

61. Vulnerable people refers the APs/ or group of APs, especially those below the poverty line, the landless, the elderly, women and children and the disabled. In this sub-project, all APs are land owners and none of the person was found vulnerable. This will be reassessed during preparation of the final implementation ready LARP in parallel with the detailed design.

4 LEGAL AND POLICY FRAMEWORK

4.1 Telegraph Act (TA), 1885

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

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

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

4.2 Land Acquisition Act

65. The Pakistan law governing land acquisition is the LAA of 1894 and successive amendments. The LAA regulates the land acquisition process and enables the provincial government to acquire private land for public purposes. Land acquisition is a provincial responsibility and provinces have also their own province specific implementation rules like Sindh Land Acquisition Rules, 1983. The LAA and its Implementation Rules require that, following an impact identification and valuation exercise, land and crops are compensated in cash at the current market rate to titled landowners. The LAA mandates that land valuation is to be based on the last 3 to 5 years average registered land-sale rates. However, in several recent cases, the median rate over the past 1 year, or even the current rates, have been applied with an added 15% Compulsory Acquisition Surcharge according to the provision of the law. The displaced persons, if not satisfied, can go to the Court of Law to contest the compensation award of the Land Acquisition Collector (LAC).

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

- Section 4 refers to the publication of preliminary notification and power for conducting survey. The Section 5 relates to the formal notification of land for a

public purpose and 5 (a) covers the need for inquiry. Section 6 refers to the Government makes a more formal declaration of intent to acquire land.

- Section 7 indicates that the Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order for the acquisition of land. The LAC has then to direct that the land required to be physically marked out measured and planned under Section 8.
- Section 9 allows the LAC to give notice to all APs that the Government intends to take possession of the land. If they have any claims for compensation then these claims are to be made to him at an appointed time, while the Section-10 delegates power to the LAC to record statements of APs in the land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgagee, and tenant or otherwise.
- Section 11 enables the Collector to make inquiries into the measurements, value and claim and issue the final "award". The award includes the land's marked area and the valuation of compensation and the LAC has made an award under Section 11, LAC will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances. The section 18 reveals that in case of dissatisfaction with the award, APs may request the LAC to refer the case onward to the court for a decision.
- Section 23 refers to the award of compensation for the owners for acquired land is determined at its market value plus 15% in view of the compulsory nature of the acquisition for public purposes, while the Section-28 relates to the determination of compensation values and interest premium for land acquisition.
- Section 31 provides that the LAC can, instead of awarding cash compensation in respect of any land, make any arrangement with a person having an interest in such land, including the grant of other lands in exchange.
- Section 35 refers to the temporary occupation of arable or waste land subject to the provision of Part VII of the Act. The provincial government may direct the Collector to procure the occupation and use of the same for such term as it shall think fit, not exceeding three years from the commencement of such occupation.
- Section 36 provides the information relating to the power to enter and take possession, and compensation on restoration. On the payment of such compensation, or on executing such agreement or on making a reference under Section 35, the Collector may enter upon and take possession of the land, and use or permit the use thereof in accordance with the terms of the said notice.

4.3 ADB's Policy and Resettlement Principles

67. The policy principles and objectives are discussed below with the key principles. When land other than government owned land is to be acquired then a Land Acquisition and Resettlement Plan (LARP) is required. In cases, where just unused government land needs to be acquired then a LARDDP is required. The Objective of IR Safeguard⁸ is to avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring sub-project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-sub-project levels; and to improve the standards of living of the

⁸. Involuntary Resettlement Safeguards (ADB Safeguard Policy statement, 2009).

displaced poor and other vulnerable groups. The involuntary resettlement safeguards covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.

68. The major Policy Principles are briefly discussed as under:

1. Screen the sub-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.
2. Carry out meaningful consultations with displaced persons, host communities, and concerned non- government organizations. Inform all displaced persons of their entitlements and resettlement options; and also pay particular attention to the needs of vulnerable groups⁹, especially those below the poverty line. Specific safeguards cover Indigenous People, including those without statutory title to land, including those having communal rights. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns.
3. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based, and where it is possible to give cash compensation 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 these are possible.
4. Provide physically and economically displaced persons, with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of sub-project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
5. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
6. Develop procedures in a transparent, consistent, and equitable manner if land

⁹These include the landless, the elderly, women and children.

acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.

7. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
8. Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
9. Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before sub-project appraisal, in an accessible place a form and language(s) understandable to displaced persons and other stakeholders. Disclose the resettlement plan and its updates to displaced persons.
10. Conceive and execute involuntary resettlement as part of a development sub-project or program. Include the full costs of resettlement in the presentation of sub-project's costs and benefits. For a sub-project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the sub-project as a stand-alone operation.
11. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout sub-project implementation.
12. Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of the resettlement monitoring.
13. Disclose monitoring reports.

4.4 Comparison of LAA and ADB Policy Principles and Practices

69. The review of land acquisition act and ADB policy principles has been done to identify the differences and gaps between the ADB assessment procedures and the requirements of the government of Pakistan.

Comparison of Pakistan's Acts¹⁰ and ADB SPS

Telegraph Act (1885)& Pakistan Land Acquisition Act (1894)	ADB Safeguard Policy Statement (2009)
Telegraph Act (1885) <ul style="list-style-type: none"> The Telegraph act (TA) provides that land for tower construction or under a transmission, line is not to be acquired or compensated as long as the land's permanent productive potential is not affected. Under the TA therefore only temporary impacts on crops are compensated. 	<ul style="list-style-type: none"> Based on ADB policy all land impacts are to be compensated. As urban/ residential-commercial land is affected both if a tower provides clearance or not, the TA provisions have been modified for this sub-project, so as to address damages that a tower causes to plots with real estate value. For this sub-project urban and commercial or residential plots whether urban or rural will be fully acquired and compensated at market rates. The same will happen in case of rural/agricultural land, when the land under a tower is no longer usable or access of it is restricted.
LAA 1894 <ul style="list-style-type: none"> Only titled landowners or customary rights holders are recognized for compensation. 	<ul style="list-style-type: none"> Lack of title should not be a bar to compensation. Requires equal treatment of those without clear land titles (e.g., squatters or other informal settlers) in terms of their entitlements for resettlement assistance and compensation for the loss of non-land assets.
<ul style="list-style-type: none"> Only titled landowners or customary rights holders are recognized for compensation. 	<ul style="list-style-type: none"> Lack of title should not be a bar to compensation. Requires equal treatment of those without clear land titles (e.g., squatters or other informal settlers) in terms of their entitlements for resettlement assistance and compensation for the loss of non-land assets.
<ul style="list-style-type: none"> Only registered landowners, sharecroppers and leaseholders are eligible for compensation of crop losses. 	<ul style="list-style-type: none"> Crop compensation is to be provided irrespective of the land registration status of the affected farmers/share croppers. Crops for two seasons Rabi (winter) and Kharif (summer) for full one year are to be compensated based on existing market rates and average farm produce per unit area.
<ul style="list-style-type: none"> Tree losses are compensated based on outdated officially fixed rates by the relevant forest and agriculture departments. 	<ul style="list-style-type: none"> Tree losses are to be compensated according to market rates based on productive age or wood volume, depending on tree type. All the removed trees will remain the property of the owner for them to salvage.

¹⁰Telegraph Act, 1885 & LAA 1894

<ul style="list-style-type: none"> Land valuation is based on the median registered land transfer rate over the 3 years prior to Section 4 of the LAA being invoked. 15% compulsory acquisition charges are paid over and above the assessed compensation. However, recent practice is that prices based on the average over the last one year prior to acquisition commencing is applied. 	<ul style="list-style-type: none"> Land valuation is to be based on current replacement (market) value with an additional payment of 15%. The valuation for the acquired housing land and other assets is the full replacement costs keeping in view the fair market values, transaction costs and other applicable payments that may be required.
<ul style="list-style-type: none"> The valuation of structures is based on official rates, with depreciation deducted from gross value of the structure and also 15% of the value of salvaged materials, 	<ul style="list-style-type: none"> The valuation of built-up structures is based on current market value but with consideration of the cost of new construction of the structure, with no deduction for depreciation. The APs can salvage any of their material free of cost and irrespective of compensation
<ul style="list-style-type: none"> The decisions regarding land acquisition and the amounts of compensation to be paid are published in the official Gazette and notified in accessible places so that the people affected are well informed, 	<ul style="list-style-type: none"> Information related to the quantification and valuation of land, structures, other immovable assets, entitlements and amounts of compensation and financial assistance are to be disclosed to the displaced persons prior to sub-project appraisal period. This is to ensure that stakeholders are treated in a fair, transparent and efficient manner.
<ul style="list-style-type: none"> There is no provisions for income and livelihood rehabilitation measures. There are also no special allowances for vulnerable displaced persons including vulnerable groups such as women headed households. There are no requirements to assess opportunities for benefit sharing. 	<ul style="list-style-type: none"> The ADB policy requires rehabilitation for lost income and special AP expenses during the relocation process. There are also provisions to be made for transitional period costs, and livelihood restoration. Particular attention must be paid to the poor and vulnerable groups, including women. A guiding principle is that APs should at least be able to reach a defined minimum livelihood standard. In rural areas, APs should be provided with legal access to replacement land and resources to the defined minimum livelihood level. In urban areas, provision should be made for appropriate income sources and the legal and affordable access to adequate housing.
<ul style="list-style-type: none"> Prepare and disclose resettlement plans (RPs) - there is no law or policy that requires preparation of RPs. 	<ul style="list-style-type: none"> Resettlement plans are prepared in English and disclosed to the displaced peoples in local language (Urdu).
<ul style="list-style-type: none"> Grievance redress is established through the formal land acquisition process at a point in time or through appeals to the court. 	<ul style="list-style-type: none"> Provide a continuous mechanisms/ set-up that are accessible locally and available throughout sub-project implementation.
<ul style="list-style-type: none"> Only compensation is paid but not resettlement allowances, there is no mechanism to ensure payment is made before displacement. 	<ul style="list-style-type: none"> All compensation and allowances to be paid prior to physical or economic dislocation.
<ul style="list-style-type: none"> No requirements to prepare and disclose monitoring reports. 	<ul style="list-style-type: none"> Prepare and disclose monitoring reports.

4.5 Reconciliation between Pakistan's Acts and ADB SPS

70. To reconcile the differences between the LAA (1894), Telegraph Act 1885 and ADB policy, the NTDC (EA) has prepared this LARP, ensuring that compensation to be provided at replacement cost basis for all direct and indirect losses, so that no one could be worsen-off because of the sub-project. The provision of subsidies or allowances will also need to be given for affected households (AHs) that may be relocated, suffer business losses, or may be vulnerable.

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

- i). the need to screen the sub-project early on in the planning stage
- ii). carry out meaningful consultations
- iii). at the minimum restore livelihood levels to what they were before the sub-project, improve the livelihoods of affected vulnerable groups
- iv). prompt compensation at full replacement cost is to be paid
- v). provide affected people with adequate assistance
- vi). ensure that affected people who have no statutory rights to the land that they are working and eligible for resettlement assistance and compensation for the loss of non-land assets; and
- vii). Disclose all reports.

4.6 Legislation relevant to Land Classification

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

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

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

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

5 CONSULTATION, PARTICIPATION AND DISCLOSURE

5.1 Stakeholder's Consultations

76. There are two types of stakeholders, i.e. primary and secondary stakeholders. The primary stakeholders are the initial stakeholders, such as affected persons, general public including women resided in villages in the vicinity of the sub-project area.

77. Accordingly, the consultations were made with all primary stakeholders for sharing the information regarding the sub-project components, i.e. construction of new grid station, spotting of towers and installation of transmission line and community feedback regarding the project.

78. However, the consultative meetings were also held with the secondary stakeholders including the officials/ staff involved in survey & investigation, planning & design, and management.

79. A list of consultative meetings with officials is presented in Table 5.1.

Table 5.1: List of Officials Consulted

Sr. No.	Date	Venue of Meeting	Name of Participants	Designation
1	29-11-2013	132 kV Grid Station, Lalian, District Chioit	Mr. Muhammad Aslam	Line Superintendent
2	29-11-2013	132 kV Lalian Grid Station, District Chiniot	Mr. M. Zeeshan	Sub-Divisional Officer
3	29-11-2013	132kV Lalian Grid Station	Mr. Muhammad Nawaz	Sub-station Operator-I
4	30-11-2013	220 kV Lalian Grid Station	Mr. Farooq Ahmad	Sub-Divisional Officer
5	30-11-2013	220 kV Lalian Grid Station	Mr. Shahid Nazir	Executive Engineer
6	15-11-2013	S&I Wing, NTDC	Mr. M. Razaq	Chief Surveyor
7	15-11-2013	S&I Wing, NTDC	Mr. M. Ayub	Surveyor
8	28-11-2013	S&I Wing, NTDC	Mr. M. Ashraf	Surveyor
9	28-11-2013	S&I Wing, NTDC	Rana Allah Reham	Surveyor

5.2 Public Consultations

80. Three consultations were made with the affectees and other local community to share the information about the sub-project and record their concerns/ feedback associated with this sub-project. In this context, the APs shared their point of view regarding payment on the loss of their crops and trees, as most the local people had their concerns regarding true assessment of compensation.

81. List of public consultations carried out in the villages located along the T/L route alignment of the proposed sub-project is given in Table 5.2 as follow.

Table 5.2: List of Public Consultations along the T/L Route Alignment

Public consultation	Date	Village	Category of Participants	Name of Key Participants
1	29-11-2013	Yakko Wala, Tehsil Lalian, District Chiniot	Affectees/ Local people	<ul style="list-style-type: none"> - Mr. M. Khan s/o M. Ismail - Mr. Dost Muhammad s/o Mr. Murad - Mr. Nawaz s/o Shair Muhammad - Mr. Omar Hayat s/o Shair Muhammad - Mr. Ahmad Khan s/o M. Hayat - Mr. Muhammad Yar s/o Dost Muhammad
2	30-11-2013	Khokharan Wala, Tehsil Lalian, District Chiniot	Affectees	<ul style="list-style-type: none"> - Mr. Manak s/o Mr. Jona - Mr. M. Shair s/o Mr. Sardar - Mr. Falik Shair s/o Sardar Bakhsh
3.	30-11-2013	Saghray Wala, Tehsil Lalian, District Chiniot	Affectees	<ul style="list-style-type: none"> - Mr. M. Ashraf s/o M. Hayat - Mr. Nasir Hussain s/o Zakir Hussain - Mr. M. Yar s/o M. Sultan - Mr. Haji Ahmad Sher s/o M. Khan

5.3 Concerns Regarding the Sub-project

82. During the field survey, people were asked about their views regarding the proposed sub-project. In general, local community has positive attitude towards this proposed sub-project that this will help to reduce the shortage of electricity in the area. However, some concerns were highlighted by the farmers of the area that they have already 2 lines passing through their lands and this additional line will create hinderance to carry out their routine work/ activities in fields.

5.3.1 Consultations with APs

83. Based on the consultations with the affected persons and general public, the following major concerns/ feedback were highlighted:

- ❖ Compensation on the loss of crops and trees should be equal to the current market rates and paid before to start the construction activities.
- ❖ These lines cause heavy vibration and noise, which interrupt their work especially during the rainy days.
- ❖ Wapda should allow the affectees to install their electric private tubewells.

- ❖ About three-fourth of the total required unskilled/ semi-skilled labor should be taken from the local population. This opportunity will help to increase their household income of local population of the project area.
- ❖ There will be some magnetic effects arise during the operation phase of this sub-project especially relating to the transmission line.
- ❖ In some cases, local women are working in agriculture fields, so that their routine activities should not be disturbed due to the construction activities.
- ❖ RoW clearance for installation of towers and transmission line should be minimum at the best possible extent.

5.3.2 Redress of Farmers Issues

84. The following measures will be adopted to redress the 'farmers'/ APs concerns:
- ❖ Compensation for the loss of crops and trees will be estimated by the concerned department considering the current market rates/ replacement cost.
 - ❖ During the design stage, an appropriate locations and distance from settlements/ work place will be considered, so that the electro-magnetic impact could be minimized.
 - ❖ One-third of requisite unskilled labor will be engaged from local population preferably to the APs.
 - ❖ The timing of work will be adjusted with respect to the peak working hours of local women.

5.3.3 Information Disclosure

85. This LARP in English is to be disclosed on the ADB website, while the one in local language (*Urdu*) will be disclosed in the EA website and in local administrative offices. A summary pamphlet of the LARP in English is included in the Annex A of the LARP and that a copy of its version in local language will be sent to all APs. Disclosure is a condition for LARP approval.

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

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

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

5.4 Information Brochure

89. During the field survey, draft information brochure (draft) was disclosed to the APs. A summary 'Pamphlet' of the LARP in English is included in **Annex-A** at the end of this document. A copy of its version in local language will be sent to all APs as disclosure is a condition for LARP approval.

6 COMPENSATION ELIGIBILITY AND ENTITLEMENTS

6.1 Eligibility

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

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

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

6.2 Entitlement for Compensation

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

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

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

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

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

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

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

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

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

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

(c) Encroachers/Squatters are compensated through either a self relocation allowance covering six months of income or the provision of a leased replacement plot in a public owned land area. They will be compensated for the loss of immovable assets, but not for the land that they occupy.

- iii) **All other Assets and Incomes**

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

paid for them. For evaluation of replacement costs, a survey will be conducted to obtain the current prices for calculation of compensation. In case of partial permanent impacts full cash assistance to restore remaining structure, in addition to compensation at replacement cost for the affected part of the structure.

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

(c) Crops will be compensated for to owners, tenants and sharecroppers based on their agreed shares. The compensation will be the full market rate for one year of harvest including both rabi and kharif seasons.

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

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

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

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

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

(i) Vulnerable people are defined as households who have a per capita monthly income¹¹ of below Rs.9,000 (OPL, 2012-13) and those who are identified as vulnerable through the SIA. This includes distinct groups of people who may suffer disproportionately from resettlement effects. The policy defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people and the disabled.

¹¹This figure is based on the provincial poverty line using the minimum wages that are fixed by the Government of the Punjab.

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

Entitlement Matrix for Compensation

Entitlement Matrix for Compensation

Asset	Specification	Affected Persons	Compensation Entitlements ¹²
Temporary impacts on arable land	Access is not restricted and existing or current land use will remain unchanged	Farmers/ Titleholders	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Leaseholders/ Sharecroppers (registered or not)	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Agricultural workers	<ul style="list-style-type: none"> Compensation, in cash for lost employment for the affected period.
		Squatters	<ul style="list-style-type: none"> Compensation, in cash, for all damaged crops and trees, where these are owned by the squatters.
Permanent impacts on arable land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmers/ Titleholders	<ul style="list-style-type: none"> Land for land compensation with plots of equal value and productivity to the plots lost; or; Cash compensation plus 15% CAS for affected land at replacement cost based on market value free of taxes, registration, and transfer costs
		Leaseholders/ Sharecroppers (registered or not)	<ul style="list-style-type: none"> Renewal of lease/ sharecropping contract in other plots of equal value/ productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease/ contract years (up to a maximum of 3 years).
		Agricultural workers losing their contract	<ul style="list-style-type: none"> Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	<ul style="list-style-type: none"> 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmers/ Titleholders Leaseholders	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crops and additional to standard crop compensation)
Residential/ Commercial Land		Titleholders	<ul style="list-style-type: none"> Land for land compensation through provision of a plots comparable in value/ location to plot lost or Cash compensation plus 15% CAS for affected land at full replacement cost free of taxes, registration, and transfer costs.
		Renters/ Leaseholders	<ul style="list-style-type: none"> 3 months allowance (at OPL level Rs. 9,000/ month)
		Squatters	<ul style="list-style-type: none"> Accommodation in available alternate land/ or a self-relocation allowance (Rs. 9,000).
Houses/		All relevant APs	<ul style="list-style-type: none"> Cash compensation plus 10% electrification allowance at replacement rates for affected structure and other fixed assets free of salvageable materials,

¹² Compensation for all assets will be to the owner of the asset,

Asset	Specification	Affected Persons	Compensation Entitlements ¹²
Structures		(including squatters)	<p>depreciation and transaction costs.</p> <ul style="list-style-type: none"> Affected tenants will receive cash compensation of a value proportionate to the duration of the remaining lease period, or three months, whichever is higher. In case of partial permanent impacts full cash assistance to restore remaining structure, in addition to compensation at replacement cost for the affected part of the structure.
Crops	Crops affected	All APs owning crops (including squatters)	<ul style="list-style-type: none"> Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	All APs owning trees (including squatters)	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market value of tree's wood content. Fruit trees: Cash compensation based on lost production for the entire period needed to reestablish a tree of equal productivity.
Business/ Employment	Temporary or permanent loss of business or employment	All APs (including squatters, agriculture workers)	<ul style="list-style-type: none"> Business owner: (i) Cash compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (at OPL level Rs. 9,000/ month).
Relocation	Transport and transitional livelihood costs	All APs affected by relocation	<ul style="list-style-type: none"> Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (Rs. 9,000 per household).
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).
Vulnerable APs livelihood	Households' below poverty line and female headed households, disable persons of HH.	All affected vulnerable APs	<ul style="list-style-type: none"> Lump sum one time livelihood assistance allowance (Rs. 9,000 at OPL Punjab) on account of livelihood restoration support. Temporary or permanent employment during construction or operation, where ever feasible.
Unidentified Losses	Unanticipated impacts	All APs	<ul style="list-style-type: none"> Deal appropriately during sub-project implementation according to the ADB Safeguard Policy

7 INSTITUTIONAL ARRANGEMENTS AND IMPLEMENTATION

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

95. The PMU (NTDC) will be responsible for the updation of this draft LARP at final detailed design and implementation of final LARP of 220 kV New Grid Station Lalian and its associated transmission line. The GM Projects (PMU) through the Environment and Social Impact Cell (E&SIC) will be responsible for the implementation of LARP in accordance with the procedures laid-down in this LARP and updated LARF and loan document.

7.1 National Transmission and Despatch Company

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

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

a) Environment and Social Impact Cell (E&SIC)

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

i). Manager, E&SIC, NTDC	Focal Member
ii). Deputy Manager (Environment)	Member
iii). Assistant Manager (Social Safeguard)	Member
iv). Assistant Manager (Environment), NTDC	Member
v). Assistant Manager (MIS/ Data Management) ¹³	Member
vi). Surveyor	Member

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

- i). The E&SIC will be responsible for the updation, implementation and monitoring of land acquisition and resettlement plan through the assistance of PIU (Project Implementation Unit at field (Lillian). The E&SIC will have regular monthly meetings to review the progress regarding LARP implementation and accordingly prepare actions in accordance with the implementation schedule given in the LARP.

¹³ For data management, a position of assistant manager, data management/ MIS will be added to undertake proper data management regarding, i) baseline data & impact data, ii) implementation of LARP, iii) grievances/ and redress of grievances, iv) internal & external monitoring and other relevant data.

- ii). The E&SIC will have close liaison and coordination with the PIU (field level) and Grievance Redress Committee (GRC).
- iii). The E&SIC will manage the updation of LARP at final design, including updation of surveys, measurements/ assessment, valuation in coordination with concerned department.

100. Some specific functions of the E&SIC through the assistance of field level PIU include:

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

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

102. An independent monitoring agency or individual external monitor/ external monitoring agency (which may be an academic institute, consultancy or professional NGO or panel of experts, or individual consultant) will be hired by the NTDC (PMU) to conduct the short and medium term tasks of external monitoring activities¹⁴.

103. As per SPS 2009, all monitoring reports will be disclosed to the affected parties (APs) including the preparation of corrective action plan (if any).

b) Project Implementation Unit (PIU)

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

¹⁴The short term tasks will occur in parallel and immediately after the delivery of LARP compensation. They will prepare a compliance report which is a condition to start civil works. The medium term task will be the monitoring of the effectiveness of the compensation package.

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

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

106. The major responsibilities of PIU will include:

- Distribute the notices to the entitled APs regarding their payment of compensation;
- Facilitate the APs in completion of necessary documentation to receive their entitled payments;
- Develop a close interaction with the APs/ community to address their possible concerns.
- Provide proper guidance for the submission of their requests for compensation as per eligibility & entitlement.
- Help the APs to put their complaints (if any) in front of GRC, if still issue not resolved consult the Court of law.
- Help the APs in other related activities.

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

7.2 Local Government

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

7.3 ADB

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

7.4 LAR Coordination Committee

110. With the effective coordination of all concerned departments/ agencies, the assessment and valuation of losses will be carried out and accordingly, payment of compensation will be made to eligible and entitled APs. Timely payment to the APs will ensure the smooth implementation of this sub-project. This committee will be notified by the EA (PMU-NTDC) in order to coordinate for updation and implementation of this LARP.

111. The composition of the committee will include:

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

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

7.5 Affected Person Committee

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

114. The APC will be responsible for the following activities:

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

7.6 Grievance Redress Mechanism

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

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

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

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

119. The composition of GRC will as below:

GRC at PIU Level

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

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

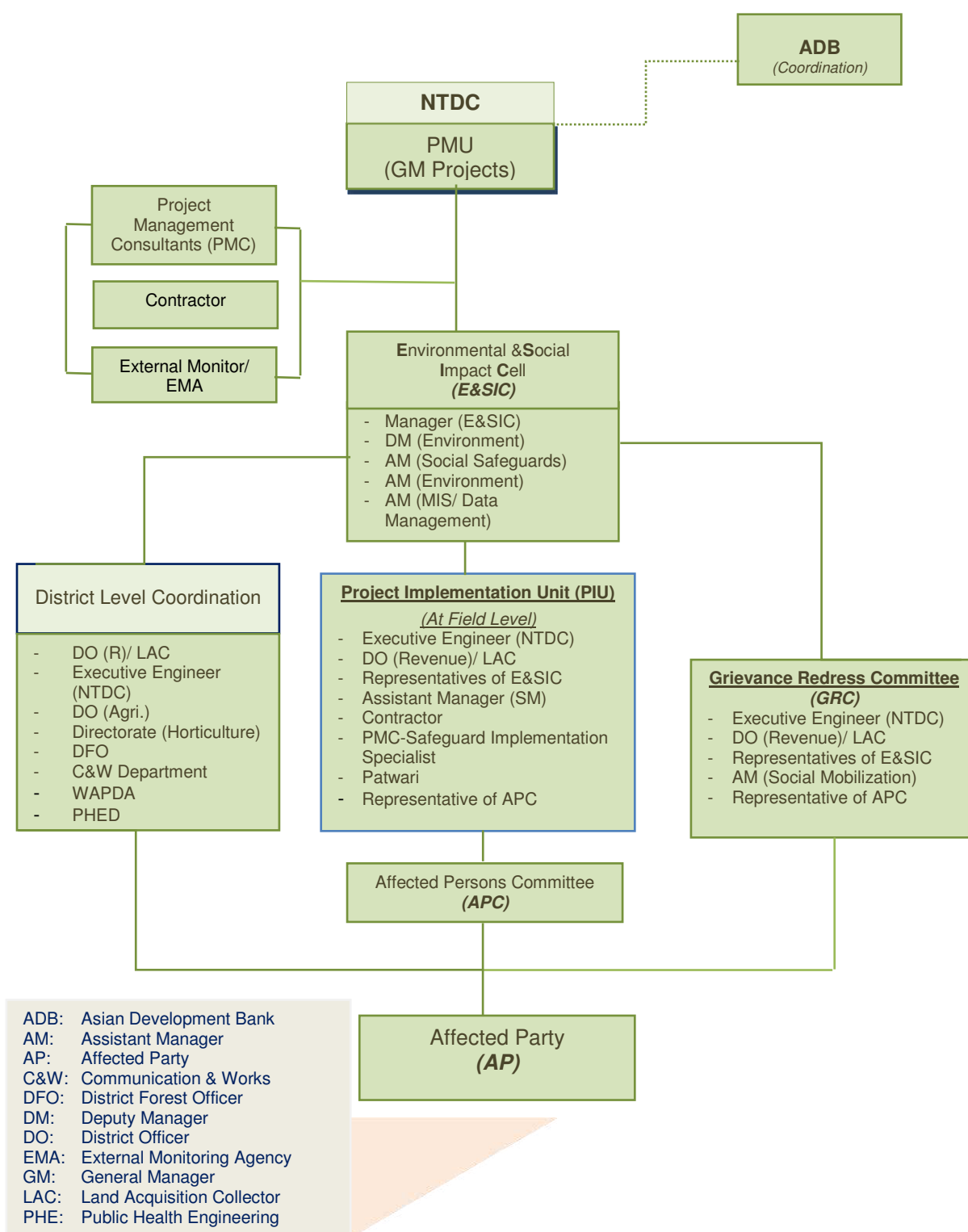
Grievance Redress Process

Land Compensation Issues	Other Items Compensation Issues
<ul style="list-style-type: none"> First, complaints will be redressed at field level through the involvement of PIU and APC as well as other local committees. 	<ul style="list-style-type: none"> First, complaints will be redressed at field level through the involvement of PIU and APC as well as other local committees.
<ul style="list-style-type: none"> If issue is unresolved, then it will be lodged to the DO (Revenue)/ LAC who will have 14 day to make decision on it. 	<ul style="list-style-type: none"> If no solution is accomplished, then grievance will be lodged to GRC. The GRC will provide the decision within 3 weeks. The GRC decision must be in compliance with this LARP and provisions given in the LARF.
<ul style="list-style-type: none"> If issue still unsettled, then grievance will be forwarded to GRC. GRC will provide decision within 3 weeks, which should be in compliance with the LARP and provisions given in the LARF. 	<ul style="list-style-type: none"> If the grievance redress system does not satisfy the APs, then, the grievance can be submitted to the GM Projects (PMU), where decision will be made in a period of 2 weeks.
<ul style="list-style-type: none"> In case, the grievance redressal system does not satisfy the APs, then they can pursue by submitting their case to the appropriate court of law as per the process set out in Section 18 to 22 of the LAA 1894. 	<ul style="list-style-type: none"> If still APs are not satisfied, they can pursue their case to appropriate Court of law.

7.7 Organogram

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

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



8 LARP IMPLEMENTATION SCHEDULE

8.1 Implementation Schedule

122. The commencement of civil work will be subject to the satisfactory implementation of this LARP including payment of compensation for the loss of crops and trees; and also redress of community concerns.

123. Based on the implementation experience of previous projects, it is expected that the implementation of LARP of this sub-project including construction of grid station and installation of transmission line will take about 4 – 6 months as there is not permanent land acquisition involved.

124. Step-wise LARP implementation process is presented in Table 8.1 below.

Table 8.1: Implementation Schedule of LARP

Action	Timeline	Responsibility	Todate Status
Establishment of PMU	-	NTDC	PMU headed by GM is already in place at WAPDA House Lahore
Setting-up the E&SIC	In place	NTDC	E&SIC headed by a Manager is already in place at WAPDA House. This cell needs to be strengthened by adding 1 Assistant Manager (MIS) and a Surveyor.
Project Implementation Unit (PIU) at field level	31 Jan 2015	NTDC	NTDC (PMU) will need to notify the PIU at District level with specific roles and responsibilities. In addition, AM (Social mobilization) at PIU level will also be deployed for community consultations and information disclosure.
Establish Grievance Redress Committee (GRC).	31 Jan, 2015	NTDC	NTDC (PMU) will need to notify the GRC at PIU level to redress the APs/ community concerns/ issues.
Submission of draft LARP to ADB	8 Oct 2014	PMU/ Consultants	-
LARP Updating	31 Aug 2015	PMU	E&SIC will update the draft LARP to final (implementation ready) LARP in parallel with detailed design
Approval of LARP	-	ADB	-
Urdu translation and disclosure of LARP	31 Aug 2015	E&SIC/ PMU	In addition to disclosure to APs, also to be placed at PIU and pasted at NTDC website.
Formation of APC at District level representing to all concerned villages	28 Feb 2015	PIU in coordination with E&SIC	AM Social mobilization at PIU level (proposed position) in coordination with PMC (Safeguard Implementation Specialist) will establish the requisite APC (s).
Placement of Project Management Support Consultants	28 Feb 2015	NTDC	Dates will be finalized in accordance with the construction plan.
Relocation of public utilities/	30 Sep 2015	Contractor/ PIU	-

infrastructures (if any)			
Date of Contract Award ¹⁵ (expected)	31Mar, 2015	NTDC/ PMU	Dates will be as per construction plan of the project
Hiring of EMA	31 Jul 2015	NTDC/ PMU	External monitoring agency to be engaged by the PMU subject to the requirement of ADB for this sub-project.
Employment to the APs in the project related jobs.	31 Oct 2015	Contractor/ PIU	Dates to be finalized in accordance with the construction plan.
Full Implementation of LARP	31 Oct 2015	PMU/ E&SIC/ PIU	Implementation is the responsibility of PMU through E&SIC and PIU and PMS consultants
EMR confirming LARP implementation	31 Oct 2015	EMA	-
Commencement of civil works	Subject to ADB approval	ADB	Subject to ADB approval on the satisfactory implementation of LARP based on the validation by EMA.
Redress of community complaints	Continuous activity	PIU/ GRC/ PMU	This will be a continuous activity till project completion.

Figure 8.1: LARP Implementaion Schedule

Main Activities	Tentative Date	Year 2014				Year 2015										Remarks
		9	10	11	12	1	2	3	4	5	6	7	8	9	10	
Establishment of PMU	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Setting-up the E&SIC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Already in place
Project Implementation Unit (PIU) at field level	31 Jan															To be notified
Establish Grievance Redress Committee (GRC).	31 Jan															To be notified
Submission of draft LARP to ADB	8 Oct															-
Urdu translation and disclosure of LARP	28 Feb.															-
Formation of APC at District level representing to all concerned villages	28 Feb															-
Submisison of final (implementation ready) LARP.	31 Aug.															-
Relocation of public utilities/ infrastructures (if any)	30 Sep.															-
Date of Contract Award ¹⁶ (expected)	31 Mar.															-
Employment to the APs in the project related jobs.	31 Oct															-
Full Implementation of LARP	31 Oct.															-
EMR confirming LARP implementation	31 Oct															-
Commencement of civil works	Subject to ADB approval of EMR															-
Redress of community complaints	Continuou s															Continuous activity

9 RESETTLEMENT BUDGET AND FINANCING

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

9.1 Compensation Methodology

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

127. To represent the current market rates equivalent to the replacement cost, the requisite data was collected from different departments including agriculture, forest, revenue, horticulture and Directorate of Economics & Marketing. In addition, during the field survey, parwari of concerned area also accompanied the survey team to assist in estimating the current market prices of agricultural commodities.

128. The unit rate of crops and trees by type is given in Table 9.1 and 9.2 respectively.

Table 9.1: Assessment of Value of Crops per Acre

Crops	Area Sown (Acres)	Av. Yield/ Acre (Kgs.)	Total Production (40 Kgs.)	Market Price (Rs./ kg.) Jan-Feb 2014	Compensation Price (2012-13) (Rs./ kg.)	Total Value of Crops of Sample Farms (Rs)	Value of crop as per Market Price (Rs./ Acre)	Value of Crop as per Compensation (Rs./ Acre)
Wheat	36.0	1,327.6	47,794	30.0	37.00	1768,363	39,828	49,121
Basmati Rice	35.5	1,245.2	44,205	87.5	130.00	5746,598	108,955	161,876
Sugarcane	19.0	27,158.0	516,002	4.5	4.25	2193,008	122,211	115,421
Orchards	4.0	33,600.0	134,400	6.0	2.60	349,440	200,000	87,360
Kharif Fodder	12.5	10,000.0	125,000	2.0	3.00	375,000	20,000	30,000
Rabi Fodder	12.5	16,000.0	200,000	2.0	3.00	600,000	32,000	48,000
						Mean Value for 2 Crops	75,931	92,321
						Mean Value for 1 Crop	37,965	46,161

Source: Commodity Prices for tehsil Lalian, District Chiniot (2012-13), Directorate of Agriculture, Economics & Marketing, Lahore.

Table 9.2: Price Assessment of Trees**a) Wood Trees**

Wood/ Timber Trees	Size of Girth			
	Upto 2 Feet (Rs./ tree)	Between 2 – 4 feet (Rs./ Tree)	Between 4 – 6 feet (Rs./ Tree)	Between 6 feet and above (Rs./ Tree)
Shisham (<i>Dalbergia sissoo</i>)	2,000	5,000	12,000	21,000
Other species (i.e. Eucalyptus, Kikar, Neem)	1,000	2,000	3,500	15,000

Source: Office of the Chief Conservator of Forest, Lahore (2012-13)– **Annex 9.2.**

b) Fruit trees

Plant Age	Mango/ Jaman/ Citrus	Apple/ Loquat Apricot/Plum Prune	Litchi	Guava/ Mulberry/Ber	Falsa/ Pomegranate	Date-Palm
1	828	811	289	312	98	333
2	1518	1364	499	540	178	601
3	2142	1584	685	743	250	817
4	2703	1914	852	3474	331	1011
5	3207	2211	4675	3131	579	1186
6	3662	2479	4251	2822	556	3082
7	18484	10322	3962	2676	535	3240
8	17262	9931	3703	2808	516	3250
9	16160	9578	3469	2426	442	3259
10	15167	9260	3258	2320	376	2940
11	14273	8974	3066	2224	316	2653
12	13467	7850	2599	1884	258	2459
13	12742	6837	2176	1577	213	2284
14	11405	5924	1795	1301	169	2127
15	10201	5102	1452	1053	129	1904
16	9116	4362	1143	974	94	1777
17	8139	3694	864	626	62	1662
18	7249	3093	613	444	44	1066
19	6455	2552	387	280	28	1378
20	5741	2064	183	133	13	1294
21	5097	1624				1214
22	4517	1228				1081
23	4023	872				958
24	3553	550				847
25	3129	261				747
26	2750					656
27	2404					575
28	2093					502
29	1886					530
30	1562					466
31	1335					412
32	1131					331
33	944					321
34	781					282
35	632					246
36	497					215
37	376					179
38	267					160
39	168					139
40	81					116
41						97
42						80
43						65
44						51
45						39
46						27
47						17
48						8

Source: Directorate of Horticulture, Ayub Agricultural Research Institute, Faisalabad, Punjab (2012).

9.2 Source of Financing

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

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

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

9.3 Resettlement Budget

132. The resettlement budget was estimated keeping in view the sub-project impacts including crops and trees as well as other assistance to the APs. The total amount if LAR activities computed to be Rs. 5.730 million (\$ 0.054 M.) as presented in Table 9.3.

Table 9.3: Resettlement Budget

Sr. No.	Description	Unit	Quantity	Unit Rate (Rs.)	Amount (Rs.)	Remarks
A)	Land Acquisition					
	Construction of new 220 kV Grid Station					
	Government Land (Barren)	Acres	57.0	-	-	Land is owned by the Government (Forest) Department
B)	Affected Crops					
	a) Tower Installation					
	iv). Tower Base	Acres	1.2	46,160	55,392	.
	v). Erection	Acres	1.2	46,160	55,392	
	vi). Stringing	Acres	1.2	46,160	55,392	Stringing activity at tower portion
	b) Transmission Line					
	ii) Stringing activity	Acres	98.8	46,160	4,560,608	Stringing activity at T/L portion
C)	Affected Trees					
	Transmission Line	No. of Wood Trees	39	-	151,000	Reference Table 9.2 and Annex 9.2
		No. of Fruit Trees	25	3,207	45,500	Age 4-5 years, reference Table 9.2 and Annex 9.3.
D)	Affected Structure	-	-	-	-	-
	Grid Station	No.	-	-	-	-
	Transmission Line	No.	-	-	-	-
E)	Affected Private Tubewells					
	Grid Station	No.	-	-	-	-
	Transmission Line	No.	-	-	-	-
F)	Livelihood Assistance					
	Vulnerable allowance to APs (below poverty line and 3 months payment equal to OPL Rs. 9,000/month).	Nos.	-	-	-	All affectees are land owners and none of the persons was found vulnerable. However, payment can be made at Rs. 27,000 per vulnerable family (if any).
G)	External Monitoring Agency	-	-	-	500,000	
	Sub-total (A+B+C+D+E+F+G)	-	-	-	5,457,959	
	Contingencies @ 5%	-	-	-	272,898	
	Grand Total	-	-	-	5,730,857	
	US\$		-	-	54,580	

1 US \$= Rs. 105 as of 13 February, 2014.

10 MONITORING AND EVALUATION

10.1 General

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

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

10.2 Internal Monitoring

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

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

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

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

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

10.3 External Monitoring

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

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

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

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

143. The proposed indicators for external monitoring tasks include:

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

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

PHOTOLOG

PICTORIAL PRESENTATION



Photograph No.1:

Site of proposed 220 kV Grid station, Lalian, District Chiniot



Photograph No.2:

T/L route alignment passes through the agricultural field



Photograph No.3:

T/L route alignment passes through cultivated land



Photograph No.4:

An interview of an AP is in progress



Photograph No.5:

Discussion with locals and WAPDA staff regarding route alignment of sub-project.



Photograph No. 6:

A group photo of some of the farmers/ APs



Photograph No. 7:

A view of T/L route alignment passes through agricultural fields



Photograph No. 8:

Affected sugarcane crop due to installation of T/L.



Photograph No. 9:

Another field of sugarcane crop, which will be affected due to this sub-project.



Photograph No. 10:

A consultative meeting with NTDC/ WAPDA officials at Lalian, District Chiniot.



Photograph No. 11:

T/L route alignment passes through an orchard of Citrusat Sagraywala, Lalian



Photograph No. 12:

Interview with an AP is continued at his residence.

ANNEXES

Annex 3.1: List of Land Owners and Affected Cropped Area

Sr. No.	Owner's Name	Father's Name	Caste	Village	Tehsil	District	Land Use Category	Total Land Holding (Acres)	Affected Land (m ²)	Total Family Members (Nos.)	Male (Nos.)	Female (Nos.)	Male Children <10 yrs. (Nos.)	Female Children <10 yrs. (Nos.)	Occupation
1	Mr. M. Ismail	Sher Muhammad	Lali	Yakko Wala	Lalian	Chiniot	Agriculture	12	4500	5	2	2	1	0	Farming
2	Mr. M. Tanveer	Late Omar Hayat	Lali	Jajokay	Lalian	Chiniot	Agriculture	25	6000	3	1	1	1	0	Farming
3	Mr. M. Imtiaz	M. Riaz	Lali	Jajokay	Lalian	Chiniot	Agriculture	7	6000	3	1	2	0	0	Farming
4	Mr. Omar Hayat	M. Masan	Lali	Yakko Wala	Lalian	Chiniot	Agriculture	12.5	6000	7	2	3	1	1	Farming
5	Mr. Dost Muhammad	M. Murad Ali	Lali	Yakko Wala	Lalian	Chiniot	Agriculture	20	15000	8	3	2	2	1	Farming
6	Mr. Manak Ali Khokhar	Jona Khokhar	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	15	9000	8	2	2	2	2	Farming
7	Mr. Noor Muhammad (Noora)	Samanda	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	1	3000	3	1	1	0	1	Farming
8	Mr. Shera	Sardar	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	2	1500	3	2	1	0	0	Farming
9	Mr. Muhammad	Yara Khokhar	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	3.5	6000	7	2	3	1	1	Farming
10	Mr. Ahmad Ali	M. Yara	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	2	750	8	1	1	4	2	Farming
11	Mr. Muhammad	Fetah Muhammad	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	1	1500	6	1	1	3	1	Farming
12	Mr. Khizhar Hayat	Rehmat Ali	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	11	1500	10	3	3	2	2	Farming
13	Mr. Shera	M. Ameer	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	5	3000	5	1	1	2	1	Farming
14	Mr. Ameer	Wali Muhammad	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	3	1500	4	1	1	1	1	Farming
15	Mr. Muhammad	Fetah Muhammad	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	3	3000	6	1	1	3	1	Farming

16	Mr. Wali Muhammad	Mr. Masan	Khokhar	Khokharan Wala	Lalian	Chiniot	Agriculture	3	3000	*	*	*	*	*	Farming
17	Haji Ahmad Sher	Sofi M. Khan	Lali	Sagray Wala	Lalian	Chiniot	Agriculture	25	9000	*	*	*	*	*	Farming
18	Mr. Ahmad Yar	M. Murad Ali	Lali	Sagray Wala	Lalian	Chiniot	Agriculture	25	36000	*	*	*	*	*	Farming
19	Mehr Saqib	Shabul		Sagray Wala	Lalian	Chiniot	Agriculture	25	36000	*	*	*	*	*	Farming
20	Allah Ditta	M. Wahad	Lali	Sagray Wala	Lalian	Chiniot	Agriculture	5	9000	5	1	1	2	1	Farming
21	Mr. M. Yar	M. Sultan	Lali	Sagray Wala	Lalian	Chiniot	Agriculture	4	6000	3	1	1	1		Farming
22	Haji Ahmad Sher	M. Khan	Lali	Sagray Wala	Lalian	Chiniot	Agriculture	5	9000	7	1	1	3	2	Farming

* Farmers were not willing to provide the information regarding family members.

Annex 3.2: Inventory of Affected Trees

Sr. No	Name of Owner	Father's Name	Type of Trees	Usage (shade Timber, Fuel, Fruit)	Ownership Status (IPD, Forest, Private)	No of Trees	Girth of Wood Trees (Feet)	Age of Fruit Trees (ft)
	Wood/ Timber Trees							
1	Mr. Omar Hayat	Masan	Wood (Simbal)	Fuel	Private	5	2	-
2	Mr. Dost Muhammad	Mr. Murad Ali	Tali (Sheesham)	Fuel	Private	4	2.2	-
3	Mr. Manak Ali Khan	Jona Khokhar	Tali	Fuel	Private	14	2 - 2.5	-
4	Mr. Noor Muhammad (Noora)	Samanda	Tali (Sheesham)	Fuel	Private	7	2.5-3.0	-
5	Mr. Muhammad	M. Yara	Kiker	Fuel	Private	2	2	-
			Neem	Fuel	Private	3	1.5-2.0	-
6	Mr. M. Ameer	Wali Muhammad	Safida	Shade, Fuel	Private	2	2.5	-
			Kiker	Fuel	Private	2	2	-
	Fruit Trees							
7	Haji Ahmad Sher	M. Khan	Orchard of about 100 trees and 25 orange trees affected)	Fruit (25 Orange trees)	-	-	-	4-5 years

Annex 9.1: Comodity Prices as per Directorate of Agriculture Punjab

Agriculture	Marketing	Information	Service
Directorate of Agriculture (Economics & Marketing) Punjab, Lahore			

Commodity: Wheat [All Prices are in Rs./100 Kg specified otherwise]

Price Date: Dec 10, 2013	Graph	Min	Max	FQP	Arrival Quantity(in Quintals)
Chiniot		3680	3750	3715	-
Lalian		3500	3700	3600	-

1 Quintal = 100 Kg

Commodity: Rice Basmati Super (Old) [All Prices are in Rs/100Kg specified otherwise]

Price Date: Dec 10, 2013	Graph	Min	Max	FQP	Arrival Quantity(in Quintals)
Chiniot		11600	11600	11600	-
Lalian		12800	13000	12900	-

1 Quintal = 100 Kg

Commodity: Citrus (Kinnow) (100 Pcs) [All Prices are in Rs/100 Kg specified otherwise]

Price Date: Dec 10, 2013	Graph	Min	Max	FQP	Arrival Quantity(in Quintals)
Chiniot		210	250	230	-
Lalian		240	260	250	-

Commodity: Green Fodder [All Prices are in Rs./100 Kg specified otherwise]

Price Date: Dec 10, 2013	Graph	Min	Max	FQP	Arrival Quantity(in Quintals)
Chiniot		200	300	250	31
Lalian		200	300	250	31

1 Quintal = 100 Kg

Sugarcane

Punjab fixes sugar cane purchase price at Rs 425 per 100 kg

<http://www.pakistantoday.com.pk/2012/10/30/news/national/punjab-fixes-sugar-cane-purchase-price-at-rs-425-per-100-kg/#sthash.pmFBZnXL.dpuf>

Punjab Government has fixed minimum purchase price of sugarcane at the factory Gate as well as at the Cane Purchase Centres, for the crushing season 2012-13 at Rs. 170/- per 40 kg or Rs. 425 per 100 kg (per quintal) or Rs.4250 per metric ton. However, the sugar factories may deduct from the purchase price, the transportation charges incurred by them on the cane purchased at purchase centers and other locations away from the factory gate at the rate of Rs.1.25/- per quintal (100 kg) per kilometer subject to a maximum deduction for a distance of 40 km(s) from the factory gate for the crushing season 2012-13.

Annex 9.2: Price Assessment of Wood/ Timber Trees*(Applicable for all provinces of Pakistan as indicated by the Forest Department, Sindh)*

Phone: 9923400002-4216277-4234023
Fax: 9923400024-4216277
E-mail: 200@forest.sindh.gov.pk
URL: www.forest.sindh.gov.pk

**OFFICE OF THE
CHIEF CONSERVATOR OF FORESTS
SINDH AT HYDERABAD**

No.D.IV(a):- **434** of 2012-13
Hyderabad, dated **05** 12.2012

PRICE ASSESSMENT OF WOOD /TIMBER TREES IN SINDH FOREST DEPARTMENT

District	Size of Girth			
	Up to 2 feet (Rs/Tree)	Between 2 feet to 4 feet (Rs/Tree)	Between 4 feet to 6 feet (Rs/Tree)	Between 6 feet & above (Rs/Tree)
Wood / Timber Trees				
Talni	2,000/-	5,000/-	12,000/-	21,000/-
Other species (i.e. Eucalyptus, Kikar, Bakain etc)	1,000/-	2,000/-	3,500/-	15,000/-

***Per Stack Rate: (1000 cft)**

Eucalyptus	22,000/-
Babul	30,000/-
Talni	35,000/-

* The abovementioned rates / prices are minimum (upset prices), however, actual rates could be higher than the abovementioned rates as open auctions are conducted to sale out wood material and maximum / higher bids are accepted

As far as question of available tree species in the specified districts & talukas is concerned, all the local species are found which includes Eucalyptus, Acacia, Kandi, Neem, Jaman, Sins, Ber, Mango trees. However, particularly in Mirpurkhas and Tando Allahyar, Mango orchards are available at large.

Chief Conservator of Forests
Sindh at Hyderabad

Annex 9.3: Price assessment of Fruit Trees

(Applicable for all provinces of Pakistan as indicated by the Agriculture Department/
Horticulture wing, Punjab)

No. 85 / 29-7 Dated 17-1-2012

DIRECTORATE OF HORTICULTURE
Ayub Agricultural Research Institute, Faisalabad
Ph. No. 041-9201699 Fax No. 041-2550399

ASSESSMENT OF FRUIT PLANTS (Rs./ plant)

Plant Age	Mango /Jaman	Apple /Loquat /Apricot /Plum /Prune	Litchi	Guava / Mulberry /Ber	Falsa/ Pomegranate	Date-Palm
1	828	811	289	912	98	333
2	1518	1384	499	540	178	801
3	2142	1984	685	743	250	917
4	2703	1914	862	3474	331	1011
5	3207	2211	4875	3131	579	1186
6	3862	2479	4251	2822	656	3082
7	18484	10322	3962	2676	535	3240
8	17262	9931	3703	2808	518	3250
9	16160	9578	3469	2426	442	3259
10	15167	9280	3258	2320	376	2940
11	14273	8974	3066	2226	316	2653
12	13467	7850	2599	1884	258	2459
13	12742	6837	2176	1672	213	2284
14	11405	5924	1795	1308	169	2127
15	10201	5102	1452	1053	129	1904
16	9116	4362	1143	874	94	1777
17	8139	3694	864	626	62	1662
18	7249	3093	613	444	44	1066
19	6455	2552	387	280	28	1378
20	5741	2064	183	139	13	1294
21	5097	1624				1214
22	4517	1228				1081
23	4023	872				958
24	3553	550				847
25	3129	261				747
26	2750					656
27	2404					575
28	2093					502
29	1888					430
30	1662					468
31	1335					412
32	1131					331
33	944					321
34	781					282
35	632					246
36	497					215
37	376					179
38	267					160
39	168					139
40	81					116
41						97
42						80
43						65
44						51
45						39
46						27
47						17
48						6

Note: (1) Wood of the plants will be the property of the owner
(2) This assessment is not valid for court

%
Director
Horticultural Research Institute
AARI, Faisalabad

Annex-A: Summary Pamphlet of the LARP**220 kV Grid Station and associated Transmission Line
Lallian, District Chiniot, Punjab****LAND ACQUISITION AND RESETTLEMENT PLAN
SUMMARY PAMPHLET****Background**

This LARP has been prepared for the sub-project of 220 kV Lalian and associated transmission line of 8 km (Gatti – Ludawala), which is one of the 12 sub-projects of tranche-4. This sub-project is located in tehsil Lalian, District Chiniot, Punjab, Pakistan. The main objectives of the sub-project is to enhance the transmission capacity of NTDC system by addition of new 220 kV Lalian substation along with its allied transmission line of 8 km (Gatti – Ludawala) to meet the growing power demand.

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

Project Description

The scope of work includes: construction of new grid station and installation of associated transmission line of 8 km (Gatti – Ludawala). In accordance with the NTDC, there will be installation of 22 towers, i.e. each tower will be erected at a distance of 357 m. Considering the type and magnitude of impacts, this sub-project falls under category “B” for resettlement. The proposed sub-project involves the construction of new grid station, installation of towers and feeding transmission line. There is varying degree of impacts at different stages of implementation of sub-project activities, such as:

- i) Construction of new grid station
- iii) Installation of towers including a) excavation, b) towers erection and c) stringing;
- iv) In order to have an access to tower installation, the private agricultural land will also be affected due to which, there would be loss of crops and trees.
- v) Installation of transmission lines - stringing activity

Objectives of the LARP

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

Project Impacts

This LARP covers the social impacts due to the construction of new grid station, installation of towers and feeding line. This sub-project does not involve private land acquisition as the requisite land of about 57 acres is available, which is barren and

owned by the government. Thus, with the construction of new grid station, there would be no impact on private property/ assets. However, due to the installation of 22 towers and 8 km transmission line, crops of an area of 104.3 acres will be affected and 64 trees (39 wood/ timber and 25 fruit) will need to be cut-down.

Land Acquisition and Resettlement Principles

In accordance with the Government of Pakistan laws/ acts and ADB social safeguard policy, the land acquisition and resettlement activities of this sub-project will be carried out ensuring that compensation to be provided at replacement cost basis for all direct and indirect losses, so that no one could be worsen-off because of the sub-project. The provision of subsidies or allowances will also need to be given for affected households (AHs) that may be relocated, suffer business losses, or may be vulnerable.

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

- i). Need to screen the sub-project early on in the planning stage
- ii). Carry out meaningful consultations
- iii). At the minimum restore livelihood levels to what they were before the sub-project, improve the livelihoods of affected vulnerable groups
- iv). Prompt compensation at full replacement cost is to be paid
- v). Provide affected people with adequate assistance
- vi). Ensure that affected people who have no statutory rights to the land that they are working and eligible for resettlement assistance and compensation for the loss of non-land assets; and
- vii). Disclose all reports.

Entitlement for Compensation

The “cut-off date” was set as 30th November, 2013. This refers to the people who will settle/ started any activity after the cut-off date will not be entitled for any compensation under this sub-project. In accordance with the updated LARF, the affected persons will be eligible for compensation or rehabilitation assistance as discussed below:

- i). All land owning affected persons losing land or non-land assets, whether covered by legal title or customary land rights, whether for temporary or permanent acquisition.
- ii). Tenants and sharecroppers, whether registered or not; for all non-land assets, based on prevailing tenancy arrangements.
- iii). Affected persons/ parties losing the use of structures and utilities, including titled and non-titled owners, registered, unregistered, tenants and lease holders plus encroachers and squatters.
- iv). Affected persons losing business, income and salaries of workers, or a person or business suffering temporary effects, such as disturbance to land, crops, and business operations both permanently and also temporarily during construction.
- v). Loss of communal property, lands (shamlat) and public infrastructure.

vi). Vulnerable affected persons identified through the social impact assessment survey/ analysis

vii). In the event of relocation, all affected persons will receive transitional and other support to re-establish their livelihoods.

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

Entitlement Matrix for Compensation

Entitlement Matrix for Compensation

Asset	Specification	Affected Persons	Compensation Entitlements ¹⁷
Temporary impacts on arable land	Access is not restricted and existing or current land use will remain unchanged	Farmers/ Titleholders	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Leaseholders/ Sharecroppers (registered or not)	<ul style="list-style-type: none"> No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Agricultural workers	<ul style="list-style-type: none"> Compensation, in cash for lost employment for the affected period.
		Squatters	<ul style="list-style-type: none"> Compensation, in cash, for all damaged crops and trees, where these are owned by the squatters.
Permanent impacts on arable land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmers/ Titleholders	<ul style="list-style-type: none"> Land for land compensation with plots of equal value and productivity to the plots lost; or; Cash compensation plus 15% CAS for affected land at replacement cost based on market value free of taxes, registration, and transfer costs
		Leaseholders/ Sharecroppers (registered or not)	<ul style="list-style-type: none"> Renewal of lease/ sharecropping contract in other plots of equal value/ productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease/ contract years (up to a maximum of 3 years).
		Agricultural workers losing their contract	<ul style="list-style-type: none"> Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	<ul style="list-style-type: none"> 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmers/ Titleholders Leaseholders	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	<ul style="list-style-type: none"> 1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crops and additional to standard crop compensation)

¹⁷ Compensation for all assets will be to the owner of the asset,

Asset	Specification	Affected Persons	Compensation Entitlements ¹⁷
Residential/ Commercial Land		Titleholders	<ul style="list-style-type: none"> Land for land compensation through provision of a plots comparable in value/ location to plot lost or Cash compensation plus 15% CAS for affected land at full replacement cost free of taxes, registration, and transfer costs.
		Renters/ Leaseholders	<ul style="list-style-type: none"> 3 months allowance (at OPL level Rs. 9,000/ month)
		Squatters	<ul style="list-style-type: none"> Accommodation in available alternate land/ or a self-relocation allowance (Rs. 9,000).
Houses/ Structures		All relevant APs (including squatters)	<ul style="list-style-type: none"> Cash compensation plus 10% electrification allowance at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. Affected tenants will receive cash compensation of a value proportionate to the duration of the remaining lease period, or three months, whichever is higher. In case of partial permanent impacts full cash assistance to restore remaining structure, in addition to compensation at replacement cost for the affected part of the structure.
Crops	Crops affected	All APs owning crops (including squatters)	<ul style="list-style-type: none"> Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by grid construction, tower base, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	All APs owning trees (including squatters)	<ul style="list-style-type: none"> For timber/ wood trees, the compensation will be at market value of tree's wood content. Fruit trees: Cash compensation based on lost production for the entire period needed to reestablish a tree of equal productivity.
Business/ Employment	Temporary or permanent loss of business or employment	All APs (including squatters, agriculture workers)	<ul style="list-style-type: none"> Business owner: (i) Cash compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (at OPL level Rs. 9,000/ month).
Relocation	Transport and transitional livelihood costs	All APs affected by relocation	<ul style="list-style-type: none"> Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (Rs. 9,000 per household).
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).
Vulnerable APs livelihood	Households' below poverty line and female headed households, disable persons of HH.	All affected vulnerable APs	<ul style="list-style-type: none"> Lump sum one time livelihood assistance allowance (Rs. 9,000 at OPL Punjab) on account of livelihood restoration support. Temporary or permanent employment during construction or operation, where ever feasible.
Unidentified Losses	Unanticipated impacts	All APs	<ul style="list-style-type: none"> Deal appropriately during sub-project implementation according to the ADB Safeguard Policy

[illegible]

Grievance Redress Mechanism

A grievance mechanism will be available to allow an AP appealing any disagreeable decision, practice or activity arising from land or other assets compensation. APs will be fully informed of their rights and of the procedures for addressing complaints whether verbally or in writing during consultation, survey, and time of compensation.

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