

Resettlement Plan

September 2014

Pakistan: Power Transmission Enhancement Investment Program Tranche 4

Prepared by the National Transmission and Despatch Company Limited Pakistan for the Asian Development Bank.



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

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

ADB Loan No. 2290

DRAFT

Nowshera (New) 220 kV GRID STATION, KP Province

Draft

Land Acquisition and Resettlement Plan (LARP)



SMEC INTERNATIONAL PTY LTD.

49 D-1 Gulberg III, Lahore – Pakistan

Tel: (+92 42) 5754751, Fax: 57560030

ENGINEERING GENERAL CONSULTANTS(EGC) (PVT) LTD.

Tel: (+92 42) 5754751, Fax: 57560030

Email: info@egcpakistan.com

Website: www.egcpakistan.com

September, 2014

1 TABLE OF CONTENTS

TABLE OF CONTENTS.....	i
LIST OF TABLES	iii
LIST OF FIGURES.....	iv
LIST OF ANNEXES	v
ABBREVIATIONS	vi
DEFINITION OF TERMS	vii
EXECUTIVE SUMMARY	viii
1 INTRODUCTION.....	1
1.1 Background.....	1
1.2 MFF Conditions for LARP Preparation and Implementation	2
1.3 Sub-project Description	3
1.4 Scope of Work	3
2 SCOPE OF LAND ACQUISITION AND RESETTLEMENT	3
2.1 Scope and Rational for Land Acquisition.....	3
2.2 Loss of Crops and Trees	3
2.3 Establishment of Cut-off Date	4
2.4 Census Survey.....	4
2.5 Minimization of Impacts.....	4
2.6 Number of Affected Families (AFs)	5
2.7 Occupations and Income Status of the AFs.....	6
2.8 Indigenous & Vulnerable Persons and Female Headed Families	7
2.9 Archaeological, Historical and Religious Sites.....	7
2.10 Infrastructure within RoW	7
2.11 Significance of Impacts and Project Categorization	7
2.12 Sub-project Alignment.....	8
2.13 Objectives of the LARP	9
3 SOCIOECONOMIC PROFILE OF AFFECTED HOUSEHOLDS.....	10
3.1 Methodology	10
3.2 Demographic Characteristics of the Affected People.....	10
3.2.1 Population and Family Size	10
3.2.2 Age.....	10
3.2.3 Education	11
3.2.4 Marital Status.....	11
3.2.5 Household Characteristics	11
3.2.6 Family Structure and Composition	11
3.2.7 Ethnic Characteristics and Religion	12
3.2.8 Characteristics of the Family Heads	12
3.2.9 Income of the Affected Families.....	13
3.2.10 Expenditure Pattern of the AFs.....	13
3.3 Standard of Living Indicators.....	14
3.3.1 Housing	14
Possession of Household Items	15
Available Social Amenities in the Project Area	16

3.4	Gender Impacts	16
3.4.1	Women Role in Socio-economic Activities	16
4	LEGAL AND POLICY FRAMEWORK.....	18
4.1	Land Acquisition Act.....	18
4.2	Telegraph Act (TA), 1885	19
4.3	ADB's Policy and Resettlement Principles.....	19
4.4	Comparison of LAA and ADB Policy Principles and Practices	21
4.5	Reconciliation between Pakistan's Acts and ADB SPS	23
4.6	Legislation relevant to Land Classification.....	24
5	CONSULTATION, PARTICIPATION AND DISCLOSURE	24
5.1	General	24
5.2	Stakeholder's Consultations	24
5.3	Public Consultations.....	25
5.4	Social and Resettlement Specific Concerns Raised by the APs	26
5.5	Other General Concerns Raised by the APs	26
	Information Disclosure.....	27
5.6	Information Brochure.....	27
6	COMPENSATION ELIGIBILITY AND ENTITLEMENTS	27
6.1	Eligibility	27
6.2	Entitlement for Compensation	28
7	INSTITUTIONAL ARRANGEMENTS AND IMPLEMENTATION.....	32
7.1	National Transmission and Despatch Company	32
7.2	Local Government.....	35
7.3	ADB	35
7.4	LAR Coordination Committee.....	35
7.5	Affected Person Committee	35
7.6	Grievance Redress Mechanism	36
7.7	Organogram.....	37
8	LARP IMPLEMENTATION SCHEDULE	39
8.1	Implementation Schedule.....	39
9	RESETTLEMENT BUDGET AND FINANCING.....	42
9.1	Compensation Methodology.....	42
9.1.1	Land Compensation Rates	42
9.1.2	Crop Compensation Rates.....	42
	Source: Commodity Prices for District Nowshera, (2013-14), Development Statistics, KPK.....	42
9.1.3	Tree Compensation Rates	42
9.2	Source of Financing	43
9.3	Resettlement Budget.....	43
10	MONITORING AND EVALUATION.....	44
10.1	General	44
10.2	Internal Monitoring	44
10.3	External Monitoring	44
	PHOTOLOG	46
	ANNEXES.....	50

2 LIST OF TABLES

Resettlement Budget.....	xi
Table 5.1: List of Officials Consulted	25
Table 5.2: List of Stakeholders Consultations.....	25
Table 8.1: Implementation Schedule of LARP	39
Table 9.2: Resettlement Budget	43
Annex-1	51
ENGINEERING GENERAL CONSULTANTS (EGC) (PVT) LTD.....	51
Table 2: Resettlement Budget	69

3 LIST OF FIGURES

Figure 1 Sub-Project Options Considered	5
Figure 1.1: Location Map of the proposed Sub-project	9
Figure 7.1: Institutional set-up for the Implementation of LARP	38
Figure 8.1: LARP Implementaion Schedule	41

4 LIST OF ANNEXES

Annex 1	Questionnaire for Census and Socioeconomic Survey.....	51
Annex-2	Details About Affected Families	63
Annex-3	Pamphlet.....	65
Annex 4	Details about Compensation For Individual AFs	70

5 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

6 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. 1 kanal is equal to 0.125 acres.

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, female headed households, disabled headed households, those without legal title to assets, landless, women, children, indigenous people, and the disabled.

7 EXECUTIVE SUMMARY

1. This LARP has been prepared for the sub-project of 220 kV NowsheraSS which is one of the sub-projects of tranche-4. This sub-project is located in two tehsils, Nowshera and Pabbi of Nowshera, KPK Province, Pakistan. The main objective of the sub-project is to enhance the transmission capacity of NTDC¹ system by addition of new 220 kV Nowshera substation along with its allied transmission line of 2 km to meet the growing power demand of distribution companies (DISCOs), particularly Peshawar Electric Supply Company (PESCO).

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. The addition of new 220 kV substation Nowshera in NTDC system is a part of NTDC’s overall power development program and is proposed to strengthen the transmission system. The proposed sub-project involves the construction of new grid station and feeding transmission line.

4. This LARP for 220 kV Nowshera 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.

5. 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 sources data include the census and socioeconomic survey of 100% (23 Nos. AFs with a total population of 193 persons) affectees and 6 Nos. consultations with the officials and APs / members of local community. The inventory assessment survey was conducted

¹National Transmission & Despatch Company (NTDC) Limited was established in December, 1998 to take over all the properties, 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.

during August-September 2014. Thus, the “cut-off date” was established as 9th September, 2014.

6. The sub-project involves privately owned land. The total land required for the construction of this sub-project is 311.39 Kanals. This land is rainfed and in case of ample rainfall, only wheat crop is grown at this land in a year. This land has no irrigation facilities from surface or ground water sources. About 50 kikar trees at pole stage will be affected. These trees are owned by 123 AHs. Apart from these impacts, there will be no other impacts. Furthermore, no indigenous people/ or group of people are found 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 the construction of this sub-project will not affect their routine activities.

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

11. This LARP in English is to be disclosed on the ADB website, while the one in local language (Pashto) 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 LARF provisions, 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	• No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Leaseholders/ Sharecroppers (registered or not)	• No compensation for land provided that the land is rehabilitated/ restored to its former quality following completion of works;
		Agricultural workers	• Compensation, in cash for lost employment for the affected period.
		Squatters	• Compensation, in cash, for all damaged crops and trees, where these are owned by the squatters.

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

Asset	Specification	Affected Persons	Compensation Entitlements ²
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/ 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	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.

Asset	Specification	Affected Persons	Compensation Entitlements ²
	employment		<ul style="list-style-type: none"> Workers/ employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months (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 design and implementation of final LARP of 220 kV New Grid Station Nowshera 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.

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.

16. Total amount of LAR activities computed to be Rs. 64.458 million (\$ 0.630 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 be subject to the satisfactory implementation of this LARP including payment of compensation for loss of crops and trees; and also redress of community concerns.

18. The resettlement budget of the 220 kV Nowshera SS is shown as under.

Resettlement Budget

Sr. No.	Description	Unit	Quantity	Unit Rate (Rs.)	Amount (Rs.)	Remarks
---------	-------------	------	----------	-----------------	--------------	---------

A)	Land Acquisition					
	Construction of new 220 kV Grid Station	Kanal	311		60,120,000	
			207	200,000	41,400,000	
			104	180,000	18,72,0000	
B)	Affected Crops	Kanal	311	1988.07	618290	
C)	Affected Trees	No.	50	1500.00	75,000	
D)	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).
E)	External Monitoring Agency	-	-	-	500,000	
F)	Sub-total (A+B+C+D+E)	-	-	-	60,813,290	
	Contingencies @ 5%	-	-	-	3,040,664	
	Grand Total	-	-	-	63,853,954	
	US\$		-	-	624,336	

**220 kV Grid Station (New) and
associated Transmission Line, Nowshera, KPK Province**

Land Acquisition and Resettlement Plan

1. INTRODUCTION

1.1. Background

19. NTDC is a public limited utility company incorporated in Pakistan in 1998 under Companies Ordinance, 1984, as a result of restructuring of the Power Wing of WAPDA, after the enforcement of National Electrical and Power Regulatory Authority (NEPRA) Regulation of Generation, Transmission and Distribution of Electric Power Act XL of 1997. It was established to take over all the properties, rights & assets obligations and obligations of 220 kV and 500 kV grid stations and transmission lines owned by WAPDA. Consequently, NTDC owns, operates and maintains a network of twelve 500 kV and twenty nine 220 kV grid stations, 5,077 km of 500 kV transmission line (T/L), and 7,359 km of 220 kV T/L in its area of jurisdiction, spread all over the country.

20. NTDC was granted Transmission License in the year 2002 by the NEPRA to engage in the exclusive transmission business for a term of 30 years, pursuant to Section 17 of the Regulation of Generation, Transmission and Distribution of Electric Power Act 1997. The main objective of NTDC is to procure power from GENCOs, IPPs and WAPDA, on behalf of Distribution Companies (DISCOs) and to deliver it to the networks of DISCOs through integrated power distribution system of Extra High Voltage (EHV) capacity of 500 kV and 220 kV T/L and substations. The major functions of NTDC are described as follows.

- To ensure arrangements for the provision of uninterrupted power supply to the DISCOs.
- To increase the system efficiency by reducing technical and administrative losses.
- To invest in development planning and provide adequate facilities for reliable and stable transmission of electrical power, keeping in view the growing demand of domestic, commercial, industrial and agriculture sector.
- To improve the financial position of the Company and develop viable capital structure to finance programs.

21. The Government of Pakistan has secured a loan from the ADB through a multi tranche financing facility (MFF) for the implementation of the "Power Transmission Enhancement Investment Program (PTEIP). The program aims at to meet the requirements of NTDC for financing the sub-projects planned for implementation under short, medium and long term. Thus, the 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.

22. The sub-projects under Tranches 1–3 of the MFF are already under implementation at different stages, while 09 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, The following sub-projects for tranche 4 have been identified by the NTCD under the existing MFF, as shown in Table 1.1.

Table 1.1: Sub-Projects under Tranche-4

Sr. No.	Name of Sub-Project	Type
1	220 kV Lallian + 08 km Transmission Line	New
2	220 kV Chakdara + 85 km Transmission Line	New
3	220 kV Nowshera + 10 km Transmission Line	New
4	220 kV D.I. Khan + 100 km Transmission Line	New
5	220 kV SVS, Quetta	New
6	500 kV Muzaffargarh Extension (2x500 kV L/Bays) + 270 km 500 kV Transmission Line	Extension
7	500 kV Gujranwala Extension (2 L/Bays, Two 3x37 MVAR SRs) + 270 km 500 kV Transmission Line	Extension
8	500 kV Rewat (Augmentation) 500/220 kV, 750 MVA T/Fs	Extension
9	500 kV Jamshoro Extension (addition of 500/220 kV, 450 MVA T/F) + 2 LBs Plus 10 km 500 kV Transmission Line	Extension

23. Of the total 9 proposed sub-projects under tranche-4, the 4 sub-projects relate to the extension and augmentation of 500 kV grid stations, construction of 5 new grid stations and installation & up-gradation of feeding transmission lines of about 750 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 11 Districts.

24. This LARP has been prepared for one of the sub-projects of Tranche-4, the 220 kV Nowshera Grid Station and associated transmission line. The proposed sub-project falls in Nowshera and Pabbitehsilsof Nowshera district, KPK Province of Pakistan. It is about 12.5 km from the GT Road (N-5). On its completion, the sub-project will result in improving the overall power supply situation in the area.

1.2. MFF Conditions for LARP Preparation and Implementation

25. The MFF of Tranche-4 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;
- 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

26. The sub-project is located in district Nowshera of KP Province. The main objectives of the sub-project is to enhance the transmission capacity of NTDC system by addition of new 220 kV Nowshera substation alongwith its allied transmission line of 0.25 km to meet the growing power demand of PESCO.

27. The addition of new 220 kV Nowsherasubstation 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. Consequently, the NTDC distribution system became under stress and congestion at various strategic locations. As a result, the system was stretched beyond capacity and this caused overloading which resulted in forced outages. The situation required that the transmission system be strengthened and expanded to fulfill the need for secure, safe and reliable power supply not only to meet 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 Nowshera substation alongwith allied transmission lines.

1.4. Scope of Work

28. The scope of work for the sub-project includes:

- i) Construction of a new 220kV substation at Nowshera district of KPK Province.
- ii) Construction of Two 220 kV D/C transmission lines on single Rail conductor for looping In/ Out of existing Brotha-ShahiBagh 220 kV D/C transmission line at the proposed 220 kV substation. The existing TL runs at a distance if 100m from the proposed site of 220 kV Nowshera SS.

2. SCOPE OF LAND ACQUISITION AND RESETTLEMENT

2.1. Scope and Rational for Land Acquisition

29. The new 220 kV Nowshera Sub-station (SS) and 2.0km allied D/C Transmission Line (TL) will be constructed on a piece of land that is owned by private owners. According to the final design, about 311 kanals (or 38.88 acres) will be required for the construction of SS. The proposed piece of land falls in two tehsils of Nowshera district. About 207 kanals (67%) falls in Pabbi tehsil and the remaining 104 kanals (33%) in Nowsheratehsil. The process of acquisition this land has been started by the NTDC. There are about 23 owners of this land. Besides land acquisition on permanent basis, there will be no temporary land acquisition as the proposed piece of land is situated on matalled road providing direct access to the site. Similarly, land will not required for the construction of connecting in-out towers as the Barotha-Shahi-Bagh 220 kV TL passes only 100m away from the SS site. Loss of Crops and Trees

30. The proposed piece of land is barren land where no crop cultivation is practiced by the owners of the land. As such, there will be no crop losses. As the land is barran, there are no fruit trees found on it. However, some naturally grown fuel wood trees, 50 Kikar trees, will need removal. These are 3-5 years of age. Besides, there are some small bushes of no economic value.

2.2. Establishment of Cut-off Date

31. The cut-off date is established for determining eligibility of project affected persons for compensation. As per ADB practice, this date is generally taken as the last day of completion of Census of APs. Compensation eligibility is limited by this cut-off date. The process acquisition of land of the proposed SS site by the NTDC is in progress. The Land Acquisition Collector (LAC), NTDC has prepared a list of owners of the proposed piece of land from the Revenue Records and has requested the Deputy Commissioner, Nowshera for the issuance of Section-4 of the LAA. The same list has been adopted for the assessment of LAR impacts. The census and socioeconomic surveys have been completed on the basis of available land ownership data. The census of the affected land owners was completed on 11-09-2014 and the same date has been established as cut-off date in agreement with the client. People moving in the project area after this cut-off date will not be entitled to any kind of compensation or assistance as per provision made herein. They, however, will be given sufficient advance notice, to vacate premises/dismantle affected structures prior to project implementation. Their dismantled structures will not be confiscated and they will not pay fines or sanctions. Forced eviction will only be considered if all other efforts are exhausted.

2.3. Census Survey

32. The LAR impacts of the subproject interventions have been estimated by conducting census survey combined with socioeconomic survey for the sub-project area. The surveys were carried out by the Consultant's social staff during the months of August and September 2014 to make an inventory of losses (IOL), and to develop a baseline of socioeconomic status of the AFs. The heads of all the AFs (on 100% basis) were interviewed. The women of the AFs were also interviewed by the female members of the survey team. A structured questionnaire attached as Annex-1, was used to collect detailed information about the APs.

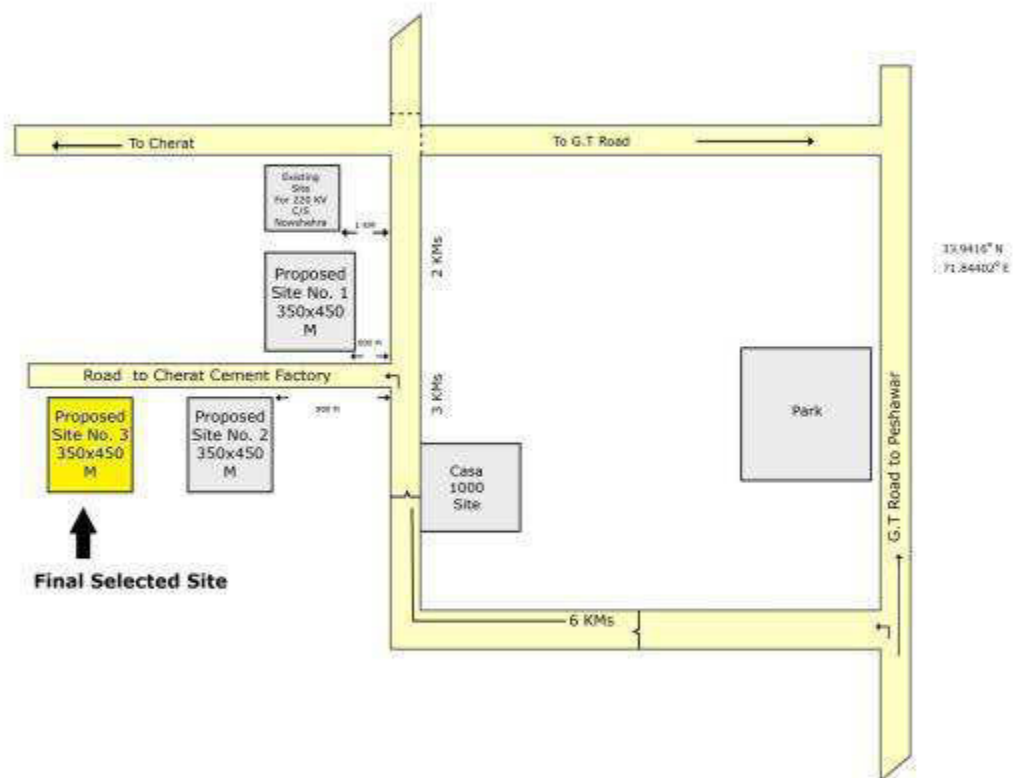
2.4. Minimization of Impacts

33. All possible steps to safeguard and minimize the likely adverse impacts on local communities in selecting the final site for the SS have been ensured. The following specific actions have been applied to avoid and minimize the likely resettlement impacts of this subproject:

- Consideration was given that the proposed site should have minimum distance from the existing 220 kV TL for connecting purposes. The underlying objective was to avoid losses to the crops and other assets of the people as a result of construction of the connecting TL.
- Three sites 1, 2 and 3 on Cherat Cement Factory Road were selected, as shown in Figure-1. Sites 1 and 2 involved tubewell irrigated lands with 100 cropping intensity. In both these cases, livelihoods of the people (about 50-70 farming families at each site) could have been affected involving more land costs and other livelihood compensations and allowances.
- Both sites 1 and 2 were situated at relatively long distances from the existing Brotha-Shahi-Bagh 220 kV TL thus involving construction of towers in the privately cultivated lands involving crop and other temporary losses.
- In view of these social considerations, the Site-3 was finally chosen on the basis of following merits.
 - The land is barren and is free from any type of crop losses, loss of structures or loss of livelihood. Only some fire wood trees will need removal from the site, as revealed at reconnaissance visits.

- There are no fruit trees found on the land to be acquired.
- The proposed site is only 100m away from the existing Brotha-Shahi-Bagh 220 kV TL, involving minimum costs for in/out connecting TL.

Figure 1 Sub-Project Options Considered



2.5. Number of Affected Families (AFs)

34. The only impact of the sub-project will be the acquisition of private land for the construction of SS. The number of affected families comes to 23, according to data collected from the revenue offices by the LAC, NTDC in respect of owners of the proposed piece of land falling in PabbiandNowsheratehsils. All the land is barani and no tenants or sharecroppers are identified during the census survey. The details about individual AFs are provided in Annex-2.

2.6. Occupations and Income Status of the AFs

35. The survey has revealed that agriculture is the major occupation of the owners of the proposed piece of land. However, they are not fully dependent on agriculture as the land they own is rainfed, grazing and mountaineous. The income of AFs is supported by their family members and they are involved in different types of income earning activities such as public or private service, working as professional and labourers and carrying out other businesses. The income status of the APs on per capita basis is provided in Table 2.3.

TABLE – 2.3: Income Status of Affected Families

S.NO	Profession	No of APs	Annual Income of the APs (Rs.)			Av. Annual Income/ Capita	Av. Monthly Income (Rs.)	Av. Daily Income (Rs.)	Second ary Income as % of Main
			Main Source	Secondar y Source	Total income				
1	Agriculture	7	679600	0	679600	97086	8090	270	0
2	Agriculture+ Shopkeeper	2	299000	169000	468000	234000	19500	650	36.12
3	Agriculture+ Labor	1	80000	60000	140000	140000	11667	389	42.88
4	Agriculture+ Restaurant	2	48000	140000	188000	94000	7833	261	74.46
5	Agriculture+ Livestock	9	1046000	230000	1276000	141778	11815	394	18.03
6	Shopkeeper	3	0	288000	288000	96000	8000	267	100
7	Shopkeeper + Agriculture	2	176000	107600	283600	141800	11817	394	37.95
8	Govt Service	2	0	216000	216000	108000	9000	300	100
9	Private service	16	0	1222000	1222000	76375	6365	212	100
10	Labor	9	0	567000	567000	63000	5250	175	100
11	Labor+ Restaurant	2	0	120000	120000	60000	5000	167	100
12	Labor+ livestock	1	60000	30000	90000	90000	7500	250	33.33
13	Gone abroad	1	0	200000	200000	200000	16667	556	100
14	Restaurant	4	0	360000	360000	90000	7500	250	100
15	Restaurant+ Agriculture	1	100000	43200	143200	143200	11933	398	30.17
16	Livestock	8	0	266000	266000	33250	2771	92	100

17	Self-employ	2	0	137000	137000	68500	5708	190	100
18	Housewives	37	0	0	0	0	0	0	0
19	Housemaids	15	0	0	0	0	0	0	0
20	Students	3	0	0	0	0	0	0	0
21	Unemployed	4	0	0	0	0	0	0	0
22	Below Age 10 years	62	0	0	0	0	0	0	0
Total		193	2488600	4155800	6644400	34427	2869	96	0

Source: Derived from the Census Data of APs, September 2014.

36. The income status of the APs was related to the official poverty line (OPL). The OPL of Rs. 879 per capita / month were estimated by the government in 2004–2005 (Pakistan Economic Survey, 2005–06, Table 41). The latest estimate of inflation-adjusted poverty line per capita per month comes to Rs. 1771.40 in 2014. The analysis indicates that all categories of the PAPs are earning higher than the OPL and no vulnerable people are found. The analysis reveals that about 1/3rd of the total population is economically efficient and the rest 2/3rds are dependent. The average daily per capita income is also more than the assumed international poverty line of \$1.25 per capita per day. The analysis indicates that all categories of the APs are earning higher than the OPL. It is hoped that the project activities in the area will help in generating enhanced employment opportunities, particularly for the un-skilled workers in its construction stage. On its completion, more working opportunities will be generated through increased socio-economic activity in the area, thus making positive impacts on the incomes of the people of the area.

2.7. Indigenous & Vulnerable Persons

37. No indigenous persons of female headed households were identified in the sub-project area. Based on the census and socio-economic survey, no vulnerable groups have been identified to date. This will be reassessed during preparation of the final implementation ready LARP in parallel with the detailed design.

2.8. Archaeological, Historical and Religious Sites

38. No archaeological, historical and religious sites were observed in the vicinity of the proposed sub-project site.

2.9. Infrastructure within RoW

39. No public infrastructure including telephone pole, electric poles, schools, hospitals, offices, etc. fall within the RoW.

2.10. Significance of Impacts and Project Categorization

40. According to ADB policy, the resettlement category of a project is determined by the severity of its involuntary resettlement impacts. The resettlement impacts are considered significant if > 200 persons (individuals) are physically displaced from housing or lose 10%

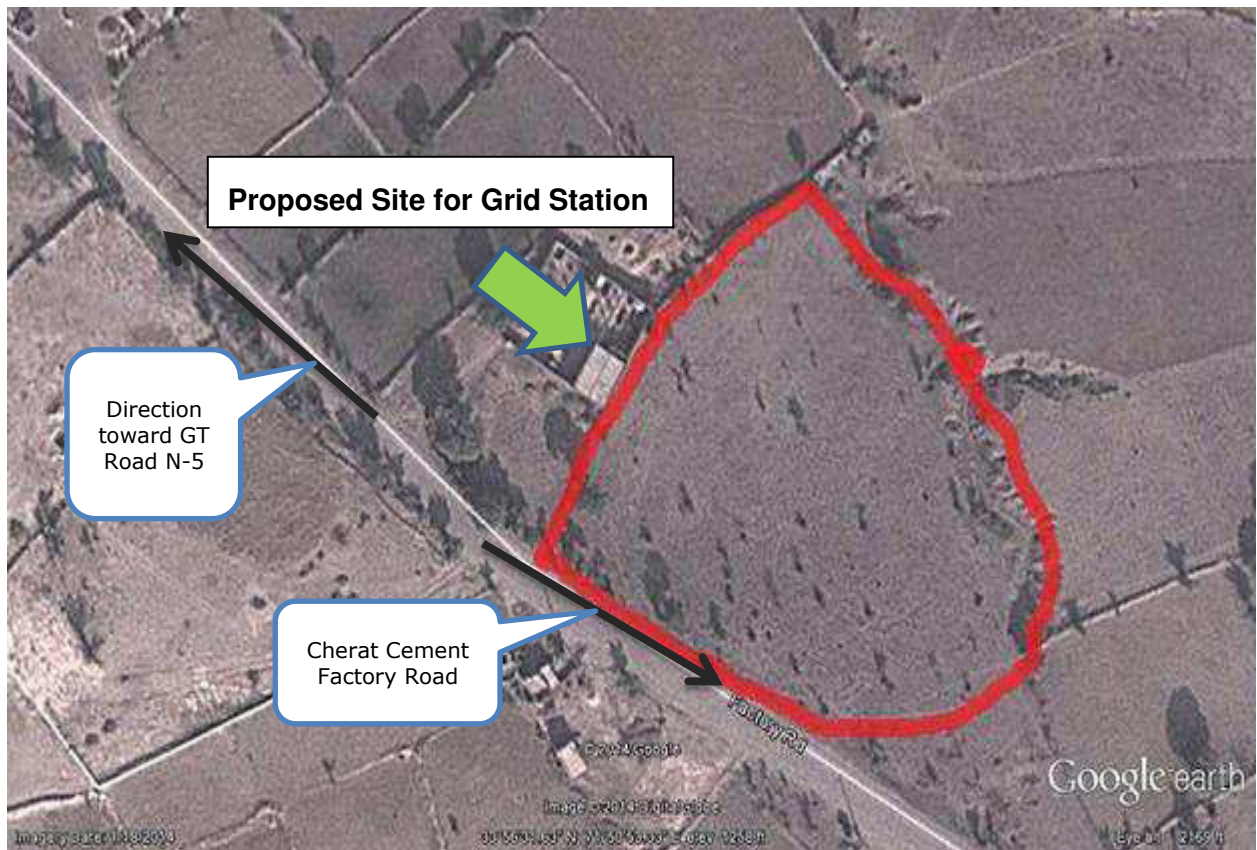
or more of their productive assets (income generating). Such projects are classified as category “A”. Projects which will create non-significant impacts (physically displacing < 200 people or a loss of <10% of income generating assets) are classified as category “B” projects. In both cases, a LARP is prepared.

41. As far as the Nowshera 220 kV Sub-Project is concerned, the number of affected families by this subproject is 23 with a total population of 193 persons. The survey has revealed that the extent of permanent land loss is more than 10% of their total land holdings. However, the sub-project will not impact the livelihoods of the APs as the land to be acquired is barren where no cultivation is practiced and the AFs do not depend on this land for their livelihoods. The income analysis provided in Table 2.3 reveals that although the basic profession of the AFs is agriculture, but they are getting more from the other sources of income. Thus, the impact of the permanent land loss on their livelihoods may be categorized as non-significant for this subproject.

2.11. Sub-project Alignment

42. The Nowshera SS will be constructed on ETC contract. As per contract provisions, the proposed design of the sub-project provided by NTDC will be finalized by the contractor at the stage of implementation. Thus, it is pointed out that although the proposed site plan was provided by the concerned section of NTDC (i.e. Survey & Investigation), but still this will be finalized by the contractor. 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. The location map of the proposed sub-project is illustrated in Figure 1.1 given below.

Figure 1.1: Location Map of the proposed Sub-project



43. The proposed sub-project involves the construction of new grid station, installation of towers and feeding transmission line. The social impacts of the sub-project are confined to the proposed site as the existing Brotha-ShahiBagh 220 kV TL passes only 100m away from the proposed site and only 1-2 towersoffeeding TL will be needed. Similarly, the proposed site is located on the Cherat Cement Factory road hence; no temporary impacts on account of access roads are envisaged.

2.12. Objectives of the LARP

44. This LARP for 220 kV Nowshera SS has been prepared to identify, quantify and value the impacts in order to determine the compensation package and accordingly its implementaion. 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 in accordance with the provisions of approved LARF and the requirements of the ADB Safeguards Policy Statement (SPS) 2009.

45. 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

3. SOCIOECONOMIC PROFILE OF AFFECTED HOUSEHOLDS

3.1. Methodology

46. A sample survey in the Project corridor was carried out to develop a socio-economic baseline of the general population in the project area. The survey was conducted by a team of sociologists comprising male and female members. Rather than taking Being a small number, the total number of AFs was taken as the sample of the study. Interviews were held with the heads of the AFs and the female members of the family at their residences to collect socioeconomic information of the affected population. A structured questionnaire was used for the survey. Apart from that, consultations with community people; data from Directorate of Agriculture, Economics & Marketing, Forest Department, District Population Census, Economic Survey of Pakistan and relevant websites was also collected

3.2. Demographic Characteristics of the Affected People

3.2.1. Population and Family Size

47. The total population of the study sample works out as 193persons comprising 102males and 91females. The proportion of male and female works out as 52.85% and 47.15%, respectively. The average family size calculates to be 8 members.

3.2.2. Age

48. A majority of the APs are within the age range of 19-50 years (42%), while another significant portion is within the age range of below 10 years (Table 3.1).

Table 3.1: Age Distribution of Affected Persons

Age Range (in years)	Affected Persons	
	No. of Persons	Percentage
Up to 10 Years	62	32.13
11 to 18	27	13.98
19 to 50	82	42.49
51 and above	22	11.40
Total	193	100.00

3.2.3. Education

49. Out of 193 persons, the number of literate persons comes to 92 which calculate to be 48% of the total population. Out of the total literate, the persons having primary level education was 17%. The respondents with middle level and matriculate level education were 02% and 04%, respectively. The population having education above matriculation level worked out as 04%. Of these, respondents possessing Intermediate level education and Degree level education were 03% and 01%, respectively. The Information in respect of literacy levels of the sample population is furnished in Table 3.2.

Table 3.2: Literacy Status of the Affected Persons

Level of Education	Affected Persons	
	No of Persons	Percentage
Can Read Quran	16	8.29
School Going	26	13.47
Primary	32	16.58
Middle	4	2.07
Matric	7	3.63
Intermediate	5	2.59
Bachelor and above	2	1.04
	92	47.66
Below School Going Age	26	13.47
Illiterate	75	38.86
Total	193	100.00

3.2.4. Marital Status

50. Total population of AFs works out to be 193 persons. Of these, 89 are in the age range of <10 years to 18 years. The remaining are children below 10 years. According to data provided in Table 3.3, about 75% of adult males and 70% of females are married. On overall basis, about 69% of the population is married.

Table 3.3: Marital Status of the Affected Persons

Marital Status	Male		Female		Total	
	No.	%	No.	%	No.	%
Married	42	74.56	34	70.23	76	73.08
Unmarried	14	25.44	14	29.76	28	26.92
Total	56	100.00	48	100.00	104	100.00

3.2.5. Household Characteristics

3.2.6. Family Structure and Composition

51. Majority of the AFs are extended families (70%), as provided in Table 3.4. The number of family members ranges from 6 persons per family to 11 persons per family.

Table 3.4: Family Structure and Composition

Family Structure	Number	Percentage
Nuclear family households	16	69.57
Joint families households	07	30.43
Total	23	100.00
Maximum Number of People in Affected Households	11	
Minimum Number of People in Affected Households	6	
Average Number of People in Affected Households	8.39	

3.2.7. Ethnic Characteristics and Religion

52. The survey has revealed that majority of the population residing in the sub-project area are Pakhtoon and relates to Khattak tribe. The sub casts include Kaka Khail, SuriKhail and Ismail Khail. The other ethnic groups include PathanandSyeds. There is no vulnerable ethenic group found in All the households can be termed as mainstream population. No ethnic diversity or indigenous characteristic were observed among the AFs. Pashto is the main language of the people of area. Urdu is also spoken and understood by majority of the people.

53. According to findings of the survey, 100 % of the families residing along the project corridor were found to be followers of Islam.

3.2.8. Characteristics of the Family Heads

54. The survey has revealed that all the 23 household heads belong to the farming community. Regarding age distribution, overwhelming majority of the family heads was in active age group, as shown in Table 3.5.

Table 3.5: Distribution of Family Heads According to Age

Age of Family Head (Years)	Affected Families	
	No.	Percentage
Below 30	0	0.00
31 to 45	4	17.39
46 to 60	15	65.22
61 and Above	4	17.39
Total	23	100.00

55. As far as the education levels are concerned, about 1/3rd of the heads of affected families are illiterate. Information provided in Table 3.6 shows that majority of the family heads are educated.

Table 3.6: Education Level of Family Heads

Education Status of Family Head	Details	
	No.	Percentage
Illiterate	15	65%
Primary	5	22%
Matric	3	13%
Total	23	

3.2.9. Income of the Affected Families

56. Agriculture is the mainstay of the economy of the AFs and occupation of all the heads of affected households is farming. However, they are supported by their family members who earn income from the sources other than agriculture³. The income of the majority of the AFs ranges from Rs.100,000to Rs. 300,000. The average annual income of the sample households, works out as Rs. 288,887 which comes to Rs. 24073.91 per household per month and Rs. 802.46 per household per day. The income levels of the affected households are shown in Table 3.7.

Table 3.7: Yearly Income of Affected Households

Range of Income (Afg)	Affected Families	
	No.	Percentage
100,000 to 299,999	13	56.52
300,000 to 399,999	8	34.78
More Than 400,000	2	8.70
Total	23	100.00

3.2.10. Expenditure Pattern of the AFs

57. The baseline information relating to the family expenditure pattern in respect of affected sample population is shown in Table 3.8.

Table 3.8: Average Monthly Expenditure of the AF (in Afg.)

Serial #	Description of	Expenses
----------	----------------	----------

³The other sources of income are running the small shops, involvement in govt. or private service, providing professional services such as hair cutting or tailoring and working as labourers (ref. Table 2.3)

	Expenditure	Per Month	% of Total
1	Food Items	12,945	63.14
2	Non-Food Items	5788	20.48
3	Utilities	2347	8.31
4	Health Care	470	1.67
5	Occassional Expenditures	1,807	6.40
Total		19649	100.00

58. The data indicates that the expenditure on food and non-food items comes to about 84% whereas the expenses on utilities amount to 8% of the total household expenditure. The expenses on health care amounts to 02%. The average annual family expenses come to 82% of the average annual income of Rs.288887.

3.3. Standard of Living Indicators

3.3.1. Housing

59. The information in respect of housing conditions indicates that the majority of the houses are built with bricks and cement. About 70% of the houses have less than 4 rooms while the houses having 4 to 6 rooms are 30%. There are no houses having more than 6 rooms. Table 3.9 provides information about the housing of the APs in terms of the construction type of their houses, number of rooms, type of materials used, and availability of electricity.

Table 3.9: Detail about Housing Types

<u>Living Rooms</u>	No.	%
Less Than 4	16	59.56
4 to 6	7	30.44
More Than 6	0	0.00
	23	100.00
<u>Construction Type</u>		
Made with Cement & Bricks	13	56.52
Made with Mud & Brick	10	43.48
	23	100.00
<u>Animal Sheds</u>		
Made with Mud	8	50.00
Made with Mud & Brick	6	37.50
Made with Cement & Bricks	2	12.50
	16	100.00

<u>Kitchens</u>		
Made with Mud	5	21.74
Made with Mud & Brick	9	39.13
Made with Cement & Bricks	9	39.13
	23	100.00
<u>Bathroom (Separate)</u>		
Made with Mud& Brick	2	8.70
Made with Cement & Bricks	21	91.30
		100.00
<u>Latrine (Flush)</u>		
Made with Mud	0	0.00
Made with Mud & Brick	2	8.70
Made with Cement & Bricks	21	91.30
	23	100.00

3.3.2. Possession of Household Items

60. The information on the possession of electronics and other household items by the families was collected to estimate their lifestyle with regard to present day technological advancement in household goods. The survey has revealed that the people of project area tend to enjoy the modern day life. It is very much reflective from the possession of household items analysis. The firm supply of electricity and improvement in the electricity distribution system will make positive impacts on the socio-economic behaviours of the people of area with respect to personal attitudes, economic efficiency and acceptance of developmental activities. The data in respect of possession of household items is provided in Table 3.10.

Table 3.10: Possession of Household Items

Items	No.	%
Refrigerator	10	43.48
Television	14	60.87
Washing Machine	5	21.74
Electric Fan	23	100.00
Electric Iron	23	100.00
Sewing Machine	19	82.61
Radio/ Tape Recorder	13	56.52
Bicycle	10	43.48
Motor Cycle/Scooter	21	91.80
PC/Laptop	1	4.35
Gas Cylendar	4	17.39
Electric Water Pump	19	82.61

Mobile Phone	23	100.00
Dish Antina	2	8.70

3.3.3. Available Social Amenities in the Project Area

61. The results of the socio-economic survey reveal that the electricity was available to 96% of the respondents of the area. However, only 07 percent were satisfied whereas, 93 percent of the respondents expressed their dissatisfaction with regard to the quality of services provided by the department. Education facility which was available in the area according to 100 percent of the respondents. Majority of them (82%) was satisfied with the quality of services while 18 percent showed their dissatisfaction. Availability of gas and sewerage/ drainage was not reported by any of the respondents. Other amenities like water supply, telephone and health care were partially available in the project corridor. The information in respect of access to social amenities and their quality of services is given in Table 3.11.

Table 3.11: Available Social Amenities in the Project Area

Social /amenity	Available	Percent
Electricity	22	95.65
Gas	0	0.00
Water Supply	11	47.83
Telephone	12	52.17
Sewerage/Drainage	0	0.00
BHU	20	86.96
School	23	100.00

3.4. Gender Impacts

62. The female population in Pakistan according to the 1998, Census, is around 48 %. In view of these facts, the gender issues assume special focus and need to be properly addressed and evaluated. The females were interviewed including lady school teachers, lady health attendants and elderly folk woman. The results of the survey have shown that women are an integral part of the socio-economic life of the rural economy as shown in Table 3.12. Women of the area took active part in household activities (like food cooking, washing of clothes, carrying of fodder for livestock and potable water for human consumption, etc.), child caring and meeting with social obligations. The data indicates that as far as participation in carrying out different activities is concerned, they share the males in every household and field activity. However, they are not considered by the males in making the decisions about various socio-economic matters, particularly relating to activities which require interaction with others such as decisions about children education, farm business, sale & purchase of livestock or property, etc. The male respondents were of the view about this attitude that traditionally they have been undertaking such responsibilities and they do not think that the females have much exposure and courage to decide upon such matters. This is source of social stress for the women.

3.4.1. Women Role in Socio-economic Activities

63. The survey has revealed that participation rate of women in various socio-economic activities in the project corridor is generally high, 100 percent in case of household activities and child caring. Their participation rate on at the farm activities and livestock rearing is very low. Their participation rate in case of property matters and social obligations stood at 46

percent, and 62 percent, respectively. The women of the area has no role in the local representation and political matters.

64. As far as decision making for different activities is concerned, their involvement in case of child caring matters was the highest, about 80 percent and in case of farming matters was at lowest, about 05 percent. For other matters, the involvement of the women was between these two limits. Information in respect of women participation and decision making in the routine socio-economic life is presented in Table 3.12.

Table 3.12: Women Role in Socio-economic Activities

Sr. No.	Item	Participation (%)	Decision Making (%)
1	Household Activities	100.00	80.22
2	Child Caring	100.00	67.83
3	Farm/Crop Activities	6.09	4.75
4	Livestock Rearing	8.75	9.40
5	Sale & Purchase of Property	45.65	41.96
6	Social Obligation	61.52	54.57
7	Political Representation/ Participation	-	-

4. LEGAL AND POLICY FRAMEWORK

4.1. 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.

SALIENT FEATURES OF PAKISTAN'S LAND ACQUISITION ACT, 1894 (AMENDED)

Key Sections	Salient Features of the Key Sections of LAA 1894
Section-4	Publication of preliminary notification and power for conducting survey and investigation..
Section-5	Formal notification of land needed for a public purpose
Section-5A	Providing right of complaints to APs for review/ inquiry for quantities and compensation.
Section-6	The Government makes a more formal declaration of intent to acquire land.
Section -7	Land Commissioner shall direct Land Acquisition Collector (LAC) to take order for the acquisition of land.
Section-8	The LAC to direct the land required to be physically marked out, measured and planned.
Section-9	The LAC gives notice to all affected/displaced persons (APs/DPs) that the Government intends to take possession of the land and if they have any claims for compensation then those claims are to be made to him at an appointed time.
Section-10	Delegates power to the LAC to record statements of APs/DPs in the area of land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgagee, and tenant or otherwise.
Section-11	Enables the LAC to make enquiries into the measurements, value and claim and then to issue the final "award". The award includes the land's marked area and the valuation of compensation.
Section-16	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
Section-17	<i>Urgency acquisition whereby land possession is taken prior to payment of compensation</i>
Section-18	In case of dissatisfaction with the award, DPs may request the LAC to refer the case onward to the court for a decision. This does not affect the Government taking possession of the land.
Section -23	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.

Section-28	Relates to the determination of compensation values and interest premium for land acquisition
Section-31	Authorizing LAC, instead of awarding cash compensation in respect of any land, to make any arrangement with APs having an interest in such land, including 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 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.

4.2. Telegraph Act (TA), 1885

67. 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.

68. The Telegraph Act (Section 11) confers powers on the NTDC to enter private lands and (Section 10) construct/maintain electric poles and lines without the need to acquire the land affected and paying compensation for it. However, the Sub-section 10 (d), provides that 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.

69. 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.

4.3. ADB's Policy and Resettlement Principles

70. 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 Safeguard⁴ 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

⁴. Involuntary Resettlement Safeguards (ADB Safeguard Policy statement, 2009).

standards of living of the 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.

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

- I. 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.
- II. 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 groups⁵, 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.
- III. 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.
- IV. 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.
- V. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
- VI. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- VII. Ensure that displaced persons without titles to land or any recognizable legal

⁵These include the landless, the elderly, women and children.

rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.

- VIII. Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- IX. 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.
- X. 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.
- XI. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout sub-project implementation.
- XII. 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.
- XIII. Disclose monitoring reports.

4.4. Comparison of LAA and ADB Policy Principles and Practices

72. 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 Acts⁶ and ADB SPS

Telegraph Act (1885)& Pakistan Land Acquisition Act (1894)	ADB Safeguard Policy Statement (2009)
<u>Telegraph Act (1885)</u> <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 and 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.

⁶Telegraph Act, 1885 & LAA 1894

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. |
| <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 payments having been paid. |
| <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 specialAP 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

73. To reconcile the differences between the LAA (1894), Telegraph Act 1885 and ADB policy, a Land Acquisition and Resettlement Framework (LARF) has been prepared by the NTDC (EA). This LARF ensures that compensation to the affected people will 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.

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

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

75. 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. The land classification is governed by the Land Revenue Act (1967) which should 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. The LRA 1967 classifies the land as Rural and Urban.

76. Rural land falls under the jurisdiction of revenue districts. Land, other than rural is urban and include 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.

77. For this sub-project, the urban and rural areas have been identified on the basis of board of revenue records. Similarly, the residential, commercial and agricultural plots were identified based on the classification provided by district revenue records as well as by considering the actual use of the affected land prior to the entitlements cut-off date. In case of discordance between revenue records and actual use, the actual use was adopted. Therefore, during the field survey for the preparation of this LARP, the identification of land ownership was done with the assistance of local people, LAC and Patwari of the area.

5. CONSULTATION, PARTICIPATION AND DISCLOSURE

5.1. General

78. The main objectives of the consultation were to provide a platform to the stakeholders, to voice concerns or suggestions to the Project team and to develop a collective sense of ownership for the activities of the Project team. Consultations were made with the stakeholders and general public. Consultative meetings, scoping sessions and focused group discussions were held to learn about the views and concerns of the public on the proposed development works. The concerns raised by the stakeholders were considered in developing the compensation packages and social mitigation plan, in order to enhance the Project acceptability for the general public on social considerations.

5.2. Stakeholder's Consultations

79. 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. Accordingly; the consultations were made with all primary stakeholders for sharing the information regarding the sub-project and feedback from the community.

80. The consultations were also held with the secondary stakeholders including the officials/ staff involved in land acquisition, survey & investigation, planning & design, and management.

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

Table 5.1: List of Officials Consulted

Sr.No.	Date	Location/ Venue	Name of Officials	Designation
1	August 25 2014	NTDC Office, Opposite Bilal Masjid, Shami Road, Peshawar	1. Akram Shah 2. Obaidullah Khan 3. Usman Ali	1. LAC Land Acquisition Collector 2. Assistant LAC 3. Office Clerk
2	September 10 2014	Office of the Executive Engineer EHV T/LC Division, NTDC, NTDC Peshawar	1. Azhar Abbas 2. AqibUllah 3. JehanNazir 4. Sanaullah	1.Sub Divisional Engineer 2.Line Superintendent - I 3. Assistant Land Acquisition Officer 4. Patwari (Village Accountant)

5.3. Public Consultations

82. 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 of their affected land; as most the local people had their concerns regarding true assessment of compensation.

83. List of public consultations carried out in the APs of the proposed sub-project land is given in Table 5.2 as follow.

Table 5.2: List of Stakeholders Consultations

Public Consu ltation No.	Date	Location/ Venue	Category of participants	Name of Participants	Main
1	August 04 201	Village Jaba Tar Tehsil Pabbi District Nowshera	Businessman, Farmers Mason Labour Affectees	1. Hakim Miraj 2. Azbar Khan 3. Imdad Shah 4. Azhar Abbas 5. Mohammad Malik 6. Amrooz Kahn	
2	August 26 2014	Village JabaKhusk Tehsil Pabbi District Nowshera	Hakeem, Farmers, Affectees	1.Khan Sahib 2.Fazal Shah 3. Subhan Khan 4. Talib Khan	
3.	August 28 2014	Spin Kanrhy Tehsil Nowshera District Nowshera	Farmers, Affectees	1. Ajiz Khan 2. Afzal Khan 3. Shah Gul 4. InyaturRehman	

5.4. Social and Resettlement Specific Concerns Raised by the APs

84. The major concerns raised during the consultation are i) adequacy and timely payment of compensation, ii) employment opportunity for local population during construction activities, iii) safe and free mobility of locals especially women and children and iv) safety measures to be taken during construction activities. Local community response regarding project perception and resettlement related matters is summarized below:

- The project will help in the stable supply of electricity in the area.
- More income earning opportunities will be available as a result of project implementation.
- Compensation for the affected land should be made on the prevailing market rates;
- Affected trees should also be compensated according to the current market rates;
- Compensation payments to the APs should be made before the start of subproject works;
- Local skilled and unskilled labour should be employed at the subproject, where possible;
- The lands under the Contractor's use should be rehabilitated by the Contractor after the construction work is completed;

85. The APs concerns and suggestions have been incorporated in the social mitigation and resettlement plan and will be implemented as an integral part of the resettlement activities. On the basis of these sessions and meetings, and the provisions of the LARF that is based on ADB SPS 2009, Entitlement Matrix (EM) and compensation packages were prepared for the APs.

5.5. Other General Concerns Raised by the APs

86. The other major concerns raised during the consultations included the adequacy and timeliness of compensation payments, as well as safety measures to be taken during the construction of the sub-project. The views of the APs and local communities (awareness, perceptions and preferences) about the subproject and resettlement related matters are summarized as follows:

- This subproject is necessary to fulfil the electricity needs of the local area;
- Subproject works should be completed in time.
- The compensation for the affected structures, crops and trees should be fair and timely.
- The existing low tension lines should also be replaced so that people could receive the full benefits of the subproject.
- Affected trees should be given fair compensation at prevailing market rates.
- Local norms should be honoured during the course of execution of project works.
- Transmission line should be kept away from the settlements for the safety of general public.
- Construction work should be completed in time.
- Stakeholder's consultation should be an integral part of the resettlement process.

5.6. Information Disclosure

87. This LARP in English is to be disclosed on the ADB website, while the one in local language (Pashto) 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.

88. 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.

89. 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.

90. 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.

5.7. Information Brochure

91. 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-3 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

92. 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. There are no tenants or share-croppers in case of this sub-project.
- 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. Such category of APs is not found in this sub-project.
- 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. Such category of APs is not found in this sub-project.

- v). Loss of communal property, lands (shamlat) and public infrastructure. No communal property is affected in case of this sub-project.
- vi). Vulnerable affected persons identified through the social impact assessment survey/ analysis. There are no vulnerable persons found in this sub-project.
- vii). In the event of relocation, all affected persons will receive transitional and other support to re-establish their livelihoods. There is no relocation of APs.

93. In accordance with the ADB SPS (2009) and this LARP, the compensation eligibility is limited by a 'cut-off date'. According to ADB practice, the day of the completion of the "census" survey for the impact assessment is taken as cut-off date. 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 is to 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

94. 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. 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 selfrelocationallowance 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 AffctedPersons: 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 (summerandwinter), 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 loose all of their residential and commercial land but it is significant

enough to consider relocating. In such cases compensation may need to be made for all of their land even though not all of it needs to be acquired.

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

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

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

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

iii) **All other Assets and Incomes**

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

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

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

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

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

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

(g) Relocation assistance is to be paid for 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 income⁷ of below Rs.9,000 (OPL, 2012-13) and the elderly, female headed households, disabled headed households, those without legal title to assets, landless, women, children and indigenous people.

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

⁷This figure is based on the provincial poverty line using the minimum wages that are fixed by the Government of the KPK.

Entitlement Matrix for Compensation

Asset	Specification	Affected Persons	Compensation Entitlements ⁸
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	<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/ 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

⁸ Compensation for all assets will be to the owner of the asset,

Asset	Specification	Affected Persons	Compensation Entitlements ⁸
			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 (<i>at OPL level Rs. 9,000/ month</i>).
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 (<i>Rs. 9,000 per household</i>).
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> • Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).
Vulnerable 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 (<i>Rs. 9,000 at OPL Punjab</i>) 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

96. 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.

97. 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 Nowshera 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.

98. National Transmission and Despatch Company

99. 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 be tasked with day to day project activities.

100. 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)

101. 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) ⁹	Member
vi). Surveyor	Member

102. 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 level (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.
- 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.

103. 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).

⁹ 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.

v). Close coordination with field level PIU

vi). Other relevant activities

104. 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.

105. 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 activities¹⁰.

106. 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)

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

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

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

109. 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.

¹⁰The short term tasks will occur in parallel and immediately after the delivery of LARP compensation. They will preparation 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.

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

7.1. Local Government

111. 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.

7.2. ADB

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

7.3. LAR Coordination Committee

113. 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.

114. 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)

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

7.4. Affected Person Committee

116. 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).

117. 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

7.5. Grievance Redress Mechanism

118. 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.

119. 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.

120. 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.

121. 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.

122. 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

123. 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

<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 	<ul style="list-style-type: none"> If no solution is accomplished, then grievance will be lodged to GRC.

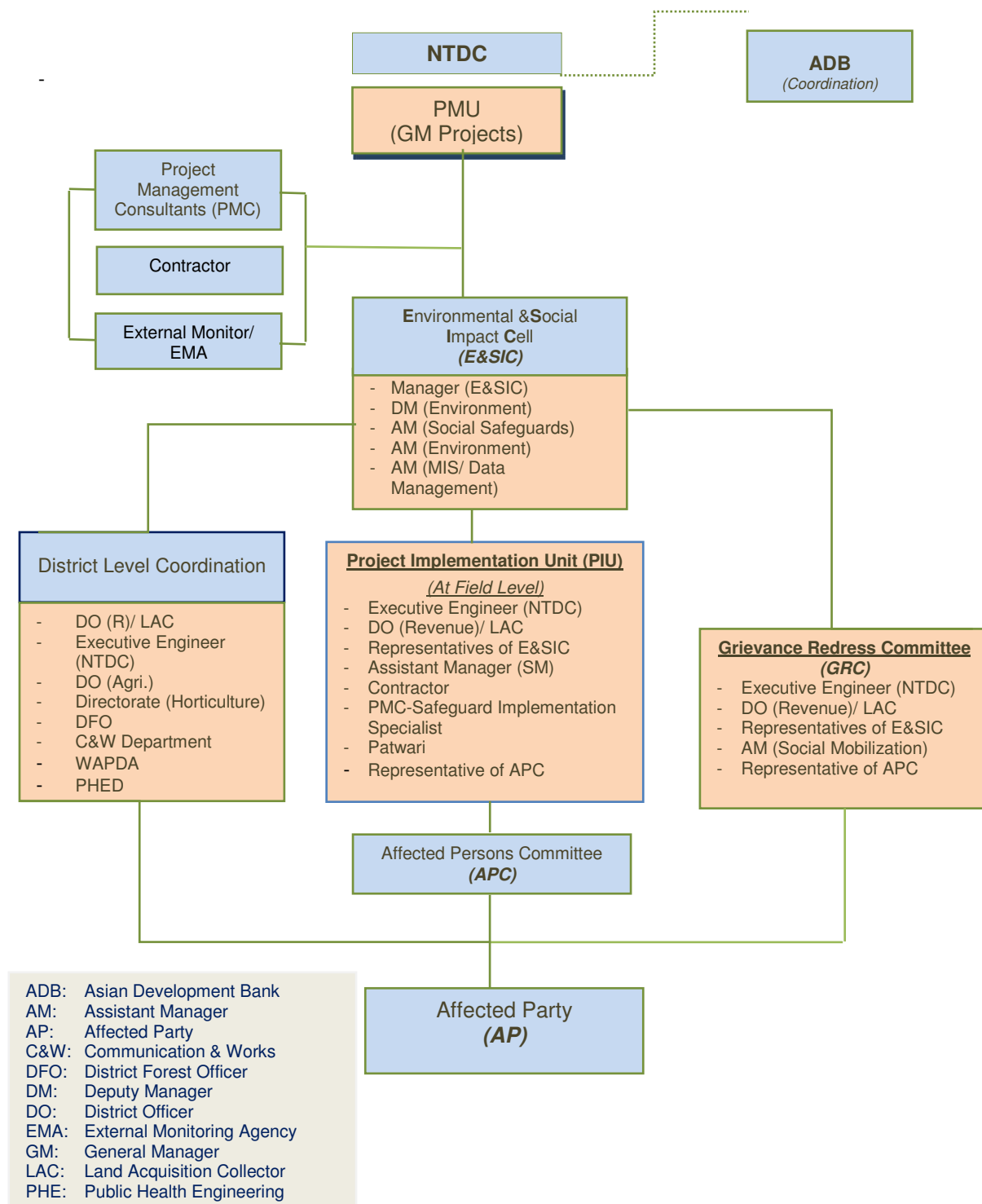
<p>who will have 14 day to make decision on it.</p>	<ul style="list-style-type: none"> • The GRC will provide the decision within 3 weeks. The GRC decision must be in compliance with this LARP and provisions given in the LARF.
<ul style="list-style-type: none"> • If issue still unsettled, then grievance 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.

7.6. Organogram

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

126.

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



8. LARP IMPLEMENTATION SCHEDULE

8.1. Implementation Schedule

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

128. 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.

129. 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/ infrastructures (if any)	30 Sep 2015	Contractor/ PIU	-

Date of Contract Award ¹¹ (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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Already in place
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 <i>(if any)</i>	30 Sep.															-
Date of Contract Award ¹² (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

130. All LAR preparation and implementation costs, including cost of compensation and LAR administration, will be considered an integral part of Project cost.

9.1. Compensation Methodology

1.1.1 Land Compensation Rates

131. The land for the construction of SS is irrigated with no irrigation (surface or ground water) facilities. The stratum includes gravels. Wheat is the only crop grown on this land provided there is a good rainfall. However, the piece of land is located on the main road and is considered as high value land. It was revealed during the survey that sale and purchase of land and property was not a common activity in the area. This is due to the fact that possession of land is considered as a symbol of pride in the area, on one hand and the outside people see no economic attraction in purchasing land or property in these areas due to various socio-economic factors, on the other.

132. In view of the fact that NTDC has started the process of land acquisition recently and which may take 6-8 months in its completion, the official price of land was not available. Owing to this limitation, a broad based inquiry into the prices of land was made. The unit rates for the land were collected from the (i) revenue department and (ii) market survey of the recent land transactions held in the vicinity of the project area and (iii) discussions with the land owners/ APs. The market survey was conducted during the conduct of census and socioeconomic surveys. It was revealed that per kanal price of the land ranged from Rs. 180,000 to 200,000. The same rates have been used to work out the cost of land.

1.1.2 Crop Compensation Rates

133. The constructions of sub-project will not cause any loss to standing crop of wheat. During the land acquisition process, the owners will be asked by the NTDC staff not to grow any crop at the affected land. However, the APs will be paid compensation equal to one year's crop. Per acre income from the wheat crop was determined on the basis of data obtained from the Agriculture Department and socio-economic survey data. Per kanal benefits of irrigated wheat crop, used in calculating the compensation are provided as under.

TABLE – 9.1 : PER KANAL NET INCOME FROM WHEAT CROP (IRRIGATED)

Crop	Yield (Kgs./Kanal)	Price (Rs./Kg.)	Gross Income (Rs.)	Production Costs (Rs.)	Net Income (Rs.)
Wheat	99.39	30	2981.69	993.62	1988.07

Source: Commodity Prices for District Nowshera, (2013-14), Development Statistics, KPK

1.1.3 Tree Compensation Rates

134. During the census survey, it was estimated that about 50 kikar trees owned by 14 land owners will be affected. These are small trees of age between 1-3 years. As a result of discussions with the official of Forest Department, Nowshera, per tree value has been taken as Rs.1500.

9.2. Source of Financing

135. 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.

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

137. 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

138. The resettlement budget has been estimated keeping in view the sub-project impacts including crops and trees as well as other assistance to the APs. The total amount of LAR activities comes to be Rs. 5.730 million (\$ 0.054 M.) as presented in Table 9.2. The compensation for individual AF is provided in Annex-4.

Table 9.2: Resettlement Budget

Sr. No.	Description	Unit	Quantity	Unit Rate (Rs.)	Amount (Rs.)	Remarks
A)	Land Acquisition					
	Construction of new 220 kV Grid Station	Kanal	311		60,120,000	
			207	200,000	41,400,000	
			104	180,000	18,72,0000	
B)	Affected Crops	Kanal	311	1988.07	618290	
C)	Affected Trees	No.	50	1500.00	75,000	
D)	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).
E)	External Monitoring Agency	-	-	-	500,000	
F)	Sub-total (A+B+C+D+E)	-	-	-	60,813,290	
	Contingencies @ 5%	-	-	-	3,040,664	
	Grand Total	-	-	-	63,853,954	
	US\$		-	-	624,336	

1 US \$= Rs. 102.27 as of 13 September, 2014.

10. MONITORING AND EVALUATION

10.1. General

139. 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.

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

10.2. Internal Monitoring

141. 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.

142. 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.

143. 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 comepondation 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;

144. 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

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

146. 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.

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

148. 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.

149. 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.

150. 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.

8 PHOTOLOG

PICTORIAL PRESENTATION







Proposed site for Grid Station

9

10

11 ANNEXES

ENGINEERING GENERAL CONSULTANTS (EGC) (PVT) LTD
National Transmission and Dispatch Company (NTDC), Pakistan
Power Transmission Enhancement Investment Program (Tranche 4)

PART- A: CENSUS SURVEY QUESTIONNAIRE

ID# _____

1. IDENTIFICATION

1.1 Location/Section: _____

1.2 Name of AP _____ 1.3 Father's Name _____

1.4 Respondent NIC No: _____ 1.5 Village _____

1.6 District _____ 1.7 Province _____

1.8 Category of Respondent: (Tick Relevant)

- i. Land Owner ii. Land Tenant iii. Business Owner Operator
- iv. Business Tenant Operator v. Encroacher/
Squatter vi. Lease Holder
- vii. Others (Specify) _____

1.9 Demographic Profile of the Affected Person (Children up to 10 yrs (#): M=[_] FM=[_] T=[_])

Sr. No.	Relationship with Respondent (See Codes)	Sex Male=1 Female=2	Age (Yrs.)	Education (See Codes)	Business/ Occupation (See Codes)		Income (RS.)		Resident at Site Yes=1 No=2
					Main	Secondary	Main	Secondary	
1	SELF								
2									
3									
4									
5									
6									
7									
8									
9									

10									
----	--	--	--	--	--	--	--	--	--

*Other: Rent from property, remittances, net sale of items during a year, net income from agriculture etc.

Demographic Codes:

- a) **Relationship:**
1=Self, 2=Wife, 3=Son, 4=Daughter, 5=Father, 6=Mother, 7=Brother, 8=Sister, 9=Grand Father, 10=Grand Mother, 11=Brother's Wife, 12=Nephew, 13=Niece 14=Father –in-Law, 15=Mother- in- Law, 16= Others
- b) **Education:**
1= Primary 2= Middle 3= Matric, 4= Intermediate, 5= BA/BSc, 6= MA/MSc, 7=LLB, 8=Engineer, 9=MBBS, 10=Technical Diploma, 11=Dars-e-Nizami, 12=Can Read Quran, 13= Can Insert Signatures, 14= Hafiz-e-Quran, 15= Illiterate, 16= Others
- c) **Occupations:**
1=Agriculturist, 2=Shopkeeper, 3= Trader, 4= Govt. Servant, 5=Private Servant, 6= Labour, 7=Educator/Teacher, 8=House-Maid, 9= House Wife, 10=Gone Abroad, 11=Restaurant, 12= Health related, 13= Others

2. LANGUAGE SPOKEN _____

3. DETAIL OF AFFECTED PROPERTY

3.1 Type of Property likely to be affected:

- i) Land ☐ ii) Structure ☐ iii) Land & Structure ☐

3.2 In case of affected land provide following details:

Type of Land	Total Land Owned (Kanal) (within and outside this village)	Affected Land	
		Width (m)	Length (m)
Agricultural Cultivated			
Forest Land			
Un-Cultivated			
Cultivable Waste			
Grazing			
Commercial			
Residential			
Waste Land			
Mountain			
Others			

3.3 If Structure, specify category of Structure: (Tick relevant)

Commercial

Kiosk (Khokha)

Residential

Platform

Shed

Others

3.4 Information about Affected Structures

Do you have ownership documents? Yes ☐ No ☐

Structure	No.	Total Area (m ²)		Covered Area (m ²)		Affected Area (m ²)		Size (m)		Type of Structure (see material codes)			Estimated Cost (Rs.)	Year of Construction	Similar const. cost at present (Rs.)
		W (m ²)	L (m ²)	W (m ²)	L (m ²)	W (m ²)	L (m ²)	W (m ²)	L (m ²)	Roof	Wall	Floor			
House															
Shop															
Shed															
Kiosk															
Platform															
Other															

Material Codes:

Walls: 1= Concrete (Bricks/Cement), 2= Stone + Mud + Wood, 3= Mud

Roofs: 1= Concrete (Bricks/Cement), 2= Mud+ Wood, 3= Mud+ Thatched

Floors: 1= Concrete (Mosaic/ Marble), 2= Bricks+ cement, 3= Bricks+ Mud

3.5 Ownership Status:

- i) Have legal documents: ☐ ii) Have informal documents: ☐ iii) ☐
 Inherited: ☐
 iv) Possession only: ☐ v) Others_(Specify): _____

3.6 Details about shareholders, if any:

Sr. No.	Name	Relationship with Respondent	Share in %age
1.			
2.			
3.			
4.			

3.7 Details about Affected Crops:

Sr. No.	Crop	Area		Production (Kgs)	Total Costs (Rs.)	Qty. Marketed (Kgs.)	Price (Rs./Kg.)
		Kanal	Sq.M.				
1.							
2.							
3.							
4.							
5.							

3.8 Affected Trees

Sr. No.	Description	No.	Value (Rs.)
1	Shade Trees		
a	Eucalyptus		
b	Dharai		
c	Olive		
d	Shoosham		
e	Kahu		
f	Darawa		
g	Kekar		
h	Chir		
i	Kail		

Sr. No.	Description	No.	Value (Rs.)
j.	Rose		
k.	Bamboo		
2	Fruit Trees		
a.	Apple		
b.	Apricot		
c.	Pear		
d.	Orange		
e.	Lemon		
f.	Lauqat		
g.	Peach		
h.	Guava		
i.	Walnut		
j.	Amleak		
k.	Plum		
l.	Loochi		
m.	Mulberry		
n.	Pomegranate		
o.	Almond		

3.9 Details about Other Affected Assets

Type of Asset	No.	Value (Rs.)	When Purchased / Installed (No. of Yrs.)
Hand Pump/Donkey Pump			
Electric motor			
Irrigation Channel			
Water Storage Tanks			
Other (specify)			

3.10 Employees Description

How many employees do you have? [] Nos.

Sr. No.	Name of Employee	Nature of Employment	Average Monthly Wage (Rs.)	Other Annual Income	Stay at Site (Tick)		Total Family Member (No.)	Male (No.)	Female (No.)	Children (No.)
					Alone	With Family				
1.										

2.										
3.										
4.										

4. DESCRIPTIVE QUESTIONS

4.1 Do you have some other place to move? ☐ s ☐ p

i) If Yes:

- How far away from this place? _____ (km)
- Do you own this place? Yes ☐ No ☐

ii) If No, then what kind of assistance you expect from the government/ project?

Cash compensation ☐ New House/ Shop ☐ New Land ☐

5. IN CASE OF TENANT:

5.1 Name of Owner: _____ 5.2 Occupation / Business _____

5.3 Av. Monthly Income (Rs.) _____ 5.4 Avg. Monthly Rent (Rs.) _____

5.5 For how long you are at tenancy: _____ Month, _____ Year

5.6 Have you made any investment: Yes ☐ No ☐

5.7 If yes, provide following details:

Structure	Size (m)		Estimated Cost (Rs.)	Year of Construction	Cost for Similar Replacement (Rs.)
	W	L			
House (Rooms)					
Shop					
Khokha					
Other (specify)					

PART-B: SOCIO-ECONOMIC SURVEY QUESTIONNAIRE

6. Respondent_____ Father's Name_____

7. Village_____ District_____

8. CROPPING PATTERN, YIELD AND COST

Code	Crops	Area Sown		Production (Kgs)	Total costs incurred	Price (Rs./40kg)
		Kanal	Sq.M.			
1	Rice/Paddy					
2	Maize					
3	Sugarcane					
4	Fodder (Summer)					
5	Millets					
6	Vegetables					
7	Wheat					
8	Fodder (Winter)					
9	Oilseed					
10	Orchards					
11	Other					

9. SOURCE OF IRRIGATION

i) Spring ☐ ii) Channel Irrigation ☐ iii) Lift Irrigation ☐ iv) Tube well ☐ v) Barani ☐

10. PREVALENT LAND RATE (Rs. Per Kanal)

i) Residential_____ ii) Commercial_____ iii) Cultivated_____

iv) Waste_____ v) Grazing_____

11. LAND RENT(Rs./ Year)_____

12. POSSESSION OF HOUSEHOLD ITEMS

Item	No	Value (Rs.)	Item	No	Value (Rs.)
Refrigerator			Van/Pickup		
Television			Gas Cylinder		
Washing machine			VCR/ CD Player		
Geyser			Dish Antenna		
Electric fan			Telephone Landline		
Electric iron			Mobile Phone		
Sewing machine			Air Conditioner		
Radio/tape recorder			Electric Water Pump		
Bicycle			Computer		
Motor cycle/scooter			Other		
Car					

13. ACCESS TO SOCIAL AMENITIES (TICK)

Social Amenities	Available	Not Available	Social Amenities	Available	Not Available
Electricity			Sewerage/Drainage		
Gas			BHU/ Health Care		
Water Supply			School		
Telephone			Mosque		

14. AVERAGE MONTHLY EXPENDITURE ON FOOD AND NON- FOOD ITEMS (Rs.)

14.1	Food Items	Expenses	Non-Food Items	Expenses
	Meat		Bath Soap	
	Ghee		Washing Soap	
	Sugar		Gas Cylinder	
	Flour		Fuel Wood	

Legumes		Kerosene Oil	
Vegetables		Vehicle Fuel (Petrol/Diesel)	
Spices		Other	
Tea Leaves			
Milk			
Other			

15. AVERAGE. MONTHLY BILLS (RS.)

- i) Electricity _____ ii) Telephone _____ iii) Water _____ iv) Gas _____
v) Cable _____

16. EXPENDITURE ON CLOTHES AND SHOES DURING LAST YEAR (RS.) _____**17. Occasional expenses during last year (Rs.) _____**
(Expenditures on meeting, social obligations such as ceremonies relating to marriages, deaths, etc.)**18. ANNUAL EXPENDITURE ON HEALTH CARE (RS.) _____****19. HOUSING CONDITIONS**

19.1 Total Area of the House (Sq. m): _____ 19.2) Year _____ of
Construction _____

19.3 Present Value of the House (Rs.) _____

19.4 Type of Structure

- i) Made with Mud _____ ii) Made with mud & bricks _____
iii) Stone Masonry _____ iv) Made with cement & Bricks _____
v) Concrete _____

20. STRUCTURE DETAILS

Type of Structure	No. of Rooms	Type
Living rooms		
Animal shed/room		
Other shed / Kitchen		
Bathroom (Separate / Attached)		
Latrine		
-Open		

-Flush		
--------	--	--

21. LIVESTOCK INVENTORY

Livestock	Adult (No.)	Calf No.	Present Value (Rs.)
Buffaloes			
Cows			
Ox			
Bulls			
Horse			
Donkey			
Sheep/Goat			
Poultry			
Other			

22. WOMEN'S PARTICIPATION AND ROLE IN DIFFERENT HOUSEHOLD ACTIVITIES

Activities	Participation Extent (%)	Decision Making Extent (%)
Household activities		
Child caring		
Farm/Crop activities		
Livestock rearing		
Sale & Purchase of properties		
Social obligations (marriage, birthday & other functions)		
Local representation (councilor/political gathering)		

23. PERCEPTIONS OF RESPONDENTS FOR ACTION ASSOCIATED WITH THE PROJECT

Possible impacts/effects of the Project	Increase	Decrease
Employment opportunities		
Living standard		
Unemployment		
Income generating activities		

24. COMMENTS / OBSERVATIONS:

24.1 Pressing Needs and General Remarks of the Respondent:

Name & Signature of Interviewer: _____ **Dated:**

Annex-2

Details About Affected Families

Sr.	Owner's Name	Father's Name	Village	Tehsil	District	Total Land (Kanals)	Affected Land (Kanals)	Total Family Members	Males	Females	Male Children (below 10yrs)	Female Children (below 10yrs)	Total Children (below 10yrs)	Total Males	Total Females	Occupation
1	SohrabGul	Naymat Shah	Jabba Tar	Pabbi	Nowshera	65	7.10	9	3	3	2	1	3	5	4	Agriculturalist & Shopkeeper
2	Naeem Shah	Naymat Shah	Jabba Tar	Pabbi	Nowshera	70	7.10	7	3	2	2	-	2	5	2	Agriculturalist & Restaurant
3	Akbar Gul	Shah Afzal	Jabba Tar	Pabbi	Nowshera	90	15.00	12	4	4	2	2	4	6	6	Agriculturalist
4	HazartWali	Shah Afzal	Jabba Tar	Pabbi	Nowshera	120	27.32	8	4	2	1	1	2	5	3	Agriculturalist
5	Sher Ali	Khushal Khan	Jabba Tar	Pabbi	Nowshera	90	21.85	8	3	3	-	2	2	3	5	Agriculturalist & Livestock
6	Wakeel Shah	Shah Hussain	Jabba Tar	Pabbi	Nowshera	75	10.80	6	2	2	1	1	2	3	3	Agriculturalist & Labour
7	Behrooz Khan	AajizGul	Jabba Tar	Pabbi	Nowshera	45	7.27	8	3	2	1	2	3	4	4	Shopkeeper & Agriculturalist
8	Sabz Khan	AajizGul	Jabba Tar	Pabbi	Nowshera	60	7.27	7	2	3	2	-	2	4	3	Agriculturalist
9	Shah Afzal	AajizGul	Jabba Tar	Pabbi	Nowshera	60	7.27	9	3	3	2	1	3	5	4	Agriculturalist & Livestock
10	Daad Khan	Akkal Khan	Jabba Tar	Pabbi	Nowshera	110	21.82	9	3	3	1	2	3	4	5	Agriculturalist & Livestock
11	ZafarGul	Khan	Jabba Tar	Pabbi	Nowshera	50	6.32	7	2	2	1	2	3	3	4	Shopkeeper & Agriculturalist
12	Fazal Shah	Khadim Shah	Jabba Tar	Pabbi	Nowshera	100	23.00	8	3	2	1	2	3	4	4	Agriculturalist & Livestock

NTDC: PTEIP (Tranche-4)LARP of 220 kV Nowshera Sub-project

13	Subhan Khan	Jamroz Khan	Jabba Tar	Pabbi	Nowshera	75	15.00	9	3	3	2	1	3	5	4	Agriculturalist & Livestock
14	Nawab Khan	Jamroz Khan	Jabba Tar	Pabbi	Nowshera	90	15.00	7	2	3	1	1	2	3	4	Agriculturalist & Shopkeeper
15	Talib Khan	Jamroz Khan	Jabba Tar	Pabbi	Nowshera	50	6.00	8	3	2	2	1	3	5	3	Agriculturalist & Livestock
16	Said Ahmed	Jamroz Khan	Jabba Tar	Pabbi	Nowshera	65	9.10	10	4	3	2	1	3	6	4	Agriculturalist & Livestock
17	Khanzada	Gulraiz Khan	Spin Kanrhy	Nowshe ra	Nowshera	70	12.45	11	6	3	1	1	2	7	4	Agriculturalist
18	Afzal Khan	Sher Khan	Spin Kanrhy	Nowshe ra	Nowshera	72	14.30	9	5	2	1	1	2	6	3	Agriculturalist
19	Shah Gul	SharGul	Spin Kanrhy	Nowshe ra	Nowshera	55	6.35	10	3	3	2	2	4	5	5	Restaurant & Agriculturalist
20	Shaker Zaman	MuqadarZa man	Spin Kanrhy	Nowshe ra	Nowshera	120	25.86	8	2	2	2	2	4	4	4	Agriculturalist
21	Khalid Khan	Mohammad Ashraf	Spin Kanrhy	Nowshe ra	Nowshera	95	16.40	8	2	4	1	1	2	3	5	Agriculturalist & Livestock
22	Sabzada	Gulraiz Khan	Spin Kanrhy	Nowshe ra	Nowshera	85	12.45	7	3	2	1	1	2	4	3	Agriculturalist
23	InyaturRehman	GulZaman	Spin Kanrhy	Nowshe ra	Nowshera	75	16.38	8	2	3	1	2	3	3	5	Agriculturalist & Livestock
						1,787	311.41	193	70	61	32	30	62	102	91	

220 kV Nowshera Grid Station , KPK Province, Pakistan

LAND ACQUISITION AND RESETTLEMENT PLAN

SUMMARY PAMPHLET

Background

This LARP has been prepared for the sub-project of 220 kV Nowshera and associate transmission line of 2 km, which is one of the 9 sub-projects of tranche-4. This sub-project is located in tehsils Nowshera and Pabbi of District Nowshera, KPK Province, Pakistan. The main objectives of the sub-project is to enhance the transmission capacity of NTDC system by addition of new 220 kV Nowshera substation 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 2 km. 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. The sub-project will involve acquisition of about 311 kanals of private land. Apart from land acquisition, the sub-project will not impact the livelihoods of the people or other assets.

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,. This sub-project involves private land acquisition which is barani and owned by 23 AFs. The land acquisition process has been started by the NTDC under LAA 1894. The owners will be paid according to the replacement value. About 50 kinkar trees owned by 14 AFs will need removing. These are small sized trees at pole stage.

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:

Table 1: Entitlement Matrix for Compensation

Asset	Specification	Affected Persons	Compensation Entitlements ¹³
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/ 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

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

Asset	Specification	Affected Persons	Compensation Entitlements ¹³
			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

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 complaint. 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.

Resettlement Budget

The resettlement budget of the 220 kV Nowshera SS is shown as under.

Table 2: Resettlement Budget

Sr. No.	Description	Unit	Quantity	Unit Rate (Rs.)	Amount (Rs.)	Remarks
A)	Land Acquisition					
	Construction of new 220 kV Grid Station	Kanal	311		60,120,000	
			207	200,000	41,400,000	
			104	180,000	18,72,0000	
B)	Affected Crops	Kanal	311	1988.07	618290	
C)	Affected Trees	No.	50	1500.00	75,000	
D)	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).
E)	External Monitoring Agency	-	-	-	500,000	
F)	Sub-total (A+B+C+D+E)	-	-	-	60,813,290	
	Contingencies @ 5%	-	-	-	3,040,664	
	Grand Total	-	-	-	63,853,954	
	US\$		-	-	624,336	

1 US \$= Rs. 102.27 as of 13 September, 2014.

DETAILS ABOUT COMPENSATION FOR LAND AND TREES FOR INDIVIDUAL AFS

Sr.	Owner's Name	Father's Name	Total Land (Kanals)	Affected Land	Price Per Kanal (Rs.)	Total Cost of Land (Rs.)	Crop Compensation		Trees Compensation			Total Compensation (Rs.)
							Income /Kanal (Rs.)	Crop Compensation (Rs.)	No. of Trees	Price/ Tree (Rs.)	Tree Costs (Rs.)	
1	SohrabGul	Naymat Shah	65	7.1	200000	1420000	2000	14200	3	1500	4500	1438700
2	Naeem Shah	Naymat Shah	70	7.1	200000	1420000	2000	14200	5	1500	7500	1441700
3	Akbar Gul	Shah Afzal	90	15	200000	3000000	2000	30000	4	1500	6000	3036000
4	HazartWali	Shah Afzal	120	27.32	200000	5464000	2000	54640	5	1500	7500	5526140
5	Sher Ali	Khushal Khan	90	21.85	200000	4370000	2000	43700	5	1500	7500	4421200
6	Wakeel Shah	Shah Hussain	75	10.8	200000	2160000	2000	21600	0	1500	0	2181600
7	Behrooz Khan	AajizGul	45	7.27	200000	1454000	2000	14540	1	1500	1500	1470040
8	Sabz Khan	AajizGul	60	7.27	200000	1454000	2000	14540	3	1500	4500	1473040
9	Shah Afzal	AajizGul	60	7.27	200000	1454000	2000	14540	0	1500	0	1468540
10	Daad Khan	Akkal Khan	110	21.82	200000	4364000	2000	43640	4	1500	6000	4413640
11	ZafarGul	Khan	50	6.32	200000	1264000	2000	12640	5	1500	7500	1284140
12	Fazal Shah	Khadim Shah	100	23	200000	4600000	2000	46000	6	1500	9000	4655000
13	Subhan Khan	Jamroz Khan	75	15	200000	3000000	2000	30000	0	1500	0	3030000
14	Nawab Khan	Jamroz Khan	90	15	200000	3000000	2000	30000	0	1500	0	3030000
15	Talib Khan	Jamroz Khan	50	6	200000	1200000	2000	12000	2	1500	3000	1215000
16	Said Ahmed	Jamroz Khan	65	9.1	200000	1820000	2000	18200	4	1500	6000	1844200
17	Khanzada	Gulraiz Khan	70	12.45	180000	2241000	2000	24900	0	1500	0	2265900
18	Afzal Khan	Sher Khan	72	14.3	180000	2574000	2000	28600	0	1500	0	2602600
19	Shah Gul	SharGul	55	6.35	180000	1143000	2000	12700	0	1500	0	1155700
20	Shaker Zaman	MuqadarZaman	120	25.86	180000	4654800	2000	51720	0	1500	0	4706520
21	Khalid Khan	Mohammad Ashraf	95	16.4	180000	2952000	2000	32800	2	1500	3000	2987800
22	Sabzada	Gulraiz Khan	85	12.45	180000	2241000	2000	24900	0	1500	0	2265900

NTDC: PTEIP (Tranche-4)LARP of 220 kV Nowshera Sub-project

23	InyaturRehman	GulZaman	75	16.38	180000	2948400	2000	32760	1	1500	1500	2982660
			1,787	311		60198200		622820	50		75000	60896020