

# Resettlement Framework

---

August 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 & Despatch  
Company Limited (NTDC) Pakistan**

**ISLAMIC REPUBLIC OF PAKISTAN**

**GOVERNMENT OF PAKISTAN**

**DRAFT**

**Pakistan: Power Transmission Enhancement  
Investment Program (PTEIP)**

**UPDATED LAND ACQUISITION AND RESETTLEMENT  
FRAMEWORK**

For Sub-projects of Tranche-IV

*March, 2014  
(Revised August, 2014)*

## TABLE OF CONTENTS

### Contents

ABBREVIATIONS	III
DEFINITION OF TERMS	IV
A. INTRODUCTION	1
A1. Background	1
B. LAND ACQUISITION AND RESETTLEMENT PROCESSING REQUIREMENTS	3
C. MFF INVESTMENT PROGRAM	4
D. LEGAL AND POLICY FRAMEWORK	5
D1. Telegraphic Act 1885	6
D2. Land Acquisition Act 1894	6
D3. ADB's Policy and Resettlement Principles	7
D4. Comparison of LAA and ADB Policy Principles and Practices	9
D5. Reconciliation between Pakistan's Acts and ADB SPS	11
D6. Legislation relevant to Land Classification	12
E. COMPENSATION ELIGIBILITY AND ENTITLEMENTS	12
E1. Eligibility	12
E2. Entitlement for Compensation	13
E3. Valuation and Replacement of Assets	18
E4. Land for Land Compensation	18
F. IMPACT ASSESSMENT AND LARP PREPARATION	19
F1. Impact Assessment	19
G. GENDER IMPACTS AND MITIGATION MEASURES	19
H. LARP PREPARATION	20
I. CONSULTATION, PARTICIPATION AND DISCLOSURE	20
I1. Stakeholder's Consultations	20
I2. Information Disclosure Plan	20
J. INSTITUTIONAL ARRANGEMENTS	21
J1. National Transmission and Despatch Company	21
J2. Environment and Social Impact Cell (E&SIC)	21
J3. Project Implementation Unit (PIU)	23
J4. Local Government	23
J5. ADB	24
J6. LAR Coordination Committee	24
J7. Affected Person Committee	24
J8. Grievance Redress Mechanism	26
K. RESETTLEMENT BUDGET AND FINANCING	27
L. MONITORING AND REPORTING	27
L1. General	27
L2. Internal Monitoring	28
L3. External Monitoring	28

## ABBREVIATIONS

ADB	Asian Development Bank
AP	Affected person
AH	Affected Household
DDR	Due Diligence Report
DISCO	Distribution Company
DMS	Detailed Measurement Survey
DOR	District Officer (Revenue)
DPAC	District Price Assessment Committee
EA	Executing Agency
EMA	External Monitoring Agency
EXT	Extension
GRC	Grievance Redress Committee
IA	Implementing Agency
IR	Involuntary Resettlement
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)
PTEIP	Power Transmission Enhancement Investment Program
PFR	Periodic Financing Request
S&I	Survey and Investigation
SPS	Safeguard Policy Statement
WAPDA	Water and Power Development Authority

## DEFINITION OF TERMS

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

**Affected Household**- 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.

**Beneficiary Community** - All persons and households situated within the government-owned or acquired property who voluntarily seeks to avail and be part of the Project and represented by a community association that is duly recognized by the community residents, accredited by the local government, and legally registered with the appropriate institutions.

**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.

**Host Population** - Community residing near the area where the Project beneficiaries are resettled as part of the Project.

**Improvements** - Structures constructed (dwelling unit, fence, waiting sheds, animal pens, utilities, community facilities, stores, warehouses, etc.) and crops/plants planted by the person, household, institution, or organization.

**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.

**Mouza/ Village:** 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.

**Rural Area** – as per the definition in the People’s Local Government Ordinance, any area other than an urban area.

**Urban Area** - as per the definition in the People’s Local Government Ordinance, an area defined as such under the Ordinance.

**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 and indigenous people.

## Updated Land Acquisition and Resettlement Framework

### A. INTRODUCTION

#### A1. Background

1. The Government of Pakistan and the Asian Development Bank (ADB) agreed to provide loan through multi-*tranche* financing facility (MFF) for the implementation of Power Transmission Enhancement Investment Program to meet the requirements of NTDC<sup>1</sup> for financing of the sub-projects planned for implementation under short, medium and long term. This Investment Program seeks to (i) rehabilitate, augment, and expand parts of the system to meet current generation capacities; (ii) expand and augment the system to cope with future power generation stations; and (iii) ensure continued operation and maintenance in accordance with best international practices. Thus, the major aim of PTEIP is enhancement in the capacity of the transmission system by rehabilitation, extension, augmentation & expansion of existing 500 kV & 220 kV network of NTDC, to meet the growing power demand in the country.

2. The staged draw down requirement, in this case, will be due to a combination of the multiple sub project nature of the overall development of the transmission system, the ability of the Executing Agency to deliver the required level of system development under a single draw down of funds combined with the uncertainty of timing and sequence of some of the longer term requirements (e.g. the sequencing of the coal and hydro major projects, and the commissioning dates of the IPPs currently in the development phase). Thus, the purpose of the MFF is to fund NTDC to develop the country's electricity transmission system to cope with the growing demand of power that already exists and the increases implied by the GDP targets of the Government.

3. The current situation in Pakistan is that the transmission system is currently unable to cope with existing demand in some areas, has unsupplied demand at peak times; 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 facility will be addressed.

4. The first 3 tranches of funds have drawn against the MFF to fund the sub projects and to address the implementation consultancy support requirement for various tranches of the loan. The implementation consultancy is not necessarily restricted to the technical requirements to carry out the transmission system sub projects identified, but also includes capacity building and institutional strengthening aspects that are identified as being necessary to enable NTDC to carry out the on-going commitments as a commercially viable national transmission operating organization.

5. The sub-projects under MFF 1-3 Tranches are already under implementation at different stages, while 9 sub-projects are proposed for Tranche-IV. Tranche-IV 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

---

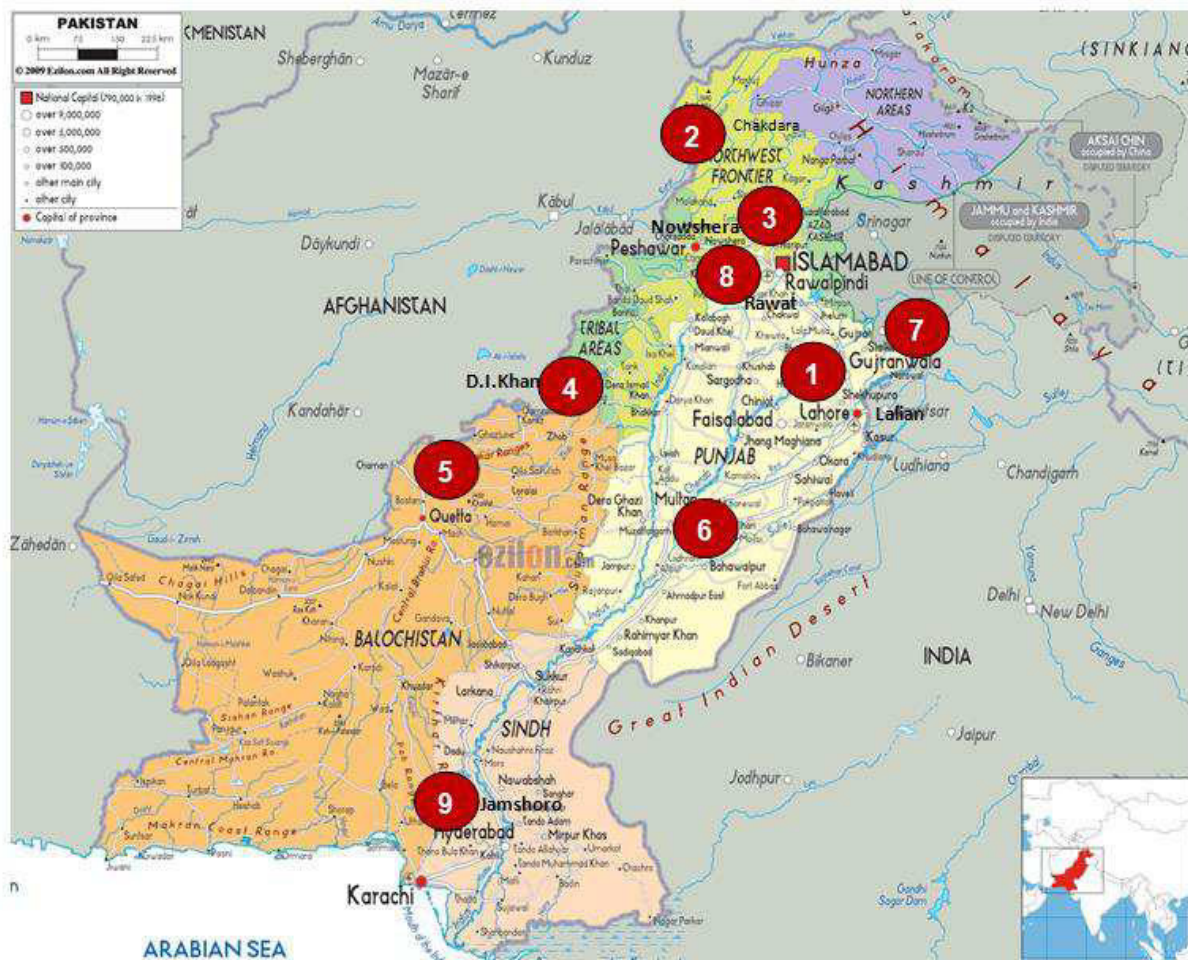
<sup>1</sup>National Transmission and Despatch Company (NTDC) inherited the transmission assets at voltage level of 500 kV and 220 kV from Water and Power Development Authority (WAPDA) and is responsible for maintenance, operation and development of the network. The main objective of NTDC Power Sector Program is to provide adequate facilities for reliable and stable transmission of electrical power, keeping in view the growing demand of domestic, commercial, industrial and agriculture sector.

and system risks. In this context, NTDC has prepared sub-projects for Tranche-IV under the existing MFF.

6. Of the total 9 proposed sub-projects under tranche-IV, there are extension & augmentation of 4 500 kV grid stations, construction of 5 new grid stations and installation & up-gradation of 8 feeding transmission lines of about 500 kilometers. The sub-projects are located in all four provinces of Pakistan (i.e. Punjab, Sindh, KPK and Balochistan) in the administrative set-up of 9 Districts.

7. This is the updated Land Acquisition and Resettlement Framework (LARF) for the sub-projects of Tranche IV of MFF. The LARF is in conformity to ABD Safeguard Policy Statement (2009) and applicable laws and regulations of the Government of Pakistan. Thus, the LARPs and DDRs of sub-projects will be prepared in-line with this LARF. This LARF is endorsed to ADB for review and approval; and accordingly its disclosure at NTDC & ADB website.

### Location Map of the Sub-projects





## B. LAND ACQUISITION AND RESETTLEMENT PROCESSING REQUIREMENTS

8. Land acquisition will follow the Land Acquisition Act of 1894, relevant Provincial Laws and Ordinance and the ADB's Safeguard Policy Statement (SPS 2009). Based on ADB policy and practice, the appraisal of the MFF and each tranche of funding and the approval of the implementation of sub-projects under each tranche will require the preparation of the following documents:

- (i) The LARF for the MFF applicable to all sub-projects will be reviewed and, if necessary, updated then resubmitted to ADB and Government for approval as a condition to access each new *tranche* under the MFF.
- (ii) The Initial Poverty & Social Assessment for each *tranche* will indicate if land acquisition and resettlement impacts are likely to occur, their type, magnitude, and whether Indigenous Peoples (IPs) may be affected.
- (iii) For each subproject under a *tranche* requiring land acquisition and resettlement, either a Land Acquisition and Resettlement Plan (LARP) in case the private land assets are to be acquired or a Land Acquisition and Resettlement Due Diligence Report (LARDDR) in case of government or state land will be prepared based on the detailed design of the proposed intervention. In some cases the preparation of a LARP or LARDDR may have to wait until the detailed design and the exact locations requiring land acquisition are known. A LARDDR is to be prepared for subprojects where the ADB policy on involuntary resettlement will not be triggered, usually where government owned land is acquired. Detailed information will be provided in the LARDDR on how land will be procured. The LARP will detail the compensation and/or rehabilitation plan to be implemented before access to the land for civil works is allowed.

9. As detailed in the SPS, the content and complexity of a LARP will vary depending on the level of scale and severity of a subproject impacts. This categorization is carried out by the ADB. The Pakistan Resident Mission (PRM) of ADB will review all category "C" and "B" subprojects, while category "A" subprojects will be reviewed by ADB Headquarter.. For Category "A" and "B" projects, LARPs will be prepared following the outline in Appendix A.

10. As outlined in ADB policy and practice, the MFF will be conditional based upon the appraisal of each *tranche*. The approval of the start of any sub-project civil works will also be conditional, based on the following land acquisition and resettlement appraisal work having been carried out:

- (iv) **The MFF and tranche appraisal:** Conditional to the preparation of (a) a LARF for the MFF acceptable to ADB.
- (v) **Following tranche review:** Conditional to (a) review/update of the LARF (if necessary), and (b) preparation for each project with a LARP/LARDDR fitting the revised LARF approved by the ADB.
- (vi) **Award of contracts;** Conditional to full implementation of LARP and third-party validation through external monitoring agency (EMA). Such a condition will be clearly spelled out in the text of the civil works contract.

### **MFF of Tranche-IV**

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

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

12. **Selection Criteria.** Early screening will be undertaken to select sites where land acquisition and consequent involuntary resettlement are to be avoided or, where this is not possible, then minimized. Options assessment with relevant data will be presented in each LARP. Sites that impact on indigenous people will not be selected. All efforts will be made to select unencumbered government land.

### **C. MFF INVESTMENT PROGRAM**

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

14. The first 3 tranches of funds have drawn against the MFF to fund the sub projects and to address the implementation consultancy support requirement for various tranches of the loan. The sub-projects under MFF 1, 2 and 3 Tranches are already under implementation at different stages (Table 1.1), while 9 sub-projects are proposed for Tranche-IV. Tranche-IV is to address the identified sub-projects to reinforce, augment and expand the existing transmission network to cope with existing generation capacity and current demand profiles by removal of constraints and system risks. In this context, NTDC has prepared sub-projects for Tranche-IV under the existing MFF.

15. Of the total 9 proposed sub-projects under tranche-IV, there are extension & augmentation of 4 500 kV grid stations, construction of 5 new grid stations and installation & up-gradation of 8 feeding transmission lines of about 500 kilometers. The sub-projects are located in all four provinces of Pakistan (i.e. Punjab, Sindh, KPK and Balochistan) in the administrative set-up of 9 Districts.

---

<sup>2</sup>National Transmission and Despatch Company (NTDC) inherited the transmission assets at voltage level of 500 kV and 220 kV from Water and Power Development Authority (WAPDA) and is responsible for maintenance, operation and development of the network. The main objective of NTDC Power Sector Program is to provide adequate facilities for reliable and stable transmission of electrical power, keeping in view the growing demand of domestic, commercial, industrial and agriculture sector.

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

**Table 1.1: Sub-projects under various Tranches**

Tranche	Total Sub-Projects	Description of Sub-projects	Status of Implementation	Remarks
<b>Tranche 1</b>	21 Sub-projects	<p><i>Sub-projects include the following:</i></p> <ul style="list-style-type: none"> <li>- 6 sub-projects of extension of 500 kV grid station</li> <li>- 11 sub-projects of extension of 220 kV grid station</li> <li>- 1 sub-project of Augmentation of 220 kV grid station</li> <li>- 1 sub-project of construction of new grid station of 220 kV</li> <li>- 1 sub-project of 220 kV T/L</li> <li>- 1 sub-project of line bay extension of T/L</li> </ul>	<ul style="list-style-type: none"> <li>- Payment of compensation completed</li> <li>- Implementation of all 21 sub-projects have been completed</li> </ul>	No social issue is pending
<b>Tranche 2</b>	10 Sub-projects	<p><i>The sub-projects included in tranche 2 are as below:</i></p> <ul style="list-style-type: none"> <li>- 1 sub-project of construction of new 500 kV grid station</li> <li>- 4 sub-projects of construction of new 220 kV grid station</li> <li>- 1 sub-project of Augmentation at 220 kV grid station</li> <li>- 1 sub-project of 132 kV T/L with line bay extension</li> <li>- 1 sub-project of SVC at 220 kV</li> <li>- 1 sub-project of addition of 600 MVA</li> <li>- 1 tools and construction testing equipment</li> </ul>	<ul style="list-style-type: none"> <li>- 9 sub-projects completed</li> <li>- 1 sub-project not completed due to social issues</li> </ul>	1 sub-project of construction of new 500 kV grid stations with T/Line is not completed due to issues relating to the payment of compensation
<b>Tranche 3</b>	3 Sub-projects	<p><i>Sub-project included in tranche 3 are:</i></p> <ul style="list-style-type: none"> <li>- 1 sub-project of extension of line bays and allied T/L (in &amp; out) 220 kV Ghazi Barotha – Shahi Bagh 500 kV, Mardan</li> <li>- 1 sub-project of 2x160 MVA T/ bays &amp; 4 line bays 220 kV, Bandala</li> <li>- 1 sub-project of 250 km twin bundle double circuit T/L 220 kV T/Line D.G. Khan – Loralai.</li> </ul>	<ul style="list-style-type: none"> <li>- Implementation of all 3 sub-projects not started yet, due to social issues</li> </ul>	Efforts are being made by the PMU (NTDC) to make the pending payments to the affectees.
<b>Tranche 4</b>	9 Sub-projects (Proposed) <sup>3</sup>  List of sub projects is as below:	<ul style="list-style-type: none"> <li>- 5 New 220 kV Grid stations and associated transmission lines of 5 sub-projects consisting of about 500 kms.</li> <li>- 4 extension of existing grid stations</li> </ul>	-	5 LARPs and 4 DDRs have been prepared. These sub-projects are located in all 4 provinces of Pakistan (Punjab, Sindh, KPK and Balochistan).

#### **D. LEGAL AND POLICY FRAMEWORK**

<sup>3</sup> i) Lalian, ii) Chakdara, iii) Nowshera, iv) D.I.Khan, v) Quetta, vi) Muzaffargarh, vii) Gujranwala, viii) Rewat, and ix) Jamshoro.

## **D1. Telegraphic Act 1885**

16. 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.

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

18. 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.

## **D2. Land Acquisition Act 1894**

19. 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).

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

- Section 4 refers to the publication of preliminary notification and power for conducting survey. The Section 5 relates to the formal notification of land for a public purpose and 5 (a) covers the need for inquiry. Section 6 refers to the Government makes a more formal declaration of intent to acquire land.
- Section 7 indicates that the Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order for the acquisition of land. The LAC has then to direct that the land required to be physically marked out measured and planned under Section 8.

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

### **D3. ADB's Policy and Resettlement Principles**

21. 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 Safeguard<sup>4</sup> is to avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring sub-project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-sub-project levels; and to improve the standards of living of the 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.

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

---

<sup>4</sup>. Involuntary Resettlement Safeguards (ADB Safeguard Policy statement, 2009).

1. Screen the sub-project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
2. Carry out meaningful consultations with displaced persons, host communities, and concerned non- government organizations. Inform all displaced persons of their entitlements and resettlement options; and also pay particular attention to the needs of vulnerable groups<sup>5</sup>, especially those below the poverty line. Specific safeguards cover Indigenous People, including those without statutory title to land, including those having communal rights. Establish a grievance redress mechanism to receive and facilitate resolution of the displaced persons' concerns.
3. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based, and where it is possible to give cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where these are possible.
4. Provide physically and economically displaced persons, with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of sub-project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
5. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.
6. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
7. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
8. Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

---

<sup>5</sup>These include the landless, the elderly, women and children.

9. Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before sub-project appraisal, in an accessible place a form and language(s) understandable to displaced persons and other stakeholders. Disclose the resettlement plan and its updates to displaced persons.
10. Conceive and execute involuntary resettlement as part of a development sub-project or program. Include the full costs of resettlement in the presentation of sub-project's costs and benefits. For a sub-project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the sub-project as a stand-alone operation.
11. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout sub-project implementation.
12. Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of the resettlement monitoring.
13. Disclose monitoring reports.

#### **D4. Comparison of LAA and ADB Policy Principles and Practices**

23. 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 Acts<sup>6</sup> and ADB SPS**

<b>Telegraph Act (1885) &amp; Pakistan Land Acquisition Act (1894)</b>	<b>ADB Safeguard Policy Statement (2009)</b>
<p><b>Telegraph Act (1885)</b></p> <ul style="list-style-type: none"> <li>• 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.</li> </ul>	<ul style="list-style-type: none"> <li>• 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.</li> </ul>

<sup>6</sup>Telegraph Act, 1885 & LAA 1894

---

**LAA 1894**

- Only titled landowners or customary rights holders are recognized for compensation.
  - Only registered landowners, sharecroppers and leaseholders are eligible for compensation of crop losses.
  - Tree losses are compensated based on outdated officially fixed rates by the relevant forest and agriculture departments.
  - 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.
  - 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,
  - 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,
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
  - 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.
-



- 
- 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.
  - The ADB policy requires rehabilitation for lost income and special AP expenses during the relocation process. There are also provisions to be made for transitional period costs, and livelihood restoration. Particular attention must be paid to the poor and vulnerable groups, including women. A guiding principle is that APs should at least be able to reach a defined minimum livelihood standard. In rural areas, APs should be provided with legal access to replacement land and resources to the defined minimum livelihood level. In urban areas, provision should be made for appropriate income sources and the legal and affordable access to adequate housing.
  - Prepare and disclose resettlement plans (RPs) - there is no law or policy that requires preparation of RPs.
  - Resettlement plans are prepared in English and disclosed to the displaced peoples in local language (Urdu).
  - Grievance redress is established through the formal land acquisition process at a point in time or through appeals to the court.
  - Provide a continuous mechanisms/ set-up that are accessible locally and available throughout sub-project implementation.
  - Only compensation is paid but not resettlement allowances, there is no mechanism to ensure payment is made before displacement.
  - All compensation and allowances to be paid prior to physical or economic dislocation.
  - No requirements to prepare and disclose monitoring reports.
  - Prepare and disclose monitoring reports.
- 

## **D5. Reconciliation between Pakistan's Acts and ADB SPS**

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

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

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

of non-land assets; and  
vii). Disclose all reports.

## **D6. Legislation relevant to Land Classification**

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

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

28. While there are broad definitions of rural and urban land in the People's Local Government Ordinances, such classifications are not immutable and have been, and are, changed by the Collector of Revenues and provincial governments over time. In general, it is either the People's Local Government Ordinances or the Land Revenue Act that determines the classification of land, however there are some cases where both applies and other cases where different legislation altogether can indicate jurisdiction and classification over land. Hence there is neither a universal classification nor legislation pertaining to the land that will be potentially affected under the sub-project. Therefore, during the field survey for the preparation of this LARP, the identification of land ownership was done with the assistance of local people/ Number Dar/ Patwari.

## **E. COMPENSATION ELIGIBILITY AND ENTITLEMENTS**

### **E1. Eligibility**

29. 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.

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

## **E2. Entitlement for Compensation**

31. 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 District Price Assessment Committee (DPAC) include those who may have customary rights to their land which could be converted to statutory rights) are compensated either in cash at replacement cost plus a 15% compulsory acquisition surcharge (CAS) free of taxes and transfer costs; or through land for land compensation mechanisms with plots comparable in area, productivity and location to the plots lost. Leaseholders of public land will receive rehabilitation in cash equivalent to the market value of the gross yield of lost land for the remaining lease years (up to a maximum of three years). Encroachers will instead be rehabilitated for land use loss through a special self relocation allowance equivalent to one year of agricultural income or through the provision of a free or leased replacement plot comparable in area, productivity and location to the plots lost.

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

**(c) Vulnerable Affected Persons:** Vulnerable households, legal/legalizable owners, tenants or encroachers will be entitled to one vulnerable impact allowance equal to the market value of the harvest of the lost land for one year (summer and winter), in addition to the standard crop compensation. Vulnerable households shall include households below the poverty line, the elderly, female headed households, disabled headed households, those without legal title to assets, landless, women, children and indigenous people.

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

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

**(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 income<sup>7</sup> of below Rs.9, 000 (OPL, 2012-13) and include households below the poverty line, the elderly, female headed households, disabled headed households, those without legal title to assets, landless, women, children and indigenous people. .

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

#### Entitlement Matrix for Compensation

Asset	Specification	Affected Persons	Compensation Entitlements <sup>8</sup>
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.
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	• 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)	• 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	• Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	• 1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.

<sup>7</sup>This figure is based on the provincial poverty line using the minimum wages that are fixed by the Government of the Punjab.

<sup>8</sup> Compensation for all assets will be to the owner of the asset,

Asset	Specification	Affected Persons	Compensation Entitlements <sup>9</sup>
	Additional provisions for severe impacts (More than 10% of land loss)	Farmers/ Leaseholders	<ul style="list-style-type: none"> <li>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)</li> </ul>
		Sharecroppers (registered or not)	<ul style="list-style-type: none"> <li>1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)</li> </ul>
		Squatters	<ul style="list-style-type: none"> <li>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)</li> </ul>
Residential/ Commercial Land		Titleholders	<ul style="list-style-type: none"> <li>Land for land compensation through provision of plots comparable in value/ location to plot lost or</li> <li>Cash compensation plus 15% CAS for affected land at full replacement cost free of taxes, registration, and transfer costs.</li> </ul>
		Renters/ Leaseholders	<ul style="list-style-type: none"> <li>3 months allowance (at OPL level Rs. 9,000/ month)</li> </ul>
		Squatters	<ul style="list-style-type: none"> <li>Accommodation in available alternate land/ or a self-relocation allowance (Rs. 9,000).</li> </ul>
Houses/ Structures		All relevant APs (including squatters)	<ul style="list-style-type: none"> <li>Cash compensation plus 10% electrification allowance at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs.</li> <li>Affected tenants will receive cash compensation of a value proportionate to the duration of the remaining lease period, or three months, whichever is higher.</li> <li>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.</li> </ul>
Crops	Crops affected	All APs owning crops (including squatters)	<ul style="list-style-type: none"> <li>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.</li> <li>All other crop losses will be compensated at market rates based on actual losses.</li> </ul>
Trees	Trees affected	All APs owning trees (including squatters)	<ul style="list-style-type: none"> <li>For timber/ wood trees, the compensation will be at market value of tree's wood content.</li> <li>Fruit trees: Cash compensation based on lost production for the entire period needed to reestablish a tree of equal productivity.</li> </ul>
Business/ Employment	Temporary or permanent loss of business or employment	All APs (including squatters, agriculture workers)	<ul style="list-style-type: none"> <li>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.</li> <li>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).</li> </ul>
Relocation	Transport and transitional livelihood costs	All APs affected by relocation	<ul style="list-style-type: none"> <li>Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month (Rs. 9,000 per household).</li> </ul>
Community assets	Mosques, footbridges, roads, schools, health center	Affected community	<ul style="list-style-type: none"> <li>Rehabilitation/ substitution of affected structures/ utilities (i.e. mosques, footbridges, roads, schools, health centers).</li> </ul>
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"> <li>Lump sum one time livelihood assistance allowance (Rs. 9,000 at OPL Punjab) on account of livelihood restoration support.</li> <li>Temporary or permanent employment during construction or operation, where ever feasible.</li> </ul>
Unidentified Losses	Unanticipated impacts	All APs	<ul style="list-style-type: none"> <li>Deal appropriately during sub-project implementation according to the ADB Safeguard Policy</li> </ul>



### **E3. Valuation and Replacement of Assets**

33. The following methodology will be adopted for assessing unit compensation rates:

- (i) Land will be valued at replacement cost based on current market values by carrying out a survey of transactions in the year previous to the date of invoking Section 5 and subsequent sections.
- (ii) Houses, buildings and other structures will be valued at replacement cost plus labor cost based on the area, type and material of the affected item. No deductions will be made for depreciation, salvageable materials or transaction costs and taxes. Rates for building structures will be evaluated by the Building Department/Works Department using the latest quarterly report that is regularly published by the Building Department.
- (iii) Crops will be valued at current market rates of gross value of harvest as valued by the Agricultural Department.
- (iv) Fruit trees: Cash compensation based on lost production for the entire period needed to reestablish a tree of equal productivity. This will be assessed by the Horticultural Wing of the Agriculture Department.
- (v) The value of trees that would have been used for timber will be calculated based on the average volume and quality of wood produced and taking into consideration the size classes as determined by girth, diameter at breast, height and volume as assessed by the Forest Department.

### **E4. Land for Land Compensation**

34. Land for land compensation has significant advantages is that it reduces the chance of affected people spending their compensation on items that will not provide them with an alternative economic livelihood. The difficulty is that at nearby the location of the proposed, the similar category of land is generally not available. In cases where affected persons desire land for land compensation, then the process by which replacement land is identified needs to be recorded. When land for land compensation is used, along with provision of replacement housing, then the replacement plots are to include facilities and services such as water supply, sanitation, roads, drainage and electricity.

35. The LARP will detail the costs for site preparation and for the provision of these basic facilities. The LARP will clearly detail site preparation and resettlement schedules and tenure arrangements. In managing the land for land relocation, the socio-cultural and religious characteristics of the affected persons and host communities will be taken into consideration and the distance between the old and new locations should be minimized as far as is possible. If land for land cannot be found, the LARP will clearly demonstrate the lack of land.



## F. IMPACT ASSESSMENT AND LARP PREPARATION

### F1. Impact Assessment

36. LARP preparation activities will be initiated as part of the preparation of each *tranche* of funding. The draft LARPs for tranche IV sub-projects will be updated at final design as the sub-projects implementation are on turnkey basis<sup>9</sup>... An outline for preparing a resettlement plan keeping in view ADB Safeguard Policy (2009) is provided in Appendix 1. The appraisal will entail the following studies and investigations:

- (i) **Census Survey:** An ISPA will be prepared for each tranche. A census of all APs will be carried out based on the categorizations in the entitlement matrix. The Census will determine the exact number of affected households (AHs) and APs and how they are affected by the specific land acquisition requirements of a sub-project. The Census will also identify all severely of impacts on APs and vulnerable APs.
- (ii) **Impacts Assessment and Inventory:** This task will be based on a Detailed Measurement Survey (DMS) which identifies the nature and magnitude of loss. The survey will include all losses including land (residential and agricultural), immovable structures, communal, public & cultural/ religious facilities, crops, trees and business incomes and wages. The impact assessment will also include a survey of compensation rates and present income by source of AHs.
- (iii) **Updating of land records** with the support of the Land Acquisition Collector (LAC) and other associated revenue staff.
- (iv) **Socioeconomic Survey:** A socio-economic survey of 25%of the AHs will be carried out to provide a detailed socio-economic profile of affected persons. The information gathered will focus on: (i) household composition and demography; (ii) ethnicity; (iii) education; (iv) livelihood patterns; (v) land ownership patterns; (vi) affected persons income levels and expenditure patterns; (viii) affected persons views on the sub-project and various resettlement and rehabilitation options; (viii) specific impacts on the poor, indigenous people, women and other vulnerable groups. The data will be gender disaggregated to identify specific gender related issues. The survey will be used to investigate the affected persons socio-economic condition, identify the project impacts on affected persons and to establish a benchmark for monitoring and evaluating the implementation of a sub-project's compensation and rehabilitation program.

## G. GENDER IMPACTS AND MITIGATION MEASURES

37. A LARP will include measures ensuring that the socio-economic needs and priorities of women are identified, addressed and mitigated. The following gender provisions will be incorporated to safeguard the specific needs and problems of affected women during the sub-project implementation.

---

<sup>9</sup> Type of this sub-project is known as "**Turn-key project**" that is construction by a developer/ contractor and turn over to NTDC in a ready-to-use condition, which includes "**design, supply, and installation**".

- (i) The socio-economic data gathered will be gender-disaggregated. Gender roles analyzed and if women and the needs, aspirations and priorities of women will be taken into consideration during women consultations/ feedback through involving female enumerators/ staff and accordingly to be reflected in the LARP
- (v) Female household heads will be registered as the recipients of compensation and rehabilitation measures. Land titles and use rights to replacement land will be registered in the name of women if the land lost to a sub-project was legally owned by women.
- (vi) Women will be included in the consultation process through meetings held with women and will be encouraged to participate in the LARP planning and implementation process.
- (vii) Due consideration will be given to complaints and grievances lodged by the affected women following the procedures outlined under the section of grievance redress mechanism.

## **H. LARP PREPARATION**

38. The LARPs of all sub-projects of tranche-IV will be based on the provision outlined in this LARF. LARPs may need to be updated to take into account changes in the final design. If required, the LARP will be updated (i) on the completion of detailed engineering design but prior to the award of civil works contracts and (ii) during the sub-project civil works where design changes during construction result in changes to the resettlement impacts. Land will not be possessed until all amended LARPs are approved by ADB, payments made, replacement land found, replacement structures provided and displaced persons relocated. The LARPs will consist of time bound action plan including various LAR activities, their timelines and responsible person/ agency.

## **I. CONSULTATION, PARTICIPATION AND DISCLOSURE**

### **I1. Stakeholder's Consultations**

39. Consultations will be carried out with the affected persons to identify their needs and preferences for compensation and rehabilitation measures. The affected persons will be thoroughly informed on the results of the census and impact assessment and their preferences for compensation and other resettlement assistance will be given due consideration. The process and mechanism ensuring the active involvement of APs and other stakeholders' will be detailed in the LARP of each sub-project, which will include table including the list of participants, the location/ venue, date and feedback/ minutes of meetings.

### **I2. Information Disclosure Plan**

40. There will be a need to establish a communications strategy for addressing the requirement for public consultation and participation, including a needs assessment. The Environment and Social Impact Cell (E&SIC) of the EA (NTDC) will be responsible to ensure that all LAR information is properly and meaningfully disclosed to all the APs, their concerns addressed and necessary changes made in the subproject design for this purpose.

41. Prior to conduct the socioeconomic baseline surveys, the IA will need to have developed a workable strategy for public consultation and information disclosure, the E&SIC will take lead assuming this responsibility. During the census and DMS, each affected household will be directly informed about the subproject entitlements and procedures. Key information in the LARF, including the entitlement matrix, will be translated in local language and disclosed to

the APs, a copy of the Information Pamphlet will be placed in the concerned offices, such as the PIUs, Revenue Department (LAC), PMU and E&SIC for the public information. Under the tranche-IV, LARPs of sub-projects are required; accordingly, an information pamphlet summarizing the LARP in local language will be provided to all APs prior to ADB management approval and uploaded on ADB website. Where there is a need to update LARF and/or LARPs, the updated documents will also be disclosed to APs and key stakeholders and uploaded on ADB website.

42. The consultation process will need to outline the legal procedures that are to be followed for land acquisition and resettlement/ relocation. The details of the process will be clearly communicated to all APs and in some other forms that can be easily understood. The information given should also include the provisions of the recent ADB Safeguard Policy Statement (2009) and outline the rights and obligations of each AP. The consultation process for any AP will need to establish the degree to which any lost land and assets contributed towards their livelihood. The range of options for compensation will be identified, along with their entitlements for lost assets. The possible options of entitlement matrix given in Table above of this LARF.

## **J. INSTITUTIONAL ARRANGEMENTS**

43. 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.

44. The PMU (NTDC) will be responsible for the updating of draft LARPs of tranche-IV at final detailed design and accordingly carry out the implementation of final LARPs. The GM Projects (PMU) through the Environment and Social Impact Cell (E&SIC) will be responsible for the updating (if needed) and implementation of LARPs of tranche-IV in accordance with the LARF, the procedures laid-down in the LARPs and loan document.

### **J1. National Transmission and Despatch Company**

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

46. For updating, 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.

### **J2. Environment and Social Impact Cell (E&SIC)**

47. 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. 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) <sup>10</sup>	Member
vi). Surveyor	Member

48. 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 updating, implementation and monitoring of land acquisition and resettlement plans (LARPs) through the assistance of respective PIU (s). The E&SIC will have regular monthly meetings to review the progress regarding LARPs implementation and accordingly prepare actions plans in accordance with the implementation schedule given in the LARPs.
- 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 updating of LARP at final design, including updating of surveys, measurements/ assessment, valuation in coordination with concerned department.

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

- i). Implementation of approved LARPs as per implementation schedule given in LARPs.
- ii). Preparation of internal monitoring reports, initially on monthly basis and then quarterly basis and submits to ADB.
- iii). Updating 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 LARPs in local language to the APs and place at field office (PIU).
- v). Close coordination with field level PIU
- vi). Other relevant activities

50. All activities related to the LARPs updating, and implementation of LARPs 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 LARPs 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.

51. An independent monitoring agency or individual external monitor/ external monitoring agency (which may be an academic institute, consultancy or professional NGO or panel of

---

<sup>10</sup> For data management, a position of an assistant manager (data management/ MIS) will need to 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.

experts, or individual consultant) will be hired by the NTDC (PMU) to conduct the short and medium term tasks of external monitoring activities<sup>11</sup>.

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

### **J3. Project Implementation Unit (PIU)**

53. 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 Persons Committee (APC).

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

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.

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

### **J4. Local Government**

56. 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.

---

<sup>11</sup>The 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.

## **J5. ADB**

57. Review and approval of documents, i.e. LARF, LARPs, internal monitoring and external monitoring reports as well corrective action plans (if any).

## **J6. LAR Coordination Committee**

58. 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 updating and implementation of these LARPs.

59. 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)

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

## **J7. Affected Person Committee**

61. 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).

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 of concerned sub-project.
- Redress complaints at local level
- Other

62. The basic LAR-related steps for the preparation and implementation of tranches and, within tranches, subprojects are summarized on Box 1 below. The Process combines in a single sequence steps required by the LAA and by ADB policy.

### Box 1: LAR Tasks Process

<b>Step</b>	<b>Action</b>	<b>Responsibility</b>
<b>A)</b>	<b>TRANCHE PREPARATION</b>	
1	Subprojects identification	PMU/ S&I Wing of NTDC/ Consultants
2	Preparation of LARF for the tranche	E&SIC/ Consultants
3	Preparation of IPSA indicating for a specific sub-project, whether LAR is needed. If so, a scheduled action plan detailing LARP tasks to be assigned to E&SIC, consultants, local government, and NGO is established and the formation of coordination committees at sub-project level is initiated.	E&SIC/consultants
<b>B)</b>	<b>LARP PREPARATION</b>	
1	Proposal to Revenue Department with Brief Description of subproject including LAR.	EA (NTDC)
2	Publication of Notice expressing the intent to Acquire Land under Section 4 of LAA.	Revenue Department
3	Prepare impacts/AP surveys forms, train impact assessment and valuation teams, and establish coordination with relevant local government agencies.	E&SIC/ Consultant
4	Verify land records in affected areas, update cadastral maps and carry out impacts and valuation surveys, identify land classification for affected areas	Revenue Department/ Patwari/ E&SIC, Consultants
5	Check surveys and, if necessary, request additional fieldwork to improve them.	E&SIC/ Consultants
6	Conduct public consultations and negotiations.	E&SIC/Local Govt./ Consultants/NGO
7	Integrate impacts baseline and results of consultations/ negotiations into the LARP.	E&SIC/ Consultants
8	Submission of LARP by PMU to ADB for approval.	PMU/ ADB
<b>C)</b>	<b>LARP IMPLEMENTATION</b>	
1	LARP disclosure: Distribution of LARP and information pamphlets in local language to APs and in English at ADB Website	E&SIC/ PIU/ADB
2	Approval of Contract awards	ADB
3	Distribution of land acquisition & resettlement/ relocation notices to the APs	PMU/ LAC/ E&SIC
4	Award of Cheques for Land Compensation	PMU/LAC/ AP
5	Award of Checks for other Compensation & Assistance/ Rehabilitation	PMU/E&SIC/ LAC AP
5	Demolishing/ Relocation of Affected Structures/ Assets	E&SIC/ Contractor/ NGO
6	Review of LARP Implementation	PMU/E&SIC & EMA/ ADB
7	If LARP Implementation found satisfactory, notice to proceed for Civil works is issued.	ADB/ PMU
<b>D)</b>	<b>POST-IMPLEMENTATION TASKS</b>	
1	Independent evaluation of LARP Implementation.	EMA
<b>E)</b>	<b>CYCLICAL/ CONTINUOUS TASKS</b>	
1	Internal monitoring: Quarterly reporting on LAR implementation to ADB	PMU
2	External Monitoring. Quarterly report and submit to ADB	EMA/PMU
3	Grievances Redress/Law Suites	GRC/ LAC/ PMU/ COURT
4	Inter-agency coordination and Communication with AP	LAR Coordination Committee (LCC)/ PMU

## J8. Grievance Redress Mechanism

63. 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.

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

65. 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.

66. 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

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

### **Grievance Redress Process**

Land Compensation Issues	Other Items Compensation Issues
<ul style="list-style-type: none"> <li>• First, complaints will be redressed at field level through the involvement of PIU and APC as well as other local committees.</li> </ul>	<ul style="list-style-type: none"> <li>• First, complaints will be redressed at field level through the involvement of PIU and APC as well as other local committees.</li> </ul>
<ul style="list-style-type: none"> <li>• If issue is unresolved, then it will be lodged to the DO (Revenue)/ LAC who will have 14 day to make decision on it.</li> </ul>	<ul style="list-style-type: none"> <li>• If no solution is accomplished, then grievance will be lodged to GRC.</li> <li>• 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.</li> </ul>
<ul style="list-style-type: none"> <li>• If issue still unsettled, then grievance</li> </ul>	<ul style="list-style-type: none"> <li>• If the grievance redress system does not satisfy the APs, then, the grievance can be</li> </ul>



<p>will be forwarded to GRC.</p> <ul style="list-style-type: none"> <li>GRC will provide decision within 3 weeks, which should be in compliance with the LARP and provisions given in the LARF.</li> </ul>	<p>submitted to the GM Projects (PMU), where decision will be made in a period of 2 weeks.</p>
<ul style="list-style-type: none"> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>If still APs are not satisfied, they can pursue their case to appropriate Court of law.</li> </ul>

## **K. RESETTLEMENT BUDGET AND FINANCING**

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

69. 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.

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

71. 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.

## **L. MONITORING AND REPORTING**

### **L1. General**

72. 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 carried out by hiring an External Monitoring Agency (EMA) by the PMU on the approval of ADB. The EMA will be selected among local consultants/ consulting firms.

73. ADB will prepare the Terms of Reference (TOR) for the EMA before to start the LARP implementation.

## **L2. Internal Monitoring**

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

75. 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 in order to assess the progress and results of LARP implementation, and to adjust the work plan/ activities in accordance with the LARP requirements as well as implementation schedule.

76. 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 compensation for the affected items – land, structures, crops, tree and other assets;
- c) Relocation of community structures/ public utilities;
- d) Payments for loss of income;
- e) Land for land compensation (if any);
- f) Income restoration activities;
- g) Status of grievance redressal;

77. The above information will be collected/ compiled and report prepared by the E&SIC through the assistance of Project Implementation Unit (PIU).

## **L3. External Monitoring**

78. External monitoring will be carried out by the External Monitoring Agency to be hired by 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. They will prepare a compliance report which is a condition to start civil works. The medium term task will include the monitoring of the effectiveness of the compensation package. 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.

79. 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.

h) 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.

## Outline of a Resettlement Plan

1. This outline is part of the Safeguard Requirements. A resettlement plan is required for all projects with involuntary resettlement impacts. The level of detail and comprehensiveness is commensurate with the significance of potential involuntary resettlement impacts and risks. The substantive aspects of the outline will guide the preparation of the resettlement plans, although not necessarily in the order shown.

### A. Executive Summary

2. This section provides a concise statement of project scope, key survey findings, entitlements and recommended actions.

### Project Description

3. This section provides a general description of the project, discusses project components that result in land acquisition, involuntary resettlement, or both and identify the project area. It also describes the alternatives considered to avoid or minimize resettlement. The section is also to include a table with quantified data and provide a rationale for the final decision.

### Scope of Land Acquisition and Resettlement

4. This section:
- i). discusses the project's potential impacts, and includes maps of the areas or zone of impact of project components or activities;
  - ii). describes the scope of land acquisition (provide maps) and explains why it is necessary for the main investment project;
  - iii). summarizes the key effects in terms of assets acquired and displaced persons; and
  - iv). provides details of any common property resources that will be acquired.

### Socioeconomic Information and Profile

5. This section outlines the results of the social impact assessment, the census survey, and other studies, with information and/or data disaggregated by gender, vulnerability, and other social groupings, including:

- i). define, identify, and enumerate the people and communities to be affected; describe the likely impacts of land and asset acquisition on the people and communities affected taking social, cultural, and economic parameters into account;
- ii). discuss the project's impacts on the poor, indigenous and/or ethnic minorities, and other vulnerable groups; and
- iii). identify gender and resettlement impacts, and the socioeconomic situation, impacts, needs, and priorities of women.

### Information Disclosure, Consultation, and Participation

6. This section:
- i). identifies project stakeholders, especially primary stakeholders;

- ii). describes the consultation and participation mechanisms to be used during the different stages of the project cycle;
- iii). describes the activities undertaken to disseminate project and resettlement information during project design and preparation for engaging stakeholders;
- iv). summarizes the results of consultations with displaced persons (including host communities), and discusses how concerns raised and recommendations made were addressed in the resettlement plan;
- v). confirms disclosure of the draft resettlement plan to displaced persons and includes arrangements to disclose any subsequent plans; and
- vi). Describes the planned information disclosure measures (including the type of information to be disseminated and the method of dissemination) and the process for consultation with displaced persons during project implementation.

### **Grievance Redress Mechanisms**

7. This section describes mechanisms to receive and facilitate the resolution of displaced persons' concerns and grievances. It explains how the procedures are accessible to displaced persons and gender sensitive.

### **Legal Framework**

8. This section:

- i). describes national and local laws and regulations that apply to the project and identify gaps between local laws and ADB's policy requirements; and discuss how any gaps will be addressed.
- ii). describes the legal and policy commitments from the executing agency for all types of displaced persons;
- iii). outlines the principles and methodologies used for determining valuations and compensation rates at replacement cost for assets, incomes, and livelihoods; and set out the compensation and assistance eligibility criteria and how and when compensation and assistance will be provided.
- iv). describes the land acquisition process and prepare a schedule for meeting key procedural requirements.

### **Entitlements, Assistance and Benefits**

9. This section:

- i). defines displaced persons' entitlements and eligibility, and describes all resettlement assistance measures (includes an entitlement matrix);
- ii). specifies all assistance to vulnerable groups, including women, and other special groups; and.
- iii). outlines opportunities for displaced persons to derive appropriate development benefits from the project.

### **Relocation of Housing and Settlements**

10. This section:

- i). describes options for relocating housing and other structures, including replacement housing, replacement cash compensation, and/or self-selection (ensure that gender concerns and support to vulnerable groups are identified);
- ii). describes alternative relocation sites considered; community consultations conducted; and justification for selected sites, including details about location, environmental assessment of sites, and development needs;
- iii). provides timetables for site preparation and transfer;
- iv). describes the legal arrangements to regularize tenure and transfer titles to resettled persons;
- v). outlines measures to assist displaced persons with their transfer and establishment at new sites;
- vi). describes plans to provide civic infrastructure; and
- vii). explains how integration with host populations will be carried out.

### **Income Restoration and Rehabilitation**

11. This section:

- i). identifies livelihood risks and prepare disaggregated tables based on demographic data and livelihood sources;
- ii). describes income restoration programs, including multiple options for restoring all types of livelihoods (examples include project benefit sharing, revenue sharing arrangements, joint stock for equity contributions such as land, discuss sustainability and safety nets);
- iii). outlines measures to provide social safety net through social insurance and/or project special funds;
- iv). describes special measures to support vulnerable groups;
- v). explains gender considerations; and
- vi). describes training programs.

### **Resettlement Budget and Financing Plan**

12. This section:

- i). provides an itemized budget for all resettlement activities, including for the resettlement unit, staff training, monitoring and evaluation, and preparation of resettlement plans during loan implementation.
- ii). describes the flow of funds (the annual resettlement budget should show the budget-scheduled expenditure for key items).
- iii). includes a justification for all assumptions made in calculating compensation rates and other cost estimates (taking into account both physical and cost contingencies), plus replacement costs.
- iv). includes information about the source of funding for the resettlement plan budget.

### **Institutional Arrangements**

13. This section:

- i). describes institutional arrangement responsibilities and mechanisms for carrying out the measures of the resettlement plan;
- ii). includes institutional capacity building program, including technical assistance, if required;

- iii). describes role of NGOs, if involved, and organizations of displaced persons in resettlement planning and management; and
- iv). describes how women's groups will be involved in resettlement planning and management,

### **Implementation Schedule**

14. This section includes a detailed, time bound, implementation schedule for all key resettlement and rehabilitation activities. The implementation schedule should cover all aspects of resettlement activities synchronized with the project schedule of civil works construction, and provide land acquisition process and timeline.

### **Monitoring and Reporting**

15. This section describes the mechanisms and benchmarks appropriate to the project for monitoring and evaluating the implementation of the resettlement plan. It specifies arrangements for participation of displaced persons in the monitoring process. This section will also describe reporting procedures.