

Social Monitoring Report

Social Monitoring Report
Period Covered: October-December 2015

PAK: MFF – Power Transmission Enhancement Investment Program (Tranches 3 and 4)

Prepared by National Transmission and Dispatch Company, Federal for the Asian Development Bank.

NOTES

- (i) The fiscal year (FY) of the Government of the Islamic Republic of Pakistan and its agencies ends on 30 June.
- (ii) In this report “\$” refer to US dollars.

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LIST OF ABBREVIATIONS

ADB	Asian Development Bank
ALAO	Assistant Land Acquisition Officer
AP	Affected Person
DDR	Due Diligence Report
DP	Displaced Person
EMA	External Monitoring Agency
EMR	External Monitoring Report
ESIC	Environment and Social Impacts Cell
GDP	Gross Domestic Product
GOP	Government of Pakistan
GRC	Grievance Redress Committee
GS	Grid Station
LAA	Land Acquisition Act 1894
LAC	Land Acquisition Collector
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
MFF	Multi Tranche Financing Facility
NGO	Non-Governmental Organization
NTDC	National Transmission and Dispatch Company
PD	Project Director
PIU	Project Implementation Unit
PKR	Pakistani Rupee
PMU	Project Management Unit
SDO	Sub Divisional Officer
SPS	Safeguard Policy Statement 2009
TL	Transmission Line
ToR	Terms of Reference
XEN	Executive Engineer

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1. INTRODUCTION

1.1 Background

On the request of GOP, ADB has extended financing through a Multi-Tranche Financing Facility (MFF) for US \$ 800 Million over 10 years. The MFF was approved in 2007 with the purpose to provide long term loan requirements that will be drawn in stages to NTDC in order to develop the country's power transmission system to cope with the growing demand of electricity that already exists and the increases implied by the GDP targets of the Government.

The current situation in Pakistan is that the transmission system is unable to cope with the existing demand in some areas, has unsupplied demand at peak times and there are voltage control issues and a high risk of instability under certain outage conditions. The first priority of the MFF is to address these existing system constraints. In parallel with this, the evacuation requirements of the upcoming IPPs and new generation facilities will be addressed.

1.2 Project Description

The MFF is planned to be disbursed in 4 tranches each covering several subprojects. This external monitoring report covers the implementation of land acquisition and resettlement plan status of 2 tranches i.e. tranche 3 and tranche 4 sub projects.

The tranche 3 of the MFF covers the following 4 subprojects:

1. 500 kV Jamshoro - Moro - Rahim Yar Khan Transmission Line alongwith 500 kV switching station at Moro and extension at 500 kVJamshoro, Dadu and Rahim Yar Khan substations
2. 220 kV Uch-II-Sibbi Double Circuit Transmission Line (125 km)
3. 220 kV MansehraGridstation (New Gridstation)
4. Procurement of Gridstation material for updating/replacement of existing depleted material

Out of the total 2 subprojects 500 kV Jamshoro - Moro - Rahim Yar Khan Transmission Line alongwith 500 kV switching station at Moro and extension at 500 kVJamshoro, Dadu and Rahim Yar Khan substations and 220 kV Uch-II-Sibbi Double Circuit Transmission Line (125 km) have LAR impacts and LARPs were prepared and submitted. For the remaining projects only DDRs were prepared.

The tranche 4 of the MFF covers the following subprojects:

1. 220 kV Nowshera Grid Station and 2km Transmission Line
2. 220 kV Chakdara Grid Station and 85km Transmission Line
3. 220 kV D.I.Khan Grid Station and 100km Transmission Line
4. Dispersal of Power from 747 MW Power Plant at Guddu (Guddu-Muzaffargarh 256 km T/L)
5. 220 kV Lalian GS and TL (6 km)
6. Extension of 2 Line Bays at 500kV Gujranwala Grid Station
7. Augmentation of 500/220kV Auto transformer at 500kV Rewat grid station
8. Extension of 500/220kV, 450 MVA auto transformer at 500kV Jamshoro Substaion

9. Procurement of GSO Vehicles

Out of the total only 5 projects i.e. 220 kV Nowshera Grid Station and 2km Transmission Line, 220 kV Chakdara Grid Station and 85km Transmission Line, 220 kV D.I.Khan Grid Station and 100km Transmission Line, Dispersal of Power from 747 MW Power Plant at Guddu (Guddu-Muzaffargarh 256 km T/L, and 220 kV Lalian GS and TL (6 km) have LAR related impacts. For the first four projects LARPs were prepared and submitted to ADB. For the 5th project i.e. 220 kV Lalian GS and TL (6 km) the LARP is under preparation.

1.3 Need and Objectives of External Monitoring Report (EMR)

Monitoring is an integral part of resettlement process that entails monitoring of preparation and implementation of LARP and as laid down in the ADB's SPS 2009. In accordance with the ToR, the objective of the external M&E is to review implementation, as well as to assess and validate the following:

- a. Achievement of resettlement objectives,
- b. Changes in living standards and livelihood and restoration of the economic and social base of the displaced persons (DPs),
- c. The effectiveness, impact and sustainability of the proposed entitlements,
- d. Need for further mitigation measures (if any)
- e. Institutional arrangements and capacity to implement resettlement, and suggest recommendations and remedial measures/ time-based corrective action plan.

2. METHODOLOGY

The methodology adopted for the preparation of this external monitoring report, covering a period from October 2015 to December 2015, included review of project related documents, physical verification; and review of institutional arrangements for LARP implementation and redress of community complaints. In addition consultative meetings were also held with the project staff involved in the implementation of LARP.

2.1 Review of Project Documents

The project documents, including resettlement framework, LARP and DDR; internal monitoring reports, quarterly progress reports, status of LAR implementation, ADB Aide Memoire and other relevant documents were reviewed. The official letters issued and other notifications relating to the LARP implementation were also reviewed.

2.2 Data Collection and Analysis

Data from both PIU and field was collected, analyzed and accordingly updated. The data collection and compilation was carried out in December 2015.

3. STATUS OF IMPLEMENTATION OF LARPs AND DDRs

This EMR covers (i) process and stages of payment of compensation in NTDC projects and (ii) implementation of approved LARPs and DDRs of the Tranche 3 and Tranche 4 subprojects. The compilation of this EMR includes review of secondary information including implementation of LARPs and DDRs. The EMR covers the following aspects of LARP:

- i) No. of Affected Persons (APs)
- ii) Project impacts including land and non-land assets including crops, trees and structures and

- iii) Status of payments made to the DPs by types of impacts,
- iv) Institutional set up and implementation arrangements

3.1 Process and stages of payment of compensation in NTDC projects

As per provisions of Telegraph Act 1910, NTDC does not acquire the land under tower foundations and transmission line route. Only compensation is paid for the loss of assets (trees, crops, structures etc.). While for grid station construction, the land is acquired through private negotiation or by applying Land Acquisition Act, 1896 (LAA, 1896).

The compensation procedures adopted by NTDC for 500 kV, 220 kV and 132 kV Transmission Line Projects, are as under:-

During the construction of 220 kV and 500 kV Transmission Lines, the damages to the crops, trees and built up properties take place at the following stages.

- Survey/soil investigations
- Concreting of tower foundation
- Erection of Towers
- Stringing of Conductors and Wires

At each stage the damages are properly assessed, evaluated and compensated in accordance with the prevailing rules and regulations of the Government in addition to these, the damages caused for the removal of high trees and built-up properties, for public safety and integrity of the transmission lines, from within the 30-m wide corridor are also adequately compensated. These are elaborated in the succeeding paragraphs.

Compensation at the Time of Survey/Soil Investigations

During detailed survey and soil investigation work for the tower footings, the damages caused to the existing crops are recorded and estimates prepared for the compensation amount by the concerned revenue staff – Patwari. The estimates are prepared in accordance with the approved rates provided by the concerned Deputy Commissioner. The record of the Patwari is verified by the Assistant Land Acquisition Officer (ALAO) and Sub Divisional Officer (SDO) who is the Engineer in-charge of the work. After verification the record is submitted to the competent authority for approval and arrangement of payment to the affected persons. Accordingly the funds are released for prompt payment to the affected persons.

Compensation at the time of construction of Foundations for Towers (Excavation Concreting)

At the time of concreting of foundations of towers considerable movement of vehicles for transportation of materials/water and steel formwork is involved. This movement and storage of material cause damages to the existing crops. In this case also the damages for the access road to the tower locations are also recorded/ evaluated. The concerned Revenue Staff, including Patwari and Qanoongo, maintain the record which is verified by the ALAO and concerned SDO. The compensation amount for the damages is calculated in accordance with the prevailing approved rates for the crops/trees provided by the respective Deputy Commissioner. After verification, SDO submits the compensation cases to the competent authority for approval. On approval the payment is immediately made to the affected persons. No payment is made for the land for the tower footing and the landowner is allowed for the use of land under the towers.

Compensation at the time of tower erection and installation of insulators and fittings.

The same procedure is adopted as described in section 3.1 above

Compensation at the time of stringing of conductors

The stringing of conductors involves the movement of equipment and vehicles along the corridor, which may involve the cutting of trees, and considerable damages to the existing crops. The revenue staff, including Patwari, Qanoongo and ALAO is always at the site to complete the record for the damages. On completion of the estimates and their approval the compensation amount is disbursed promptly.

During stringing activities the built-up properties and other structures like pump houses that are likely to affect the required clearance for the transmission line are identified and evaluated for compensation and relocation. The Sub Divisional Engineer In-charge of the work along with the Sub Engineer (Civil) prepare the cost estimates for the relocation of these structures and after proper scrutiny and approval, the compensation is paid as per the rates announced by the Government.

3.2 Implementation of LARP

3.2.1 Tranche 3 sub projects

There are a total of 4 subproject under the tranche 3 which are:

1. 500 kV Jamshoro - Moro - Rahim Yar Khan Transmission Line alongwith 500 kV switching station at Moro and extension at 500 kVJamshoro, Dadu and Rahim Yar Khan substations
2. 220 kV Uch-II-Sibbi Double Circuit Transmission Line (125 km)
3. 220 kV Mansehra Gridstation (New Gridstation)
4. Procurement of Gridstation material for updating/replacement of existing depleted material

For sub project 1 i.e. 500 kV Jamshoro - Moro - Rahim Yar Khan Transmission Line along with 500 kV switching station at Moro and extension at 500 kVJamshoro, Dadu and Rahim Yar Khan substations, LARP was prepared for the transmission line component only as the land for the switching station is already owned by NTDC.

The total number of APs as per LARP were 1692, these APs were divided into three lots in order to keep the size manageable. In lot 1 there were a total of 485 APs which were to be paid a total amount of PKR 177592000. Out of the total 251 APs have been paid an amount of PKR 6473819. The remaining 234 APs are expected to be apid in July 2016 when the erection of towers and stringing work starts. In lot 2 there are a total of 615 APs out of which 99 APs have been paid an amount of PKR 4393500. Remaining516 APs are to be paid an amount of PKR 369,506,500 in July 2016. For lot 3 there a total of 592 APs out of which 287 APs have been paid an amount of PKR 5752477. The remaining 305 APs will be paid an amount of PKR 284,079,523 and the payment is expected to commence at the tower erection stage in July 2016.

For subproject 2 i.e. 220 kV Uch-II-Sibbi Double Circuit Transmission Line (125 km), the LARP needs to be updated as the route of the transmission line has been changed. NTDC is in the process of hiring of consultant for the updating of LARP and at the time of filing of this report the position had already been advertised.

For sub project 3 i.e. 220 kV MansehraGrid station (New Grid station) NTDC had submitted a Due Diligence Report (DDR) as the land for the grid station is already owned by NTDC and there are no foreseeable LAR impacts.

For subproject 4 i.e. procurement of gridstation material for updating/replacement of existing depleted material no LAR documentation is required as there will be no LAR impacts.

The table below gives sub project wise details of the LAR implementation status for each sub project.

Table 3-1: Status of LAR implementation for tranche 3 subprojects

S.No.	Subproject	Documentation type and status	Status of Implementation	Actions taken/ required to complete payments
1	Third 500 kV Circuit Jamshoro-Tando Jam – Moro-RehimYar Khan along with Switching Station at Moro	LARP approved on 26-06-2015. NTDC has own land for the Switching Station. The LARP was prepared for the payment of compensation for 1692 APs of TL only	Lot 1: Total APs-485 Total Amount-- 177592000 APs Paid---251 (Nov & Dec 2015) Amount Paid-6473819 Remaining APs-234 Lot2: Total APs-615 Total Amount- 373900000 APs Paid-99 (Oct 2015) Amount Paid-4393500 Remaining APs-516 Lot3: Total APs-592 Total Amount- 289832000 APs Paid-287 (Oct 2015) Amount Paid-5752477 Remaining APs-305	The payment to remaining APs will be made as per the following schedule: Lot 1: Stage: Foundation Date: -July 2016 No. of APs -234 Amount -171118181 Lot 2: Stage: Foundation Date: -July 2016 No. of APs -516 Amount -369506500 Lot 3: Stage: Foundation Date: -July 2016 No. of APs -305 Amount -284079523
2	220KV Uch-II-Sibi Transmission Line	Revised LARP to be prepared.	Transmission Line route has been rerouted and LARP need to be revised. The Consultant is being hired to revise the LARP.	NIL
3	220 KV Grid Station Mansehra	DDR prepared, submitted and approved by ADB on 01-11-2011.	No LAR issues	NIL

3.2.2 Tranche 4 sub projects

There are a total of 9 subprojects under the tranche IV. These projects are as follows:

1. 220 kV Nowshera Grid Station and 2km Transmission Line
2. 220 kV Chakdara Grid Station and 85km Transmission Line
3. 220 kV D.I.Khan Grid Station and 100km Transmission Line
4. Dispersal of Power from 747 MW Power Plant at Guddu (Guddu-Muzaffargarh 256 km T/L)
5. 220 kV Lalian GS and TL (6 km)
6. Extension of 2 Line Bays at 500kV Gujranwala Grid Station
7. Augmentation of 500/220kV Auto transformer at 500kV Rewat grid station
8. Extension of 500/220kV, 450 MVA auto transformer at 500kV JamshoroSubstaion
9. Procurement of GSO Vehicles

Out of the total only 5 projects have LAR related impacts whereas the remaining 4 subprojects (Sr. No. 6 to 9) do not require any LAR related actions. The status of subprojects having LAR impacts is given below:

For sub project 1 i.e. 220 kV Nowshera Grid Station and 2km transmission line, land measuring 311 kanals (38.8 Acres) is to be acquired for the grid station site. The total number of APs for the grid station and the transmission line is 23. NTDC prepared the LARP which was submitted to ADB and was approved on 17.12.2014. As per the LARP the 23 APs are entitled to a total compensation amount of PKR 65,030,000. So far the LARP implementation has not started as the project is still in the bidding process. It is expected that the payment will start in August 2016 when the foundation work starts.

For subproject 2 i.e. 220 kV Chakdara Grid Station and 85km Transmission Line 33 acres of land was required for the construction of grid station. LARP was prepared for the APs of grid station and transmission line and was submitted to ADB. The LARP was approved on 11 October 2014 and the land was acquired in October 2015. There were a total of 30 APs for the grid station site which have already been paid a total compensation amount of PKR 33,000,000 in October 2015.

For the transmission line there are a total of 199 APs which are entitled to a compensation amount of PKR 50,221,000. The payment to these APs has not started yet as the sub project is in bidding phase and compensation payments are expected to commence in July-August 2016 when the foundation work for the transmission line starts.

In subproject 3 i.e. 220 kV D.I.Khan grid station and 100km transmission line, NTDC owns 60 acres of land for the grid station and therefore there will be no land acquisition. LARP was however prepared for the transmission line component in which there are 296 APs. LARP was submitted to ADB and approved on 11 October 2014 according to which the APs are entitled to a compensation of PKR 67,011,000. The payment to the APs has not started yet as the transmission line component is in bidding phase and compensation payments are expected to commence in July-August 2016 when the foundation work for the transmission line starts.

For subproject 4 i.e. dispersal of power from 747 MW power plant at Guddu (Guddu-Muzaffargarh 256 km T/L) LARP was prepared and approved by ADB on 11 October 2014 for 259 transmission line APs. The APs are entitled to a compensation of PKR 85,228,518. The

implementation of LARP has not started as yet because the subproject is in bidding phase and compensation payments are expected to commence in July-August 2016 when the foundation work for the transmission line starts.

In subproject 5 i.e. 220 kV Lalian Grid Station and 6 km Transmission Linethe LARP is under preparation. A total of 276 kanals (34.5 acres) of land is planned to be acquired for the grid station site having a total of 25 APs. For the 6 km transmission line the number of APs is also 25. The compensation calculated for both the components is PKR 75,494,841. The payment process will start once the LARP is finalized and approved by ADB.

The remaining projects in the tranche are augmentation and procurement projects which have no LAR impacts and therefore required no safeguard documentation.

The table below gives project wise details of the LAR implementation status:

Table 3-2: Status of LAR implementation for tranche 4 subprojects

S.No.	Subproject	Documentation type and status	Status of Implementation	Actions taken/ required to complete payments
1	220 kV Nowshera Grid Station and 2km Transmission Line	Nowshera LARP was submitted and approved by ADB on 17.12.2014. Land for Grid Station measuring 311 Kanals (38.8 Acres) is being acquired for the GS. Total 23 APs for GS & TL.	Total APs-23 Total Amount-65,030,000 APs Paid-NIL	The subproject is in the bidding process. Payment to remaining APs will be made once the bidding process is complete and the contractor is mobilized. Expected date for payment commencement is July-Aug 2016.
2	220 kV Chakdara Grid Station and 85km Transmission Line	LARP submitted and approved by ADB on -11-10-2014 33 Acres of land to be acquired for the GS having 30 APs. APs for TL are 199 The land was acquired in Oct. 2015	Total APs-229 Total Amount-83,221,000 30 Land APs for GS Paid- Amount Paid-33,000,000 Remaining T/L APs-199	The subproject is in the bidding process. Payment to the APs of transmission line will commence once the foundation work starts i.e. July August.
3	220 kV D.I.Khan Grid Station and 100km Transmission Line	LARP approved on - 11-10-2014 NTDC has 60 acres of owned land for the GS. APs for TL are 296	Total APs-296 Total Amount-67.011,000 APs Paid: NIL	The subproject is in the bidding process. Payment to the APs of transmission line will commence once the foundation work starts i.e. July August.
4	Dispersal of Power from	LARP submitted and approved by ADB on	APs Paid NIL	The subproject is in the bidding process.

	747 MW Power Plant at Guddu (Guddu-Muzaffargarh 256 km T/L)	11-10-2014. Total APs for TL are 259		Payment to the APs of transmission line will commence once the foundation work starts i.e. July August.
5	220 kV Lalian GS and TL (6 km)	LARP is under preparation. 276 Kanals of land for the GS having - 25APs. APs for TL are - 25 The land is being acquired.	Total APs-50 Total Amount-75,494,841 APs Paid-NIL	The LARP for the subproject is being prepared. Payment to the APs will commence once the LARP is approved and the bidding process is complete. Expected in July-August 2016
6,7,8,9	Extension of 2 Line Bays at 500kV Gujranwala Grid Station	No LAR impacts.	NA	NA
7	Augmentation of 500/220kV Auto transformer at 500kV Rewat grid station	No LAR Impacts	NA	NA
8	Extension of 500/220kV, 450 MVA auto transformer at 500kV Jamshoro Substation	No LAR Impacts	NA	NA
9	Procurement of GSO Vehicles	No LAR impacts	NA	NA

3.3 Efforts made by NTDC to ensure payments

- Public notices have been issued to the APs, who are informed regarding their entitlements and invited to come and claim their compensation at the designated place and venue.
- Information regarding early collection of compensation is also conveyed through public consultation meetings, the record and attendance with signatures and thumb impressions are maintained as part of the record at PMU office.

3.4 Institutional Arrangements for LARP Implementation

The overall responsibility of LARP implementation lies with the Project Implementation Unit (PIU) established at the respective project sites. The PIU is headed by a Project Director (PD), who is supported by 2 Executive Engineers (XEN) and 4 Sub Divisional Officers (SDO). The SDOs supervise the land and revenue staff which consists of Patwari, Quwangoo and an assistant land acquisition officer (ALAO). The concerned Revenue Staff, including Patwari and Qanoongo, maintain the record which is verified by the ALAO and concerned SDO. The compensation amount for the damages is calculated in accordance with the prevailing approved rates for the crops/trees provided by the respective Deputy Commissioner. After verification, SDO submits the compensation cases to the competent authority for approval. On approval the payment is immediately made to the affected persons.

Social safeguard unit of ESIC established at the NTDC headquarter is responsible to monitor the overall compensation payments process of land acquisition and damages accrued during construction activities. Social safeguard unit also participates in the grievance redressal process to address the complaints and grievances as per local laws and ADB guidelines. Assistant Manager social safeguard is a member of Grievance Redressal Committee

3.5 Grievance Redress Mechanism

A grievance redress mechanism is in place at NTDC in order to ensure that all the APs are not only informed about their entitlements but their reservations and grievances are resolved in a timely manner. The table below gives the details of the grievance resolution process adopted by NTDC.

Table: Grievance Resolution Process

Land & Crop Compensation Issues	Other Compensation or Project Issues
1. First, complaints resolution will be attempted at village level through the involvement of NGOs.	1. First, complaints resolution will be attempted at village level through the involvement of the local NGO & ESIC, and project staff.
2. If still unsettled, a grievance can then be lodged to the LAC who has 30 days to decide on the case.	2. If still unsettled, a grievance can be lodged to the PMU, which will have 30 days to respond.
3. If no solution was reached a grievance can be lodged with support of the LCC to the PMU. The AP must lodge the complaint within 1 month of lodging the original complaint with the LAC and must produce documents supporting his/her claim. The PMU will provide the decision within 21 days of registering the complaint. The PMU decision must be in compliance with this LARF provisions.	3. If no solution was reached a grievance can be lodged with support of the LCC to the PMU. The AP must lodge the complaint within 1 month of lodging the original complaint with the LAC and must produce documents supporting his/her claim. The PMU will provide the decision within 21 days of registering the complaint. The PMU decision must be in compliance with this LARF provisions.
4. Should the grievance redress system fail to satisfy the AP, they can further submit their case to the appropriate court of law as per the process set out in Sections 18 to 22 of the LAA (1894).	4. Should the grievance redress system fail to satisfy the AP, they can further submit their case to the appropriate court of law as per the process set out in Sections 18 to 22 of the LAA (1894).

Grievance Redress Committee

To get the outstanding disputes resolved and grievances redressed effectively, NTDC will request the respective District Governments for assistance by forming a formal grievance redress committee (GRC) at each district of the Subproject's affected area. NTDC's PIU and LAC will inform all the affected communities of the formation of the same and advise them to file their complaints with the GRC to be established at their respective district headquarters. The GRC's structure is shown in Figure below:

Figure: Structure of a Grievance Redress Committee

Project Manager, PIU, NTDC (Coordinator)			
District Administrator (or Tehsil Administrator) (Principle Member)	District Revenue Officer/s (DORs/LACs) (Member/s)	(NGOs. & AP's representatives) (Member)	Head of ESIC, NTDC (Member-Secretary)

Till the filing of this report no grievances were filed with the GRC as most of the APs had petty issues which were resolved at the project level.

4. RECOMMENDATIONS AND WAY FORWARD

- The monitoring arrangements as provided in LARF and LARPs need a lot of improvement. The ESIC needs to establish a sub-section in ESIC with M&E expert to undertake internal monitoring or implementation of LARPs and disbursement of compensation to the APs and provide quarterly internal monitoring reports to ADB.
- External Monitoring Agency (EMA) or a consultant needs to be urgently engaged by ESIC to undertake external monitoring of LARPs and confirm/validate its implementation. The next quarterly internal and external monitoring reports are due by March 2016; therefore ESIC must engage both internal and external monitors at the earliest so the timely reporting is ensured.
- ESIC needs to establish a detailed safeguards management information system and a computerized monitoring and evaluation system which should generate monitoring reports for EMA to verify and validate.
- Record keeping needs to be improved at the NTDC ESIC cell, although the record regarding the LAR payments and grievances is maintained at the PIU, however this record is not maintained at the ESIC cell.