

LAND ACQUISITION AND RESETTLEMENT PLAN

**Supplementary Appendix to the
Report and Recommendation of the President
to the Board of Directors**

on the

**Secondary Towns Integrated Flood Protection Project
(Phase 2)**

in

Bangladesh

Bangladesh Water Development Board/Local Government Engineering Department

**This report was prepared by the Borrower
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EXECUTIVE SUMMARY

1. This Resettlement Plan has been prepared in accordance with the Asian Development Bank policy on Involuntary Resettlement (1995), the ADB Handbook on Resettlement (1998) and the ADB Operations Manual Bank Policies (Involuntary Resettlement) issued on 29 October 2003. The Plan is divided into two parts. Part One presents the overall STIFPP II project Resettlement Plan, focusing on policy issues. Part Two includes the Project Towns Resettlement Plans. The policy framework of the overall STIFPP II resettlement plan, contained in Part One, is intended to guide implementation of the town specific resettlement plans.

A. The Project

2. With over two hundred river systems across the country, and about 40% of its inland area under waterways, Bangladesh has a long history of flooding. The heavy rainfall during monsoon months only makes things worse. Flooding in the urban areas has become particularly acute because of high population densities, concentration of industrial/commercial activities, and inadequate drainage facilities. This problem affects mostly the urban poor, who generally live in slums and squatter areas, mainly on low-lying land that is flooded annually. The disastrous floods which cause extensive damage to the economy and loss of human life have highlighted the enormity and urgency of the problem and aroused much international concern.

3. The Asian Development Bank-financed project TA 4000-BAN 'Secondary Towns Integrated Flood Protection II Project (STIFPP II)' aims to provide for the people of selected Project towns a relatively flood-free and secure living environment within the broader strategic framework of poverty reduction. The nine towns included in the Project are: Brahmanbaria, Gaibandha, Jamalpur, Kushtia, Manikganj, Munshiganj, Mymensingh, Rajshai, and Sunamganj. The Project includes four major components. These are: (a) flood protection works, (b) drainage system improvement, (c) urban environmental improvement including solid waste management, sanitation and slum improvement, and (d) capacity building and implementation assistance, including consulting services and training.

4. Despite its essentially beneficial aspects, some project activities are likely to have adverse socioeconomic consequences for the project area people. Some people may lose either wholly or partially their houses, lands, businesses, and other sources of making a living, and forced to relocate. The Project is however unlikely to trigger relocation on any large scale. Even those who will need to move temporarily to allow the construction activity to proceed will stay closer to their present locations, retaining their existing sources of livelihoods as well as social bonds, and will thus be saved from total disruption that is so common in relocation to distant locations.

B. Impacts and the Affected People

5. A census of all potentially affected households, business enterprises, community assets and common property resources was conducted. The purpose of the census was to register and document the status of all potentially affected households, their assets and sources of livelihood. The census data will provide the basis for determining who may be entitled to compensation, assistance and other benefits. In addition, a socioeconomic survey was conducted of 20% households, selected on a random basis. The two surveys together have yielded a wealth of socioeconomic data that will be useful for resettlement planning, implementation and monitoring purposes.

6. According to the census, the total number of persons who will be affected by the Project comes to 10,128, with flood protection works affecting 8,443 persons and drainage

system improvement works accounting for 1,785 persons. This figure does not include the number of people who might be affected by urban slum environmental improvement works. At this stage, it is not possible to identify the possible impacts from this Project component, as decisions about the exact location of urban slum environmental improvement works have not been finally taken as yet.

C. Policy Guidelines and Entitlements

7. While there is general support for the ADB's policy on involuntary resettlement, the Bangladesh legal system on mitigation of the loss of land and other assets remains focused on compensating the loss of assets to only titleholders. There is no compensation for the affected people who lack legal title. In recent years, Bangladesh has however adopted resettlement policy guidelines for the ADB-funded and other donor projects on an ad hoc basis, which are largely consistent with the ADB resettlement policy. Following this precedent, and keeping in view the legal and policy requirements of the Government of Bangladesh and the Asian Development Bank, this Project has adopted a set of compensation principles of its own to guide resettlement operations in this Project.

8. The Project policy has been designed to compensate lost assets and restore/improve livelihoods of all categories of affected persons, whether affected directly, indirectly, with titles and without titles. The affected people will be eligible to receive cash compensation for land and other assets at replacement value, if not the replacement land. Additionally, they will receive assistance in other forms, including shifting allowance, assistance for small business enterprises to reestablish businesses, income restoration allowance, and assistance to female-headed households. The Entitlement Matrix (See table) summarizes entitlements for losses of all kinds to all affected persons and lists persons eligible to receive those benefits.

TABLE A.1 – ENTITLEMENT MATRIX

Sl No	Nature of Loss	Entitled Person	Entitlements (Compensation and/or Assistance)
1	Loss of agricultural land/fish pond	Legal ownership titleholder at the time notice u/s 3 issued under the land acquisition law	<ul style="list-style-type: none"> - Replacement land, or Cash compensation - Premium (50%) - Additional grant to cover replacement cost - Stamp Duty and Registration Fees for land to be purchased
2	Loss of access to cultivable agricultural land/fish pond by tenant/sharecropper	Tenant and sharecroppers under contract	<ul style="list-style-type: none"> - Compensation for crops @ Tk 200/dec - Compensation for fish @ Tk 300/dec
3	Loss tress/standing crops/fishes	Persons with legal ownership titles at the time notice u/s 3 served under the land acquisition law	<ul style="list-style-type: none"> - Compensation at the replacement value for trees - Additional grant to cover replacement value - Compensation for fruits for fruits bearing tress @ 30% of tree value - APs allowed to take away trees and crops
4	Loss of homestead/business (commercial) land	Legal ownership titleholder at the time notice u/s 3 served under the land acquisition law	<ul style="list-style-type: none"> - Replacement land, or Cash compensation - Premium (50%) - Additional grant to cover replacement cost - Stamp Duty and Registration Fees for to be land purchased
5	Loss of residential/business structure by owner	Legal owner of the structure at the time notice u/s 3 served under land acquisition law	<ul style="list-style-type: none"> - Cash compensation for structure at replacement value - Additional grant to cover replacement value - One-time grant to transfer structure to new location Tk 5000 and reconstruction grant Tk 2500

			<ul style="list-style-type: none"> - Owner allowed to take salvageable material - Additional assistance for female-headed household
6	Loss of access to residential/business structure (rented or leased)	Tenants renting/leasing the structure	<ul style="list-style-type: none"> - One-time cash grant to transfer structure to new location Tk5000 and reconstruction grant Tk2500
7	Loss of residential structure by squatter	Head of household squatting on government land	<ul style="list-style-type: none"> - Compensation for lost structure to owner at replacement value - One-time shifting grant Tk5000 and reconstruction grant Tk2500
8	Loss of business due to dislocation	Owner/operator of business	<ul style="list-style-type: none"> - Business restoration grant Tk8000 to large and Tk5000 to small owner - Business restoration grant Tk8000 for large and Tk5000 for small renter/squatter
9	Loss of income, employment/work opportunity full-time/part-time	Workers of affected businesses	<ul style="list-style-type: none"> - One-time cash grant Tk3000 per wage loser - Additional Tk1000 for female-headed household
10	Loss of community facilities/common property resources	Community at relocation site	<ul style="list-style-type: none"> - Reconstruction/improvement of community facilities/common property resource - Compensation at replacement value for structures - Transfer grant Tk5000 - Reconstruction grant Tk2500
11	Loss to host community	Host village/area	<ul style="list-style-type: none"> - Provision of additional civic amenities

D. Consultative Approach and Grievance Redress

9. The benefits from people taking part in decisions that directly affect their lives include local ownership and cooperation in the programme. In fact, Project regards participation as critical to the success of its efforts. The Project will utilize a participatory approach to the planning and implementation of resettlement. This Resettlement Plan has been prepared in close consultation with all the stakeholders, especially the affected people, and has thus greatly benefited from the local knowledge. The Plan will be implemented in a similar close consultative manner.

10. Generally, people see the Project in a positive light, thanks to the emphasis on consultative approach adopted right from the beginning. They think they have good reasons to welcome the initiative that will save them from floods and their devastating impacts. With the flood menace gone, they hope to enjoy a better standard of living in a relatively safer environment. People also expect better civic amenities planned under the slum environmental improvement works component to further improve their living conditions. Other stakeholders supportive of the Project include all the Pourushavas, the Rajshai City Corporation, government officials and local women's groups (as they are the ones who bear the brunt of the floods fury most of all).

11. The Project will establish a grievance redress mechanism to deal with the cases of discontentment among affected persons or groups. The NGOs implementing the Resettlement Plan will set up a broad based Grievance Redress Committee with adequate representation of affected people including women in adequate number. The Committee will meet regularly and maintain a complete record of the meetings, grievances removed etc. It will be ensured that grievances are removed as speedily as possible. Grievances relating to land titles will remain outside the purview of this Committee and persons with such grievances will be advised to approach the appropriate law courts for their resolution.

E. Plan Implementation

12. The Project will be jointly implemented by two Executing Agencies (EAs). These are: (a) Bangladesh Water Development Board (BWDB); and (b) Local Government Engineering Department (LGED). While the flood protection component will be the responsibility of the BWDB, the drainage system improvement and urban environmental improvement components will be executed by the LGED through the pourushavas under its overall technical guidance. Project Management Offices (PMOs) will be set up in both BWDB and LGED. The PMOs headed by the Project Directors will be responsible for overall management of the Project, including land acquisition, relocation, resettlement and other related matters. The Executive Agencies will contract NGOs to implement the Resettlement Plans, and also add Resettlement Specialists to their staff. Project Implementation Units (PIUs) will be established in each Project town.

13. An inter-ministerial Project Steering Committee will be established at the central level for operational coordination and for policy guidance. This will be chaired by the Secretary, Ministry of Water Resources. Similarly, in each Project town, a Project Coordination Committee under the chairmanship of Pourushavas will be established. The members of this Committee will be the local officials of BWDB, LGED and other concerned agencies and the Pourushavas.

14. A time-bound implementation schedule has been prepared. Resettlement activities will be completed within the preparatory stage of the engineering construction and before the beginning of relevant civil engineering works.

F. Budget

15. The total estimated budget cost, inclusive of costs related to land acquisition, relocation, resettlement, income restoration, administrative costs, monitoring and evaluation comes to Tk478,490,434 (US\$8,110,007.36). The budget estimates will vary from town to town, depending on the number of affected persons and their entitlements. The Government of Bangladesh will meet the entire cost on land acquisition and resettlement. The Government will further guarantee meeting unforeseen obligations in excess of the budget cost estimates to ensure that the resettlement objectives are fully met.

G. Monitoring and Evaluation

16. The Project Director assisted by Resettlement Specialists and the NGO field level staff will be responsible for monitoring the progress of resettlement activities both at the Project as well as at the field level. Monitoring will cover both administrative and socioeconomic aspects of the resettlement operation. In addition to quantitative monitoring, qualitative monitoring will be conducted, using interviews with key informants, focus group discussions and other social science research methods.

17. Monitoring will be done both internally and externally. The internal monitoring will be done by the Executing Agencies. In addition to monitoring the progress of resettlement internally, the Executing Agencies will employ an external resettlement agency/specialist on an intermittent basis to provide an independent and objective perspective on all matters pertaining to implementation of the Resettlement Plan.

LAND ACQUISITION AND RESETTLEMENT PLAN

I. Introduction

1. Land Acquisition and Resettlement Plan

1. This Land Acquisition and Land Acquisition and Resettlement Plan has been prepared to mitigate the potentially adverse project impacts. It has been prepared in accordance with the Asian Development Bank policy on Involuntary Resettlement (1995), the ADB Handbook on Resettlement (1998) and the ADB Operations Manual Bank Policies (Involuntary Resettlement) issued on 29 October 2003. The Plan is divided into two parts. Part One presents the overall STIFPP II project Land Acquisition and Land Acquisition and Resettlement Plan, which is focused on policy issues. Part Two includes the Project Towns Land Acquisition and Land Acquisition and Resettlement Plans. The policy framework of the overall STIFPP II Land Acquisition and Land Acquisition and Resettlement Plan is intended to guide implementation of the towns-specific Land Acquisition and Land Acquisition and Resettlement Plans.

2. The Land Acquisition and Land Acquisition and Resettlement Plan is based on findings of the Project census and socioeconomic survey data, study visits to the field, discussions with the affected people and other stakeholders, and meetings with the concerned officials. The Land Acquisition and Land Acquisition and Resettlement Plan:

- (i) Assesses the full range of adverse project impacts, including the loss of land and immovable property and assets, the loss of livelihoods and incomes, and other social and economic losses;
- (ii) Enunciates principles and guidelines to mitigate the losses;
- (iii) Categorizes the potentially affected persons by loss and to define for each category the specific entitlements to compensation and assistance;
- (iv) Outlines the measures to facilitate relocation and ensure income restoration; and
- (v) Specifies the responsibilities for managing resettlement and monitoring its progress.

3. The Project is unlikely to trigger relocation on any large scale. It will acquire only small strips of land, and people will mostly lose only a small portion of their residential/business structures which they have mostly encroached on river banks. The Project will ensure that those losing lands, livelihoods, and other resources are assisted in improving or at least regaining their former level of living at no cost to themselves. To achieve this policy goal the Project will:

- (i) Compensate for lost assets and loss of livelihood and income;
- (ii) Provide assistance for relocation, including provision of relocation sites with appropriate facilities and services; and
- (iii) Provide assistance for rehabilitation that generally improves or at least restores the social and economic base of those affected.

2. Land Acquisition and Resettlement Planning during Project Feasibility Study

4. The Land Acquisition and Land Acquisition and Resettlement Plan has been prepared in conjunction with the preparation of the project feasibility study. Some difficulties in defining land acquisition and resettlement needs seem to be inherent in the Project at this stage. It is a widely accepted engineering practice that many aspects of the investigations during the project feasibility study are undertaken at an order of magnitude less than required for detailed design. For instance, during the feasibility study of this Project, perhaps

50-100 small-scale drawings showing details of the works will be prepared. These drawings show the approximate centerlines of the works which have been surveyed using GPS equipment. These centerlines are not marked by pegs, flags or paint in the field (as was the case in traditional engineering field surveys done prior to the introduction of GPS equipment). This meant that the census and socioeconomic survey teams were in no position to locate the intended center lines of the works and determine precisely the land and other properties affected by the proposed work. To overcome this difficulty, the Project engineers initially accompanied the census and socioeconomic survey teams in the field to show them the intended center lines of works, but this was only a partial solution.

5. Moreover, the engineering feasibility drawings do not show the precise locations of works or even where buildings and other structures near the routes of the proposed works are located. The total number of feasibility study drawings is of the order of 100 and plans showing the locations of works are typically at scales of 1:5,000 to 1:10,000. In contrast to the drawings in the present study, the drawings prepared during detailed design will have far greater detail. For this Project the number of detailed design drawings will be of the order of 1000. It is these drawings which will be able to show the precise extent of proposed works and their resettlement impacts. Furthermore, in the case of the flood embankments the centre line and toes will be pegged and flagged at regular intervals in the field thereby delineating the exact amount of land, houses and other assets to be affected by development works.

6. In accordance with the engineering process, the detailed engineering designs for various development works for each town will be prepared during Project implementation (investment phase). It is at that time that it will be possible to make an accurate assessment of resettlement impacts arising from the proposed Project works. This Land Acquisition and Resettlement Plans will then require updating in conjunction with the detailed designing of engineering works.

II. Land Acquisition and Its Impacts

1. Introduction

7. The proposed flood protection and drainage improvement works under this Project are scattered at many locations. The locations where works are to be carried out are typically long narrow strips of land which vary in width from only 2 meters up to 20-25 meters. While the total length of works for the nine Project towns is 626 km (216 km for flood protection works and 400 km for drainage system improvement), the land requirement will not be substantial, as most flood protection works will be carried out on existing embankments and roads (except in Munshiganj and Manikganj), and the drainage works will similarly be carried out on the existing road networks and channels.

8. Some acquisition of private lands and other properties will however still be unavoidable in order to carry out development works. The acquisition will be necessary in all nine Project towns. Most people will lose only small front portions of their residential/business structures that they have built illegally on river banks and other places. In all likelihood they will prefer to continue staying where they are, rebuilding suitably the remaining structures. None will want to lose the existing location advantage. The acquisition of only narrow strips of land, leaving most land intact with the landowners, will ensure that the affected people continue staying where they are, and are not obliged to relocate.

2. Land Requirement for Project Works

9. The total land requirement for the Project, based on current engineering designs, is estimated at 58.85 hectares, 38.25 hectares for Flood Control Works and 20.10 hectares for

Drainage Improvement. Most land demand for the Project works will be met from lands in possession of the Government. The land available with the government agencies is 11.59 hectares. Thus only 49.26 hectares of privately owned land will need to be acquired for the Project. Table A.1 below shows the total land requirement town-wise for flood control and drainage system improvement works.

Table A.1 – Total Land Requirement in Hectares

Town	Flood Control Works	Drainage System Improvement	Total Land Requirement
Kushtia	10.00	0.00	10.00
Rajshai	0.40	7.00	7.40
Gaibandha	0.40	5.00	5.40
Jamalpur	1.60	1.50	2.50
Mymensingh	0.50	6.00	6.50
Manikganj	12.50	0.00	12.50
Munshiganj	12.00	0.00	12.00
Brahmanbaria	1.20	0.00	1.20
Sunamganj	0.75	0.60	1.35
Total	38.75	20.10	58.85

10. Government land to the tune of 11.59 hectares is available to meet the Project requirements. The town-wise details of lands available with the government which can be requisitioned for Project purposes are provided in Table A.2.

Table A.2 - Land Available with Government Agencies in Hectares

Town	Available for Flood Control Works	Available for Drainage Improvement Works	Total Land Available
Kushtia	0.00	0.00	0.00
Rahshai	0.40	5.00	5.40
Gaibandha	0.00	3.43	3.43
Jamalpur	0.00	0.76	0.76
Mymensingh	0.00	0.00	0.00
Manikganj	2.00	0.00	2.00
Munshiganj	0.00	0.00	0.00
Brahmanbaria	0.00	0.00	0.00
Sunamganj	0.00	0.00	0.00
Total	2.40	9.19	11.59

11. The amount of land which the Project needs to acquire from private land owners is rather small, only 47.26 hectares. Table A.3 provides town-wise details separately for flood control and drainage improvement works, as follows:

Table A.3 – Land to be Acquired from Private Owners in Hectares

Town	Flood Control Works	Drainage System Improvement	Total Land Requirement
Kushtia	10.00	0.00	10.00
Rajshai	0.00	2.00	2.00
Gaibandha	0.40	1.57	1.97
Jamalpur	1.00	0.74	1.74
Mymensingh	0.50	6.00	6.50
Manikganj	10.50	0.00	10.50
Munshiganj	12.00	0.00	12.00
Brahmanbaria	1.20	0.00	1.20
Sunamganj	0.75	0.60	1.35
Total	36.35	10.91	47.26

3. Type of Losses

12. The ways the people will typically lose from the acquisition of land and other properties include the following:

- (i) **Loss of residential/business structure.** Project will need partial/total dismantling/removal of structures coming in the way of the construction activity, especially for flood protection works. These would be pucca, semi-pucca and kuccha
- (ii) **Loss of homestead/agricultural lands.** Some homestead/agricultural lands will be acquired for both flood protection and drainage system improvement works.
- (iii) **Loss of business.** Small business enterprise (SBE) owners will experience temporary loss of business during construction period in some cases.
- (iv) **Loss of employment/income.** The employees of SBEs will face temporary loss of employment/income due to relocation of businesses as well as disruption from construction activities.
- (v) **Loss of Community Assets.** Some common property resources, structures, trees, etc. will be affected.

4. Project Impacts and the Affected Population

13. **Households/Population affected by Type of Loss** The Project area people will be affected in various ways, including from the acquisition of land (agricultural, homestead, and business), trees, crops, fishes, structures (residential and business), and other kinds of losses (wage and income). The details regarding the number of households and persons who will lose in some such ways are given in the following Table A.4.

Table A.4 – Households/Population affected by Type of Loss

Type of Loss	Household	Total
Agricultural Land Owner	301	1,522
Tress/Crops/Fishes	850	4,567
Fishpond Owner	9	34
Homestead Land Owner	513	3,186
Residential Structure	60	276
Small Business Enterprise Land Owner	51	277
Rented Small Business Owner	32	167
Others	19	99
Total	1,835	10,128

14. **Residential/Business Structures and their Tenure Status** The census data indicates that some residential and business structures in Project towns will get affected from the Project activities. The owners of a substantial number of such residential and business structures are not their legal owners in the sense that they lack titles. The following Table A.5 provides the details.

Table A.5 – Project Impacts on Structures

Type of Structure	Titleholder	Non-titleholder	Total
Residential Structure	413	2617	3030
Business Structure	205	2068	2068
Total	618	4685	5303

15. **Agricultural Households** As brought out by the socioeconomic survey data, the Project works will affect 155 agricultural households with ownership rights and 21 households without such rights. The component-wise details are given in Table A.6, as

follows.

Table A.6 – Project Impacts on Agricultural Households

Project Component	No. of Owners	No. of Tenants/ Sharecroppers
Flood Protection Works	41	8
Drainage System Improvement	114	13
Total	155	21

16. **Impact on SBE and Employees** The Project will affect business activities as well. According to the census figures, 335 small business enterprises (SBEs) will face closure, with job cuts affecting 2,124 employees. The component-wise details are provided in Table A.7, as follows.

Table A.7 – Project Impacts on SBEs

Project Component	Number of SBEs	Number of Employees
Flood Protection Works	308	1,923
Drainage System Improvement	27	201
Total	335	2,124

5. Resettlement Avoidance/ Minimization Efforts

17. As stated above, avoiding resettlement where possible and minimizing it when unavoidable has been a major concern of this Project. On the basis of study visits to the development sites, consultations with the affected persons and other stockholders, the Project engineering team has modified the designs of flood protection and drainage system improvement plans in ways that will avoid/minimize resettlement. As a result, the Project will now necessitate resettlement on a scale much smaller than would have been the case otherwise. The ways the need for resettlement will be either avoided or minimized include creative engineering solutions, as depicted in the following Table A.8.

Table A.8 – Resettlement Avoidance/Minimization Solutions

No	Project Component	Avoiding/Minimizing Resettlement
1	Flood Protection	<ul style="list-style-type: none"> • By focusing on strengthening the existing embankments. • By building new embankments closer to the rivers, at a distance from habitations leaving them unaffected. • By carrying out revetment/river training works at locations that avoid inhabited areas as much as possible. • By reducing the width of canal bank roads (but still leaving them useable) • By realigning the canal bank roads as far on the river side as possible. • By removing only small front parts of residential/business structures which have encroached on the canal bank roads.
2	Drainage System Improvement	<ul style="list-style-type: none"> • By improving the existing drainage channels and lining them. • By laying new drains under the streets/ roads. • By limiting land requirement to acquisition of only small strips of land alongside drains.

III. Socioeconomic Profile of the Affected Population

1. Introduction

18. According to the 2001 census, 30 million people out of a total population of 130 million live in cities in Bangladesh (area: 147 570 sq. km). Compared with other countries in Asia, the level of urbanization in Bangladesh (roughly 23%) is still low, but the cities contribute over 40% of the gross domestic product (GDP), and their contribution is steadily growing. The nine towns under this Project are somewhat similar in that they serve as market and administrative centres for their respective regions. All Project towns are district headquarters. Except Rajshai which is a city corporation, all other towns are pourushavas (municipalities). Economic activity is mainly commercial.

2. Census and Socioeconomic Surveys

19. As part of Land Acquisition and Land Acquisition and Resettlement Plan preparation, three surveys were conducted within the project areas of all nine Project towns:

- (i) Firstly, a census was conducted of all potentially affected households, business enterprises, community assets and common property resources. The purpose of the census was to register and document the status of all potentially affected households, their assets and sources of livelihood. It provides the basis for determining who may be entitled to compensation, assistance and other benefits; and
- (ii) Secondly, a socioeconomic survey was conducted of 20 % households, selected on a random basis.

20. In addition to census and socioeconomic surveys, a quick land market survey was also done to check the prevailing market rates for both the agricultural as well as the urban lands to provide an estimate of land costs for the Project.

21. The survey tasks were contracted out to a well known Dhaka based NGO. The NGO was provided maps and notes on all Project towns showing the impact areas where they were to conduct census and socioeconomic surveys.

3. Total Affected Population

22. According to the census data, the total number of persons who will be affected by the Project activities is 10,128. Table A.9, given below, provides component-wise details for all nine Project towns about the number of persons who will be affected by the Project works:

Table A.9 – Total Project-Affected Population

Town	Flood Protection Work	Drainage System Improvement	Total
Kushtia	801	0	801
Rajshai	905	459	1,364
Gaibandha	82	196	278
Jamulpur	554	290	844
Mymensingh	437	427	864
Manikganj	3,641	0	3,641
Munshiganj	817	27	844
Brahmanbaria	0	257	257
Sunamganj	1,106	129	1,235
Total	8,343	1,785	10,128

4. Total Affected Households

23. The number of affected households is 1,835. The town-wise number of households affected by the Project activities is shown in Table A.10, as follows:

Table A.10 – Total Project-Affected Population

Town	Flood Protection Work	Drainage System Improvement	Total
Kushtia	177	0	177
Rajshai	198	92	290
Gaibandha	21	46	67
Jamulpur	91	52	143
Mymensingh	83	74	157
Manikganj	690	0	690
Munshiganj	117	3	120
Brahmanbaria	0	30	30
Sunamganj	140	21	161
Total	1,517	318	1,835

5. Categories of Affected Persons

24. As identified by the surveys, people who will be affected by the Project can be grouped into four broad categories, as follows:

25. **Project Affected Households** These are not the vulnerable households alone. Non-vulnerable households, owning land and other assets, will also be affected. The households of both kinds have encroached on river banks and other lands adjoining their properties.

26. **Small Business Enterprises (SBEs)** These are small businesses, shops selling articles of daily use such as groceries, vegetables, meat, chicken, fishes, confectioneries, medicines, electrical goods, TVs, mechanics and repair shops.

27. **Squatters** These are illegal occupants of river banks and drains, who either run small shops such as selling tea or work as labourers.

28. **Vulnerable Groups** This group includes women-headed households, disabled heads of households and squatters. They suffer from dislocation much more than other project-affected groups.

6. A Profile of the Affected Population

29. **Households and Persons** The following Table A.11 provides component-wise details about the number of affected households with the numbers involved:

Table A.11 – Project Impacts on Households

Project Component	Number of Households	Total Population
Flood Protection Works	1,517	8,343
Drainage System Improvement	318	1,785
Total	1,835	10,128

1. According to the socioeconomic survey data, the number of males is slightly less than the number of females in the total population. In percentage terms, the male population is 49.91% and the female population is 50.09%.

30. **Occupational Profile** The socioeconomic survey data reveals that it is men who dominate the occupations, their share being as high as 94%. Most of the population is engaged in business (39%) and agriculture (31%). The share of skilled workers is 14%. The only occupation in which women have some presence is as employees. The details are given in Table A.12 below.

Table A.12 – Occupational Profile of the Affected People

Occupation	Male	%	Female	%
Agriculture	84	31	0	0
Business	108	39	2	1
Employee	16	6	8	2
Skilled Worker	39	14	2	1
Wage Earner	11	4	5	2
Total	258	94	17	6

31. **Educational Level** While the presence of women in occupations is marginal, educationally they are doing rather well. At the primary education level, they have a slight edge over the male population. This is due to the fact that the Government policy encourages the education of girls. For girls in Bangladesh, the primary education is totally free. In addition, they get stipend and incentives in other forms. The male population, on the other hand, is slightly ahead of the female population at the secondary level, but at the above secondary level they leave the female population far behind them. The details regarding the educational levels emerging from the socioeconomic data are presented in Table A.13, as follows.

Table A.13 – Educational Level of the Affected Population

Educational Level	Male	%	Female	%
Above Secondary Level	174	10	92	5
Secondary Level	44	3	33	2
Primary Level	429	25	431	25
No Education	209	12	303	18

32. **Economic Status** Over 56% of the population in Project towns is in the low income category with a monthly income of Tk20001-5000. The population with a very low monthly income is about 18%. Thus the poor constitute an overwhelming majority in the Project towns. The rich in the high monthly income group of Tk15000 and above are a tiny minority, the percentage being 3.54 only. The data from the socioeconomic survey regarding the economic status is presented in the Table A.14, as follows.

Table A.14 – Economic Status of the Affected People

Income Level	Persons	%
High Income (Monthly income Tk 15000 and above)	65	3.54
Middle Income (Monthly income Tk 5001-15000)	395	21.53
Low Income (Monthly income Tk 2001-5000)	1,037	56.51
Very Low Income (Monthly income up to Tk 2000)	338	18.42
Total	1,835	100.00

7. Land Prices in Project Towns

33. In urban areas land is generally more expensive than in rural areas. The cost of in the Project towns is on the higher side as well. According to the land market survey, the average price of land per decimal for various categories as currently prevailing in the Project towns is as given in Table A.15 below. This indicative value of land will require rechecking during the Land Acquisition and Land Acquisition and Resettlement Plan implementation stage to get the exact market prices then prevailing.

Table A.15 – Land Prices per Decimal in Project Towns

Town	Agricultural land	Homestead land	Pond/Tank	Sandy soil
Kushtia	10,250.00	15,300.00	9,050.00	7,640.00
Rajshai	12,250.00	22,250.00	11,071.00	6,390.00
Gaibandha	10,970.00	8,111.00	9,320.00	4,380.00
Jamulpur	8,560.00	14,380.00	7,310.00	4,910.00
Mymensingh	18,620.00	25,340.00	14,330.00	8,530.00
Manikganj	7,975.00	19,675.00	9,166.00	7,370.00
Munshiganj	23,333.00	63,333.00	11,666.00	16,666.00
Brahm'baria	25,660.00	28,360.00	19,310.00	13,200.00
Sunamganj	84,166.00	175,000.00	86,666.00	88,333.00

8. Database for Resettlement Management

34. The census and socioeconomic surveys generated a wealth of data ranging from population to family structure, occupations, incomes, landholding, encroachment, loss of assets, loss of livelihoods, relocation choices, need for resettlement assistance and so on. This data on Project's social and economic impacts will aid not only the planning of resettlement but also its subsequent implementation and monitoring.

IV. Policy, Law and Compensation Entitlement

1. National Policy and Laws on Resettlement

35. In Bangladesh, the law relating to the acquisition and requisition of privately owned immovable property is the Acquisition and Requisition of Immoveable Property Ordinance, 1982 (Ordinance No. II of 1982). In exercise of the powers under this Ordinance, the government of Bangladesh on payment of compensation can acquire any land, building, and crops for any public purpose or in the public interest.

36. To initiate proceedings for acquiring land or other immovable property, the agency or the department requiring land has to submit an application to the District Commissioner (DC) with the details of the area to be acquired and a map showing the location details. The

DC then issues a notice under section 3 of the Ordinance stating that the property is to be acquired. A person interested in the land may object to its acquisition within 15 days. The objections are heard by the DC, and if he is satisfied that the acquisition is in public interest or for a public purpose, he submits his report to that effect to the government, whose decision as to the purpose for acquisition is final. The DC then issues another notice under section 6 stating that the property is to be acquired and claims for compensation may be made to him. The claims are enquired into by the DC before making the compensation award. The Ordinance spells out matters that shall be/ shall not be considered in determining compensation (section 8 and section 9 respectively). The factors that the DC takes into consideration in determining the compensation amount are sale/purchase transactions in the locality during the past twelve months and the current market rate.

37. The Acquisition and Requisition of Immoveable Property Ordinance, 1982 (Ordinance No. II of 1982) was amended in 1993 to increase the amount of premium (part of compensation amount) from 25% to 50% on the assessed value of the property to match its replacement value. Another significant amendment to the Ordinance was made in 1994, which provided for payment of crop compensation to the tenant cultivators.

38. Although amended twice, once in 1993 and again in 1994, the 1982 Ordinance remains restrictive in its scope. The fact is that acquiring land, and not addressing resettlement issues, was the purpose for which the 1982 Ordinance was issued. Thus the impacts of land acquisition that often include forced relocation and uncertainties of rebuilding livelihoods in unfamiliar places remain inadequately addressed. For example, there is no compensation for those who though not owners of land but depend on land for their livelihoods (tenants, sharecroppers, agricultural labourers, for example). Only the legal owner of the land receives compensation under the existing law, but they too are not able to replace the lands lost as the compensation amount is never adequate.

2. ADB Resettlement Policy Requirements

39. As the above review shows, the legal system in Bangladesh on mitigation of loss of land and other assets is focused on compensating the loss of assets. The emphasis of the ADB involuntary resettlement policy, on the other hand, is more on the need to assist the affected people in their rehabilitation. The ADB involuntary resettlement policy, adopted in 1995, goes beyond the payment of cash for assets lost, and addresses the issues related to rebuilding the lives of people who are often adversely affected by development projects. The three important elements of the involuntary resettlement policy are: (i) compensation to replace lost assets, livelihood, and income; (ii) assistance for relocation, including provision of relocation sites with appropriate facilities and services; and (iii) assistance for rehabilitation to achieve at least the same level of well-being with the project as without it.

3. Resettlement Guidelines for STIFPP II

40. While there is general support for the ADB's Policy on Involuntary Resettlement, the central principle of which is that people should not be disadvantaged in the process of development, the fact is that in Bangladesh there is no formal policy on the subject as yet. Bangladesh in recent years has however adopted resettlement policies for ADB and other donor funded development projects on an ad hoc basis which largely conform to the internationally acceptable standards. (This was the case for the Southwest Road Network Development Project/ADB Loan No 1708-BAN SF, for example) Following this precedent and in accordance with the legal and policy requirements of the Government of Bangladesh and the Asian Development Bank, the resettlement guidelines established for this Project are as follows:

- (i) Resettlement will be avoided, but where it becomes unavoidable it will be minimized as much as possible.
- (ii) Persons whose land is affected will receive, where possible, replacement land. If land is unavailable, cash compensation will be paid. The loss of standing crops, trees etc. will be compensated by payment in cash.
- (iii) Compensation rates for all land and fixed assets will be at their replacement costs.
- (iv) Owners of residential/business units will be compensated at replacement cost. The affected renters/leaseholders will receive compensation due to indirect Project impact.
- (v) Community structures/common property resources lost will be rebuilt or replaced.
- (vi) Special attention will be paid to households headed by women and other vulnerable groups with provisions made for social and economic support to help them improve their status.
- (vii) The absence of a formal legal title to land/structure (residential/business) by some affected groups will not be a bar to resettlement assistance.
- (viii) Income restoration assistance will be provided to ensure there is no loss of income during relocation and resettlement.
- (ix) Compensation payments to affected families will be completed before the start-up of physical works.
- (x) Public information campaigns and consultations will be conducted to inform the people about the project and to involve the affected people in the planning and implementation resettlement activities.

4. Compensation Policy and Entitlements Matrix

41. The aim of the Project compensation policy is to provide a comprehensive coverage for lost assets and restoration and/or enhancement of livelihoods for all categories of the affected people, whether affected directly, indirectly, with or without titles, and tenants. The affected people will receive compensation in cash for land and other assets at its replacement value. In addition, assistance will be provided in other forms, such as shifting or moving allowance, resettlement assistance to businesses/shops, income restoration allowance, and assistance to female-headed households to help the project-affected persons regain or improve their living standards. With these compensation measures the affected people should be able to replace lost assets and restore income and livelihoods of the affected people.

42. Although there is a provision for replacement land in the land acquisition laws as well as resettlement guidelines, the land for land will not be a practical compensation solution, given the land scarcity in the country generally. Moreover, as the Project will only require strip acquisition, almost all households will still be left with some land, and most likely will prefer to continue staying on that remaining land, and use the compensation money on other profitable pursuits.

43. On the basis of affected persons categorized according to their losses, the entitlements due are presented in the entitlement matrix in Table A.16. The entitlement matrix lists 11 types of losses and the corresponding proposed entitlements to cover all possible losses. For enhancing the Project's poverty reduction focus and restoration of losses to vulnerable groups, including women-headed households, additional entitlements have been indicated in the matrix.

Table A.16 – Entitlement Matrix

Sl No	Nature of Loss	Entitled Person	Entitlements (Compensation and/or Assistance)
1	Loss of agricultural land/fish pond	Legal ownership titleholder at the time notice u/s 3 issued under the land acquisition law	<ul style="list-style-type: none"> - Replacement land, or Cash compensation - Premium (50%) - Additional grant to cover replacement cost - Stamp Duty and Registration Fees for land to be purchased
2	Loss of access to cultivable agricultural land/fish pond by tenant/sharecropper	Tenant and sharecroppers under contract	<ul style="list-style-type: none"> - Compensation for crops @ Tk 200/dec - Compensation for fish @ Tk 300/dec
3	Loss tress/standing crops/fishes	Persons with legal ownership titles at the time notice u/s 3 served under the land acquisition law	<ul style="list-style-type: none"> - Compensation at the replacement value for trees - Additional grant to cover replacement value - Compensation for fruits for fruits bearing tress @30% of tree value - APs allowed to take away trees and crops
4	Loss of homestead/business (commercial) land	Legal ownership titleholder at the time notice u/s 3 served under the land acquisition law	<ul style="list-style-type: none"> - Replacement land, or Cash compensation - Premium (50%) - Additional grant to cover replacement cost - Stamp Duty and Registration Fees for to be land purchased
5	Loss of residential/business structure by owner	Legal owner of the structure at the time notice u/s 3 served under land acquisition law	<ul style="list-style-type: none"> - Cash compensation for structure at replacement value - Additional grant to cover replacement value - One-time grant to transfer structure to new location Tk 5000 and reconstruction grant Tk 2500 - Owner allowed to take salvageable material - Additional assistance for female-headed household
6	Loss of access to residential/business structure (rented or leased)	Tenants renting/leasing the structure	<ul style="list-style-type: none"> - One-time cash grant to transfer structure to new location Tk 5000 and reconstruction grant Tk 25 00
7	Loss of residential structure by squatter	Head of household squatting on government land	<ul style="list-style-type: none"> - Compensation for lost structure to owner at replacement value - One-time shifting grant Tk 5000 and reconstruction grant Tk 2500
8	Loss of business due to dislocation	Owner/operator of business	<ul style="list-style-type: none"> - Business restoration grant Tk 8000 to large and Tk 5000 to small owner - Business restoration grant Tk 8000 for large and Tk 5000 for small renter/squatter
9	Loss of income, employment/work opportunity full-time/part-time	Workers of affected businesses	<ul style="list-style-type: none"> - One-time cash grant Tk 3000 per wage loser - Additional Tk 1000 for female-headed household
10	Loss of community facilities/common property resources	Community at relocation site	<ul style="list-style-type: none"> - Reconstruction/improvement of community facilities/common property resource - Compensation at replacement value for structures - Transfer grant Tk 5000 - Reconstruction grant Tk 2500
11	Loss to host community	Host village/area	<ul style="list-style-type: none"> - Provision of additional civic amenities

5. Cut-off Date

44. The cut-off date for compensation eligibility will be the date of notification under section 3 of the Acquisition and Requisition of Immoveable Property Ordinance, 1982. For other affected persons (not legal owners) the date of census will be the cut-off date. Persons

settling in the project area after the cut-off date will not be eligible for compensation or assistance.

V. Consultation, Disclosure and Grievance Redress

1. Introduction

45. The benefits from people taking part in decisions that directly affect their lives include local ownership and cooperation in the programme. The Project recognizes the value of participation, and will utilize the participatory approach in all stages of its planning and implementation. The Land Acquisition and Land Acquisition and Resettlement Plan, prepared in close consultation with all stakeholders, especially the affected people, will be implemented in a similar consultative manner. The participatory approach is expected to ensure transparency and accountability.

2. Consultations during the Planning Process

46. Early in the Land Acquisition and Land Acquisition and Resettlement Plan preparation stage, the Project technical team took advantage of the opportunities that arose to meet the affected people at the project sites to explain to them the purpose of development works, their impacts both positive and negative, and policies and programmes that would address the possible adverse socioeconomic consequences. Simultaneously, people were consulted on many aspects of planning and implementation, including the technical aspects of flood control and drainage improvement works, acquisition of land and other properties, compensation and resettlement entitlements. The consultative meetings were held during February/April 2004. The affected people used these opportunities to air their many worries about the Project impacts. In turn, the meetings helped them to have a better understanding of the Project and get over their apprehensions. The details regarding the consultative meetings held in the Project towns are provided in Table 17. In conducting census/socioeconomic surveys, the NGO teams followed the participatory approach of the Project teams and that considerably facilitated their task. The many insights and ideas emanating from these meetings have considerably enriched the Land Acquisition and Land Acquisition and Resettlement Plan.

3. Participation in the Implementation Phase

47. Consultations with the affected people and sharing with them information relevant to their concerns is a process that will continue during the implementation phase with even more vigour. The two NGOs implementing the Land Acquisition and Land Acquisition and Resettlement Plan will initiate a community consultation and information dissemination campaign right at the start of the Project, and keep the affected people fully informed about the progress of Plan implementation from time to time. As in the Project preparation stage, consultations during the Project implementation will cover technical as well as land acquisition and resettlement matters. NGOs will ensure that the local perspectives on engineering civil works are communicated to the engineers of both BWDB and LGED who will then get the designs modified, as appropriate.

48. The methods that will be used to ensure that the affected people are fully informed and involved in the resettlement programme include:

- (i) **Publicity material.** NGOs will distribute to all affected persons a brochure containing answers on possible general questions that arise in the minds people facing resettlement (such as loss of land, residential/commercial structures, removal to a new place, compensation entitlement, income restoration assistance, and grievance redress mechanism.) The brochure will be produced in a simple, easy-to-understand language.

- (ii) **Community meetings.** Just distributing the brochures will not be enough. The Plan implementing NGOs will organize community meetings to explain the Project objectives, its impacts both beneficial and negative, and the Project resettlement policy and compensation measures to ensure that the affected people are assisted. Such participatory moves will reduce any lingering apprehensions about the Project, and pave the way for its smooth implementation.
- (iii) Focus group discussions. NGOs will regularly hold informal discussions with the affected people right in their midst in Project towns. These discussions will be particularly helpful to vulnerable groups including women as they can unhesitatingly raise their concerns in such informal gatherings and get guidance on whom to approach for what kind of assistance. The Project will also benefit from the feedback on implementation problems.

4. Disclosure

49. The Land Acquisition and Land Acquisition and Resettlement Plan will be available in all BWDB, Pourushava and NGOs town offices so that it is accessible and the affected people may refer to that whenever required. The copies of the Draft Land Acquisition and Land Acquisition and Resettlement Plan will also be kept in these offices prior to finalizing the engineering designs.

5. Grievance Redress

50. Participation by affected people in the planning and implementation of resettlement is expected to enhance the acceptance of the Project, and reduce their dissatisfaction. There will nevertheless be occasions when some individuals or groups feel dissatisfied with the resettlement package or the manner of its implementation.

51. The Project will establish a grievance redress mechanism to deal with such cases of discontentment. The NGO implementing the Land Acquisition and Land Acquisition and Resettlement Plan will set up a broad based Grievance Redress Committee (GRC) with adequate representation of the affected people, including women in adequate number. The chairman of the pourushava, and the concerned officials of BWDB and LGED and the District Commissioner's office will be other important members of the Committee. The Committee will be headed by the Executive Engineer of the BWDB and the NGO representative will serve as its secretary. The Committee will meet regularly and maintain a complete record of the meetings, grievances removed etc. It will be ensured that grievances are removed as speedily as possible.

52. The affected persons will be free to approach higher authorities for grievance redress if they still feel that they did not get what they expected. Grievances relating to land titles will remain outside the purview of this Committee, and persons with such grievances will be advised to approach the appropriate law courts for their resolution.

6. Local Perceptions about the Project

53. The local views about the Project are favourable. Generally, people see the Project in a positive light, thanks to the emphasis on consultative approach followed right from the start. People think they have good reasons to welcome the initiative, as it will save them from floods and their devastating impacts. With the floods menace gone, they hope to enjoy a better standard of living in a relatively safer environment. People also expect better civic amenities planned under the slum environmental improvement works component to further improve their living conditions. Other stakeholders supportive of the Project include all the

Pourushavas, the Rajshai City Corporation, government officials and local women's groups (as they are the ones who bear the brunt of the floods fury most of all).

Table A.17 – Informal Public Consultations in Project Towns

Towns/Locations	No. of Meetings	Stakeholders	Issues
Kushtia Jugipara, Baro Bazar, Bhatapara, Ghoraghat,	4	Town leaders, affected persons, Pourushava engineers, local elites, women, squatters	Project benefits, land acquisition, relocation
Rajshai Horogram, Panchaboti, Shelida, Aliganj, Dargapara	5	Business people, squatters, teachers, town leaders, women groups	New drainage alignment, rehabilitation of river embankments and the impact on squatters, relocation
Gaibandha Khalabari, Uttar Pulia, Khan Rail Crossing	4	Pourushava chairman and members, local government officials, land owners, squatters	Land acquisition, compensation adequacy, identification of squatters on embankments
Jamulpur Goabari, Pathalia, Monirajpur Road Bridge	3	Pourushava chairman and engineers, women, squatters, business affected people	Relocation options, replacement value for assets acquired, compensation for squatters
Mymemsingh Godharaghat, Ghunti, Baluchar, Municipal Market Centre, Fokirakandah	5	Pourushava chairman and engineers, affected persons, businessmen, women, local elites	Impacts on business people, assistance to squatters, land acquisition, relocation choices, compensation payment
Manikganj Dhaleswari, Bridgepara	2	Pourushava chairman and engineers, town elders, affected people, women	Alignment flood protection works on embankment, drains, compensation
Munshigonj Idrakpur, Kandi, Launch Ghat, Jamidarpara	4	Affected persons, Pourushava chairman and engineers, women, businessmen,	Land acquisition, compensation policy, relocation assistance for shopkeepers
Brahamanbaria Shashan Ghat, Police Ferry Khal, Khoiashar Markagpara	4	Affected persons, local elites, Pourushav staff, squatters, women, businessmen	Compensation policy, relocation assistance to women-headed families
Sunamgonj Sholaghar, Nabinnagar, Mallickpur, Surmapara	4	Affected persons, women, Pourushava chairman and engineers, businessmen,	Project benefits, impacts of flood control plans on river embankment dwellers, minimization of resettlement, relocation options, compensation

VI. Relocation and Income Restoration

1. Introduction

54. The Project will make all out efforts to avoid/minimize resettlement. It is therefore unlikely to trigger relocation on any large scale. Even those who will need to move will stay close to the sources of their livelihoods and will thus be saved from total disruption that is so common in relocation to distant locations. However, when relocation becomes unavoidable, the Project will assist the affected people, especially women-headed households and other vulnerable groups, in ways that will ensure that no one shall be worse off than they were before the Project.

2. Numbers Requiring Relocation

55. The total number of people who will need to move is 1,156. The flood protection works will cause most relocation. Table A.18, given below, provides for all Project towns the component-wise details about the number of people who will require relocation.

Table A.18 – Number of People to be Relocated

Town	Flood Protection Works	Drainage System Improvement	Total
Kushtia	164	0	164
Manikganj	155	103	258
Rahshai	0	0	0
Munshiganj	94	0	94
Gaibandha	71	38	109
Jamalpur	297	0	297
Brahmanaria	29	0	29
Mymensingh	0	40	40
Sunamganj	165	0	165
Total	975	181	1,156

3. Relocation Choices

56. The affected people were consulted about places that they would prefer to relocate. According to the socioeconomic survey findings, an overwhelming majority (95%) gave the same locality as their first preference for relocation. The details are contained in Table A.18. People are reluctant to go to even an adjacent locality or a nearby town, as this involves losing social and economic bonds formed over a long period of time.

Table A.18 – Preferences about Relocation in Percentage

Town	Percentage %			Total
	Same Locality	Adjacent Locality	Nearby Town	
Kushtia	14	0	0	14
Rajshai	23	1	0	24
Gaibandha	0	0	0	0
Jamulpur	7	0	0	7
Mymensingh	12	0	0	12
Manikganj	27	1	1	29
Munshiganj	2	1	0	3
Brahmanbaria	1	0	0	1
Sunamganj	9	1	0	10

Total	95	4	1	100
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57. In view of the general reluctance to move, and in order to reduce disruption associated with relocation, no plan for relocation will be prepared. In the circumstances, self-relocation and relocation within the same or nearby location will be the only viable options for the affected people. Some households, especially women-headed may require assistance in relocation. The local authorities will assist such households in finding some government land to settle down at no cost to them.

4. Self-Relocation

58. Most households and small business enterprises are expected to manage their relocation themselves. While this will reduce resettlement workload of the Project authorities to just delivering the entitled resettlement assistance, the affected persons will prefer self-relocation as that gives them, in addition to their entitlements, the freedom to manage their affairs the way they want. Experiences from other resettlement projects suggest that relocation works better this way and considerably softens the impact of disruption, as people then tend to stay with their kin groups, getting from them much needed help otherwise unavailable in the new environment. Often, groups that relocate themselves also end up better off than those who rely on Project authorities.

5. Relocation within the Same or Nearby Locality

59. For most affected people, especially for the women-headed and other vulnerable groups, finding land to resettle would be an almost impossible task. Land prices will be well beyond their reach. In such cases, Project authorities will assist them to resettle within the existing or nearby localities on some nearby government land. As other experiences have shown, people tend return to their original locations once the Project activities come to an end. The local authorities will see that this does not happen at the cost of project sustainability.

6. Assistance in Relocation

60. In pursuance of the resettlement policy, the affected households will be assisted in relocation, and paid all eligible entitlements such as compensation for land, structures, shifting costs, income restoration assistance in advance so that the relocation is completed prior to construction work. People, however, expect to receive assistance in other ways in post-relocation period as well. Most people indicated that they would need assistance (a) in shifting to a new place and then (b) in getting established at that place. In such matters the Project authorities will consider extending their helping hand to women-headed families and vulnerable groups, in particular.

7. Income Restoration Assistance

61. The households and small business enterprises (SBEs) requiring relocation may suffer temporary loss of workdays/incomes and lost business opportunities due to dislocation associated with the Project construction activities. They will be given an income restoration assistance grant to get over this loss. The main purpose of this additional assistance is to enable APs and SBEs to find/generate alternative sources of employment/income for them, while struggling to resettle in a new environment.

62. **Assistance to Support Lost Income:** Project-affected persons, including those indirectly affected, will be eligible to receive assistance for loss of employment/workdays (daily wage earners, and others). A one-time cash grant will be paid to the eligible APs. They are then expected to find/generate for them alternative employment/income. Project construction activities are likely to create a steady year-round labour market for APs during the Project period. The income restoration assistance will be an added help in restoring the

income loss.

63. **Assistance to Reestablish SBEs:** Small business enterprises will be eligible to receive a grant that is meant to help them reestablish their businesses in the new place. Regardless of the tenure status as titled/non-titled owners of business premises, all SBEs will be given a cash grant for the loss of business premise, plus shifting allowance and one-time cash grant for the workdays/employment loss.

64. APs and SBEs are expected to continue with their old occupations and business activities in the new locations as well. Starting a new activity may also not be the best option for the uncertainties that go with such ventures. It will therefore not be necessary to undertake a skills training programme to equip them to switch over to altogether new occupations with their uncertain outcomes.

7. Job Opportunities on Project Construction Works

65. New employment opportunities will arise when the Project construction work begins. The Project will ensure that the construction companies offer jobs first to the affected people on a preferential basis, and not bring in outsiders for work that can be done by them as well. The Project will also ensure that women are not discriminated in this regard, and that the principle of equal pay for equal work is followed.

66. The benefits from these work opportunities are not part of the official resettlement assistance package. Completely outside the resettlement entitlement framework, these benefits are expected to provide additional support that the affected people need to be able to move faster on the recovery track.

8. Gender Issues in Resettlement

67. Women play an active role in income generating and other economic activities. In addition to working at their own homes, almost all of them also work outside their homes to earn a living, commuting more than the walking distance every day. They work long hours, often stretched to more than 12 hours. As many of them are unskilled, they mostly get work as domestic aids in homes, and as cooks in hotels. When there are floods, they usually lose outside income generating jobs and are plunged into utter destitution. There is a special provision in the Plan to provide assistance to such female-headed households. They will be eligible for income restoration allowance for their income loss due to Project activities.

VII. Institutional Arrangements

1. Institutional Framework for Resettlement Management

68. The Project will be jointly implemented by two Executing Agencies (EAs). These are: (a) Bangladesh Water Development Board (BWDB); and (b) Local Government Engineering Department (LGED). While the flood protection component will be the responsibility of the BWDB, the drainage system improvement and urban environmental improvement components will be executed by the LGED through the pourushavas under its overall technical guidance.

69. An inter-ministerial Project Steering Committee will be established at the central level for operational coordination and for policy guidance. This will be chaired by the Secretary, Ministry of Water Resources. Similarly, in each Project town, a Project Coordination Committee under the chairmanship of Pourushavas will be established. The members of this Committee will be the local officials of BWDB, LGED and other concerned agencies and the

Pourushavas.

70. Project Management Offices (PMOs) will be set up in both BWDB and LGED. The PMOs headed by the Project Directors will be responsible for overall management of the Project, including land acquisition, relocation, resettlement and other related matters. The Project Implementation Units (PIUs) will be established in each Project town.

2. Institutional Framework for Resettlement Management

71. Managing resettlement is a complex operation, and both the Bangladesh Water Development Board and the Local Government Engineering Department are aware of the complexities inherent in the task. An institutional framework specifically meant for this Project will therefore be put in place charged with the responsibility of ensuring that the implementation of resettlement activities proceeds in a manner envisaged in the Land Acquisition and Land Acquisition and Resettlement Plan. The Executive Agencies will add Resettlement Specialists to their staff. In addition, they will contract NGOs to implement the Land Acquisition and Land Acquisition and Resettlement Plan.

2.1. NGOs for Resettlement Implementation

72. The Project regards NGOs with their expertise in working closely with the people in the field as particularly helpful in resettlement management. Generally, the use of NGOs in resettlement management has led to satisfactory outcomes in such areas as participation, protecting the interests of vulnerable groups especially women, institution building, transparency and long-term sustainability of resettlement activities. The NGO(s) will have an important role to play in this Project as well.

73. For implementing the Land Acquisition and Land Acquisition and Resettlement Plan, the Executing Agencies will hire separately two experienced NGOs. (If however one good NGO capable of implementing the entire Land Acquisition and Land Acquisition and Resettlement Plan comes forward, the two Executing Agencies will jointly hire one such NGO). The NGOs will be contracted for the period, as required.

74. The NGOs will establish field offices in the Project towns separately for BWDB and LGED, and keep their staff positioned there. The field team in each Project town will consist of at least 3-4 staff members (with women included). NGOs will also their maintain presence in Dhaka as they will need to closely coordinate with the Project Management Offices (PMOs) of the two Executing Agencies. In addition, the Dhaka NGO offices will provide support to their staff in the field from their headquarters.

75. **Resettlement Tasks:** The major tasks that the NGOs engaged to implement the Land Acquisition and Land Acquisition and Resettlement Plan will carry out include:

- (i) Conduct public campaigns to inform the Affected Persons about the Project, its likely impacts and the mitigation measures designed to assist them.
- (ii) Issue Identity Cards to the Affected Persons.
- (iii) Work closely with the office of the Deputy Commissioner and ensure that land, houses and other assets are acquired timely.
- (iv) Help the Entitled Persons in getting payment of compensation and other entitlements.
- (v) Involve APs in decisions about relocation, resettlement and other matters of concern to them.
- (vi) Assist APs, especially women and other vulnerable groups in moving to new resettlement sites.
- (vii) Ensure that the Affected Persons receive income restoration assistance.

- (viii) Devote special attention to programmes meant for vulnerable groups, especially women.
- (ix) Get grievances of the Affected Persons redressed as speedily as possible.
- (x) Encourage the formation of community based organizations (CBOs)
- (xi) Collect data on progress of Plan implementation for monitoring and evaluation purposes.

76. **Selection of NGOs:** In view of the critical role of NGOs as the Project's implementation agents, great care will be taken in selecting them. Preference will be given to those NGOs that have proven experience in the planning and implementation of resettlement projects. Essentially, the NGOs must have (a) experience in implementing resettlement projects; (b) capacity to mobilize qualified and experienced field staff, including female staff; (c) skills in computerizing resettlement related database and development of software package; and (d) Experience of monitoring and evaluation tasks.

2.2. Resettlement Specialists

77. Two Resettlement Specialists will be inducted in the Project one each for the two Executing Agencies on a contract basis. They will be under contract and work intermittently, as required. Their duties will involve extensive touring in the field to be able to work closely with the affected people. Persons selected for these positions will have a post-graduate degree in sociology, anthropology and other social sciences. They will also have practical experience of planning and implementing resettlement projects.

78. The main task of the Resettlement Specialists will be to supervise and monitor the work of the two NGOs primarily in the field. In addition, other important tasks that they will perform include:

- (i) Stay in regular touch with the offices of the Deputy Commissioners regarding timely acquisition of land and payment of compensation.
- (ii) Ensure that all Entitled Persons get compensation and other resettlement benefits due to them.
- (iii) Monitor the effectiveness of entitlement package.
- (iv) Assist NGOs in getting local administrative support.
- (v) See that resettlement activities are synchronized with the construction schedule of engineering works.

3. Responsibilities for Resettlement Implementation

79. Although BWDB and LGED will bear the overall responsibility for a satisfactory resettlement outcome, a number of other agencies will be involved in the implementation of Land Acquisition and Land Acquisition and Resettlement Plan. These include the offices of the concerned Deputy Commissioners, the Pourushavas, the Project consultants, and the Implementing NGOs. The following Table 19 lists the agencies and specifies the resettlement activities for which they will be responsible.

4. Resettlement Advisory Committee

80. The NGOs responsible for implementing resettlement will set up resettlement advisory committees in each Project town to involve the affected people in the implementation process. In forming the committee care will be taken to ensure that it is fully representative of all local interests and shades of opinion. An important role for members of the committee will be to bring local problems to the attention of the committee for their resolution and assist the implementation process generally. The committee will be chaired by the chairman/member of Pourushava with the NGO representative as its member

secretary. The committee will function in a democratic manner. Where different groups or individuals have different views or opinions, the views and needs of vulnerable groups will be given particular attention.

5. Capacity Building for Resettlement Management

81. The Executing Agencies have a long experience of involvement with resettlement, but need still remains for capacity building in the area of planning and implementing resettlement, especially the way the ADB guidelines require. The NGOs contracted to implement the Land Acquisition and Land Acquisition and Resettlement Plan will also need training in resettlement management. In fact, there is a great need to strengthen management capacity for improving resettlement performance in most organizations. The Project will therefore devote attention to this task as a priority area, given the focus on capacity building as a major Project component.

82. The Project will organize two training workshops in the very beginning stages of the Project launch. One workshop will be conducted for the senior field level officials of BWDB and LGED and the chairpersons of all Purushavas with the aim of familiarizing them with the basic concepts and current approaches to resettlement. This will be a two-day programme. The other longer workshop meant for the NGO personnel and staff of the Executing Agencies involved in Plan implementation will focus on the nuts and bolts issues in conducting resettlement operations, and will involve exercises in the classroom and site visits.

83. Training workshops will be tailored to the specific needs of the Project personnel and the others concerned. The organization of training workshops will require preparatory action, involving the designing of programme contents and preparing appropriate training materials. The workshops will be conducted by experienced resettlement specialists. The Project will hire two specialists, one international and the other domestic.

Table A.19 – Agencies Responsible for Resettlement Implementation

SI No	Activity	Agency Responsible
1	Hiring of Implementing NGOs and Resettlement Specialists	BWDB/LGED
2	Updating the Land Acquisition and Land Acquisition and Resettlement Plan	Resettlement Specialists/NGOs
3	Review and approval of Land Acquisition and Land Acquisition and Resettlement Plan	BWDB/LGED
4	Verification survey for identification of affected persons	Implementing NGOs
5	Land survey for identification of plots	BWDB/LGED
6	Issue of identity cards	Implementing NGOs
7	Resettlement training workshops	Project consultants/Resettlement Specialists
8	Consultation and disclosure of Land Acquisition and Land Acquisition and Resettlement Plan to affected persons	Resettlement Specialists/Implementing NGOs
9	Preparation of land acquisition plan	BWDB/LGED/Implementing NGOs/Resettlement Specialists
10	Submission of land acquisition proposals to Deputy Commissioner	BWDB/LGED/Implementing NGOs/Resettlement Specialists
11	Follow-up with the Deputy Commissioner	BWDB/LGED/Implementing NGOs/Resettlement Specialists
12	Compensation award and payment of compensation	DC (LAO)

13	Payment of replacement value allowance	BWDB/LGED(Pourushavas)
14	Takeover the possession of acquired land/houses	BWDB/LGED(Pourushavas)/Implementing NGOs
15	Hand over acquired land to contractors for construction	BWDB/LGED/Implementing NGOs/Construction company
16	Notify construction starting date to affected persons	BWDB/LGED(Pourushavas)/Implementing NGOs
17	Assistance in relocation, especially to female-headed households	Implementing NGOs/Resettlement Specialists
18	Income restoration activities	Implementing NGOs/Resettlement Specialists
19	Transfer of funds to Deputy Commissioners for compensation payment	BWDB/LGED(Pourushavas)
20	Transfer of funds to Pourushavas	LGED
21	Internal monitoring	BWDB/LGED/Implementing NGOs/Resettlement Specialists
22	External monitoring	External consultant

VIII. Resettlement Budget and Financing

1. Resettlement Cost Items

84. The total cost of STIFPP II is estimated at around 95 million US dollars. The resettlement cost estimates work out to about US\$8,110,007.36, which is a small part of the total Project budget.

85. The main costs on implementing the Land Acquisition and Land Acquisition and Resettlement Plan activities will be on the following items:

- (i) Compensation for land acquisition, which is a major item of the resettlement budget
- (ii) Additional grant to enable the affected persons to buy replacement land
- (iii) Assistance to squatters and others for loss of their structures, sources of income, and wages
- (iv) Cost of moving and reconstructing structures
- (v) Income restoration
- (vi) Administrative costs, including costs on (a) Staff, (b) Implementing NGOs, (c) Transport, (d) Training and capacity building, and (e) Monitoring.

86. In urban areas the land values are higher than in rural areas. This factor has been kept in view while finalizing the resettlement budget for the Project towns.

2. Budget Cost Estimates

87. The total estimated budget cost, inclusive of costs related to land acquisition, relocation, resettlement, income restoration, administrative costs, monitoring and evaluation comes to Tk478,490,434 (US\$8,110,007.36, based on US\$1=Tk.59.00) Table A.20, given below, provides the details:

Table A.20 – Total Resettlement Budget Estimates

Town	Land Acquisition	Resettlement	Administrative	Contingency	Total
Kushtia	34,105,915	2,842,676	2,861,043	1,847,430	41,657,063
Rahshai	15,729,575	4,314,832	3,877,727	1,002,220	24,924,355
Gaibandha	4,696,610	227,200	901,746	246,191	6,071,747

Jamalpur	9,252,389	1,667,632	1,932,842	546,001	13,398,864
Mymensingh	47,084,017	1,750,098	2,858,971	2,441,706	54,134,791
Manikganj	72,604,681	4,675,958	9,818,092	3,864,032	90,962,763
Munshiganj	103,253,902	281,730	3,509,405	5,176,782	112,221,818
Brahmanbaria	9,155,957	485,344	552,499	482,065	10,675,865
Sunamganj	112,383,164	2,114,894	4,220,206	5,724,903	124,443,168
Total	408,266,210	18,360,364	30,532,531	21,331,329	478,490,434

88. In terms of US dollars, the cost on land acquisition will come to US\$6,919,766, on resettlement US\$311,193.00, on administration US\$517,501.00 and on contingency US\$361,548.00 (Total US\$8,110,007.00).

89. The budget estimates will vary from town to town, depending on the number of affected persons and their entitlements. (Tables in Project Towns Resettlement Budgets)

3. Transfer of Budgeted Funds to Implementing Agencies

90. The compensation for land and structures acquired under the land acquisition laws will be paid to the persons entitled by the office of the Deputy Commissioner. The resettlement assistance in all other forms will be provided to the affected people according to their entitlements by the Implementing NGOs, and the Pourashava (City Corporation in the case of Rajshai). Both BWDB and LGED will ensure that resettlement budget provisions are transferred on time to the offices of the Deputy Commissioners, the Implementing NGOs, and the Pourashavas to avoid delays in Plan implementation.

4. Sources of Funding

91. The Government of Bangladesh will meet the entire cost on land acquisition and resettlement. The Government will further guarantee meeting unforeseen obligations in excess of the budget estimates to ensure that the resettlement objectives are fully met.

IX. Implementation Schedule

1. Introduction

92. Resettlement activities are carried out in certain distinct phases that are planned around the project construction timeline. The phases and the activities are described below.

2. Guiding Principles

93. The guiding principles for the implementation schedule are as follows:

- (i) Acquisition of land, houses and other assets must be completed within the preparatory stage of the engineering construction and before the beginning of relevant civil engineering works.
- (ii) It must be ensured that before relocation all affected persons have been (a) consulted about the Project, its impacts and mitigation plans, (b) received compensation entitlements, and (c) provided with the means to reestablish their livelihoods.
- (iii) No person will be asked to move before the completion of above activities.

3. Major Land Acquisition and Resettlement Activities

94. Keeping the above principles in view, a time-bound implementation schedule has been prepared for this Project. There are four distinct phases with their several activities in the schedule. (See Figure A) The four phases with major land acquisition and resettlement

activities under each one of them are briefly indicated as follows:

4. Identification of Entitled Persons and Cut-off Date

- Conduct census and inventory losses to identify people to be affected by land acquisition and their losses.
- Conduct public information campaigns/consultations with affected groups.
- Define cut-off date for compensation eligibility.
- Prepare Land Acquisition and Land Acquisition and Resettlement Plan.
- Issue identity cards to all Affected Persons

Land Acquisition Plan

- Final list of Affected Persons
- Notice to acquire land/houses
- Compensation award
- Payment of compensation to Entitled Persons
- Payment of resettlement benefits to Affected Persons
- Inform people about starting date for construction activity
- APs to evacuate land/houses

Relocation and Income Restoration

- Development of new resettlement site
- Shifting people to new location
- Assistance in relocation especially to vulnerable groups
- Income restoration programme

Monitoring and Evaluation

- Monitor resettlement implementation, especially income restoration
- Internal monitoring
- External monitoring
- Project impact evaluation

5. Coordination of Resettlement Activities with the Engineering Construction Work Schedule

95. As resettlement activities proceed in coordination with the timing of civil works, the implementation schedules (Figure A.1) will be finalized only after the finalization of detailed engineering designs. Where possible, some activities will be implemented in parallel to speed up the overall progress of the Project.

Figure 10.1 – Land Acquisition and Resettlement Plan Implementation Schedule

Description	2005				2006				2007				2008				2009			
	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3
Preparatory Activities																				
Preparation of PP		■																		
Loan Effectiveness			■																	
Establish PMO and PIUs		■	■																	
Staffing of PMO and PIUs		■	■																	
Recruitment of Consultants		■	■																	
Component A : Flood Control																				
Additional Surveys and Investigation			■	■		■	■			■	■			■	■					
Finalization of Alignment of Embankment			■	■		■	■			■	■			■	■					
Land Acquisition and Resettlement			■	■		■	■			■	■			■	■					
Detailed Designs			■	■		■	■			■	■			■	■					
Preparation of Tender Documents			■	■		■	■			■	■			■	■					
Tendering and Contract Award			■	■		■	■			■	■			■	■					
Physical Implementation and Supervision																				
Component B: Drainage																				
Additional Surveys			■	■		■	■			■	■			■	■					
Finalisation of Alignment of Carrier and Main Drains			■	■		■	■			■	■			■	■					
Land Acquisition and Resettlement			■	■		■	■			■	■			■	■					
Detailed Designs			■	■		■	■			■	■			■	■					
Preparation of Tender Documents			■	■		■	■			■	■			■	■					
Tendering and Contract Award			■	■		■	■			■	■			■	■					
Physical Implementation																				
Component C: Urban Environment Improvement																				
Determination of an Administrative Arrangement with UNDP and UGIIP			■																	
Slum Improvement (Deposit work through LPUPAP and UGIIP)																				
Determination of Number, Location and Construction of Transfer Station for Solid Waste																				
Determine Number, Location and Construction of Disposal Area																				
Design of Connecting Roads																				
Construction of Connecting Roads																				
Fixing Location for Public Toilets																				
Distribution of Private Latrines																				
Component D: Implementation Assistance																				
Training, Preparation and Implementation of UGIAP																				
Fielding of Consultants																				
Consultancy Services																				
Training																				
Procurement of Equipment																				
Implementation of GAP																				

Legend: ■ = Bridging Consultants; ■ = MDS Consultants.

GAP = Gender Action Plan, LPUPAP = Local Partnerships for Urban Poverty Alleviation, PIU = project implementation unit, PP = project preparatory, PMO = project management office, UGIAP = Urban Governance Improvement Action Program, UGIIP = Urban Governance and Infrastructure Improvement Project, UNDP = United Nations Development Programme.

X. Monitoring and Evaluation

1. Monitoring and Evaluation Tasks

96. Monitoring and evaluation (M&E) is of critical importance to the management of resettlement operations. Monitoring provides periodic checks to ascertain whether resettlement activities are moving according to the plan. The project management will need this feedback to be able to ensure that the planned activities stay on track. Monitoring provides both a working system for project managers and a channel for the resettlers to make known their needs and their reactions to the way the resettlement is being carried out. Evaluation, on the other hand, is an exercise usually undertaken towards the end of the project to assess whether the plan achieved its intended goals.

2. Monitoring and Evaluation Tasks

97. The monitoring and evaluation tasks related to resettlement implementation will include the following:

- **Monitoring of Administrative Arrangements:** This will be undertaken to check that the implementation is on schedule and to see that problems that arise in implementing resettlement activities are dealt with on a timely basis.
- **Monitoring of Socioeconomic Aspects of Resettlement:** This will be undertaken to check that people are recovering from adverse project impacts.
- **Impact Evaluation:** This will be undertaken to determine that recovery has indeed take place and, in time, succeeded.

98. Monitoring will be done both internally and externally, using the database established during project preparation phase. In addition to quantitative monitoring, qualitative monitoring will be conducted, using interviews with key informants, focus group discussions and other social science research methods.

3. Internal Monitoring

99. The internal monitoring will be done by the Executing Agencies. The Project Director assisted by Resettlement Specialists and the NGO field level staff will be responsible for monitoring the progress of resettlement activities both at the Project as well as at the field level.

100. Internal monitoring will cover all aspects of land acquisition, relocation, resettlement, and income restoration. For internal monitoring some important monitoring indicators include the following:

Administrative Monitoring

- Have NGOs been contracted to implement the Land Acquisition and Land Acquisition and Resettlement Plan?
- Have Resettlement Specialists been hired?
- Has the land acquisition authority been requested to acquire land?
- Are affected people being kept informed about resettlement activities and consulted on issues of direct concern to them?
- Have ID cards been issued to all affected persons?
- Have affected people been paid compensation and/or assistance amount?
- Are budgeted funds getting transferred to the Implementing NGOs and Pourushavas on time?

- How well are the NGOs performing their task?

Socioeconomic Monitoring

- Were affected persons consulted on relocation, and income restoration options?
- Were women involved in the consultative process?
- Are livelihood and income restoration activities proceeding as planned?
- Is the standard of living showing any sign of recovery?
- Are women and vulnerable group people getting due assistance?
- Are grievances being attended promptly?

4. External Monitoring

101. In addition to monitoring the progress of resettlement internally, the EAs will employ an international resettlement specialist on an intermittent basis to provide an independent and objective perspective on all matters pertaining to implementation of the Land Acquisition and Land Acquisition and Resettlement Plan. External monitoring will also serve to verify the results of internal monitoring.

102. When contracting the external monitoring agency, the EAs will ensure that it is adequately equipped for the task and is willing to have its staff in the field.

103. The monitoring reports will highlight the points on which the EAs need to devote their particular attention.

5. Reporting Requirements

104. The internal monitoring reports will be prepared every six weeks in the first two years of the Project, with frequency diminishing to once in three months in the later stages. The Executing Agencies will report progress to ADB every quarter.

105. The external monitoring reports will be prepared twice a year, and these will also be submitted to ADB. Figure B provides a typical format for monitoring the progress of resettlement implementation.

6. Ex-Post Evaluation

106. The Bank will carry out an evaluation of project impacts after completion of the Project. This will be done to determine whether the Land Acquisition and Land Acquisition and Resettlement Plan objectives of mitigating adverse Projects have been met and the affected persons have been able to at least restore their former standard of living, and also to see if lessons from this experience could improve future planning of similar projects.

XI. Conclusions

107. This Land Acquisition and Land Acquisition and Resettlement Plan assesses the full range of adverse project impacts on local population and outlines the mitigation measures which ensure that no one is disadvantaged in the process of development. Although the total length of Project works in nine towns is 626 km, the land requirement is only 58.85 hectares. Partly this is due to the nature of Project works that necessitate mostly strip acquisition of land, houses and other properties, leaving enough land and building structures intact with their owners for them to continue living at their existing locations. In addition, the designs of engineering works were modified in ways that will avoid/minimize resettlement. For nine towns under this Project, the total number of affected persons (APs) comes to just 10,128. Not all these APs will need to move. The relocation will affect only 1156 affected persons. Most affected people are squatters on government land.

108. A set of resettlement guidelines was specifically developed for this Project, keeping in view the legal system of Bangladesh and the policy requirements of the Asian Development Bank. The policy guidelines, consistent with the ADB policy, aim to provide a comprehensive coverage for lost assets and restoration and/or enhancement of living standards for the affected people of all categories. The affected people were involved in developing the resettlement guidelines as well as in assessing the Project impacts. The local views about the Project are favourable.

109. The Project will be implemented by two Executing Agencies, namely the BWDB and the LGED. The Executing Agencies will contract out the Land Acquisition and Land Acquisition and Resettlement Plan implementation task to the NGOs. They will also add Resettlement Specialists to their staff. The cost of resettlement including the land acquisition cost comes to Tk478,490,434 (US\$8,110,007.36). The entire cost on land acquisition and resettlement will be borne by the Government of Bangladesh. The Plan provides for periodic monitoring of the Land Acquisition and Land Acquisition and Resettlement Plan implementation.

110. The Land Acquisition and Land Acquisition and Resettlement Plan has been prepared in conjunction with the preparation of the project feasibility study. Some difficulties in defining land acquisition and resettlement needs are inherent in the Project at this stage. It is a widely accepted engineering practice that many aspects of the investigations during the project feasibility study are undertaken at an order of magnitude less than required for detailed design. Moreover, the engineering feasibility drawings do not show the precise locations of works or even where buildings and other structures near the routes of the proposed works are located. This means that the census and socioeconomic survey teams are often in no position to locate the intended center lines of the works and determine precisely the land and other properties affected by the proposed work.

111. In accordance with the engineering process, the detailed engineering designs for various development works for each town will be prepared during the Project implementation phase (investment phase). It is then that it will be possible to make an accurate assessment of resettlement impacts arising from the proposed Project works. This Land Acquisition and Land Acquisition and Resettlement Plans at that time will require updating in conjunction with the detailed designing of engineering works.

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