

Resettlement Planning Document

Short Land Acquisition and Resettlement Plan
Document Stage: Final
Project Number: 37192
March 2009

PAK: Multitranche Financing Facility Power Transmission Enhancement Investment Program, Tranche 1

Bandala 220 Grid Station and 220 kV Transmission Line Subproject

Prepared by National Transmission and Despatch Company for the Asian Development Bank (ADB).

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Power Transmission Enhancement Tranche-I Project – Pakistan

Bandala 220 Kv Grid Station & 220 kV In/ Out Transmission Line

Subproject (6.4KM)

UPDATED LARP (Land Acquisition & Resettlement Plan)

National Transmission and Dispatch Company (NTDC)

GOVERNMENT OF PAKISTAN

March, 2009

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Abbreviations

ADB	Asian Development Bank
AHs	Affected households
APs	Affected people
Acre	unit of land measurement (8 kanal = 1 acre)
CBC	Citizen Community Board
CBO	Community Based Organization
COT	Corridor of Impact
DDO	Deputy District Officer (Revenues)
DMS	Detailed Measurement Survey
DOR	District Officer Revenues
EMA	External Monitoring Agency
E&SIC	Environment & Social Impact Cell
FESCO	Faisalabad Electric Supply Company
ft	feet
GRC	Grievance Redress Committee
GSC	Grid System Construction (department of NTDC)
Ha	Hectare (unit of land measurement) (1Ha=2.47 acre)
IMO	Independent monitoring organization
IPDF	Indigenous Peoples Development Framework
IPDP	Indigenous Peoples Development Plan
kanal	unit of land measurement, 1 kanal = 20 marlas (8 kanal = 1 acre)
km	kilometer
kV	kilovolt
LAA	Land Acquisition Act (1894)
LAC	Land Acquisition Collector
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
LARU	Land Acquisition and Resettlement Unit (NTDC) (LAC+ALAO+PATWARI+SDO+EXN)
M	meter
Marla	unit of land measurement 1 marla = 225 sq. ft in urban areas and 272 sq. ft in rural areas
MOWP	Ministry of Water and Power
MRM	Management Review Meeting
NGO	Non-governmental organization
NTDC	National Transmission and Dispatch Company
PAC	Price Assessment Committee
PAP	Project Affected Person
PD	Project Director of NTDC
PIB	Public Information Booklet
PIU	Project Implementation Unit
PMU	Project Management Unit
PPTA	Preparatory project technical assistance
ROW	Right-of-way
Rs	Pakistani rupees (currency) Rs. 80.60 = US\$1.00 (March 2009)
SST	Site Selection Board

TOR
WAPDA

Terms of Reference
Water and Power Development Authority

Definition of Terms

Affected persons (APs)	mean all the people affected by the project through land acquisition, relocation, or loss of incomes and includes i) persons affected directly by the safety corridor, right-of-way, tower or pole foundations or construction work area; (ii) persons whose agricultural land or other productive assets such as trees or crops are affected; (iii) persons whose businesses are affected and who might experience loss of income due to the project impact; (iv) persons who lose work/employment as a result of project impact; and (v) people who lose access to community resources/property as a result of the project.
Compensation	means payment in cash or kind for an asset to be acquired or affected by a project at replacement cost at current market value.
Cut-off-date	means the date after which people will NOT be considered eligible for compensation i.e. they are not included in the list of APs as defined by the census. Normally, the cut-off date is the date of the detailed measurement survey.
Detailed measurement survey	means the detailed inventory of losses that is completed after detailed design and marking of project boundaries on the ground.
Encroachers	mean those people who move into the project area after the cut-off date and are therefore not eligible for compensation or other rehabilitation measures provided by the project.
Entitlement	means the range of measures comprising cash or kind compensation, relocation cost, income rehabilitation assistance, transfer assistance, income substitution, and relocation which are due to /business restoration which are due to APs, depending on the type and degree nature of their losses, to restore their social and economic base.
Land acquisition	means the process whereby a person is compelled by a public agency to alienate all or part of the land s/he owns or possesses, to the ownership and possession of that agency, for public purposes, in return for fair compensation.
Non-titled	means those who have no recognizable rights or claims to the land that they are occupying and includes people using private or state land without permission, permit or grant i.e. those people without legal title to land and/or structures occupied or used by them. ADB's policy explicitly states that such people cannot be denied compensation.
Poor	means those falling below the official national poverty line (equivalent to 2,350 calories per day) of Rs 848.79 per person per month (2004).
Replacement cost	means the method of valuing assets to replace the loss at current market value, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in its existing condition, without deduction of transaction costs or for any material salvaged.

Sharecropper

means the same as tenant cultivator or tenant farmer, and is a person who cultivates land they do not own for an agreed proportion of the crop or harvest.

Significant impact

means 200 people or more will experience major impacts, which are defined as; (i) being physically displaced from housing, or (ii) losing ten per cent or more of their productive assets (income generating).

Vulnerable

means any people who might suffer disproportionately or face the risk of being marginalized from the effects of resettlement and includes; (i) female-headed households with dependents; (ii) disabled household heads; (iii) poor households (within the meaning given previously); (iv) landless; (v) elderly households with no means of support; (vi) households without security of tenure; (vii) ethnic minorities; and (viii) marginal farmers (with landholdings of five acres or less).

EXECUTIVE SUMMARY

- 1. The Subproject.** The Bandala subproject includes the Construction of a 220 kV GIS grid station at Bandala District (Faisalabad, Punjab) and a 6.4 km 220 kV transmission line that will pass through parts of the different villages of district faisalabad. The transmission line requires 26 towers. The detailed measurement survey undertaken has identified the number of households that will be affected by loss of land or assets for the tower bases and stringing of the lines.
- 2. Land Acquisition and Resettlement Framework.** This executive summary has been prepared for the updated LARP of the Bandala subproject. The LARPs prepared for the first tranche, and to be prepared for the subsequent tranches, are to be based on the principles and entitlements set out in the project's approved Land Acquisition and Resettlement Framework (LARF). The LARF is based on Pakistani Law governing land acquisition and fully complies with ADB's *Policy on Involuntary Resettlement*. As Pakistan's Land Acquisition Act (LAA) is unclear on how rehabilitation is to be achieved and in practice the provision of rehabilitation is left to ad hoc arrangements taken by local governments and specific project proponents, the LARF clarifies these issues by providing; (i) compensation at replacement cost of all items, (ii) the rehabilitation of informal settlers, and (iii) the provision of subsidies or allowances for affected people (APs) that may be relocated, suffer business losses, or may be severely affected. The provisions and principles adopted in the LARF, and reflected in the LARP, will supersede the provisions of the LAA.
- 3. The Power Transmission Enhancement Project.** The Government of Pakistan and the National Transmission and Dispatch Company (NTDC) are the executing agencies for the overall Power Transmission Enhancement Project (the project), and with assistance from the Asian Development Bank (ADB), are upgrading and extending the transmission network to expand the capacity and coverage of the network. The project will be implemented over five to six years, and will include a number of tranches. The first tranche includes some 18 subprojects including two new grid stations, expansion of existing grid stations, and installation of associated transmission lines; 16 of the subprojects will not cause any resettlement impacts as they entail transformers being installed within an existing grid station site and no works beyond the existing grid station site boundaries, as a result Land Acquisition and Resettlement Plans (LARPs) will not be required for these subprojects. Two subprojects in the first tranche will require land acquisition and revised LARPs have been prepared for these two subprojects.
- 4. Land Acquisition & Resettlement Impacts of Bandala Subproject.** No residential or commercial land is affected, and no houses or other structures need to be removed from the right-of-way, there are no impacts on businesses, and no common property resources are affected. The transmission line and towers will affect only agricultural land, and none of the affected households (AHs) will be affected by restricted access to, or use of, their agricultural land. In total 18.543 ha of crop will be affected by construction of the towers and stringing of the lines. In total there are 25 AHs and a total AP population of 125. Some 25 of the AHs are affected by crop loss and 23 AHs loses some trees.
- 5. Significance of Impact.** As there is no restriction of access or use of land, there will be no permanent loss of land. Therefore there are no AHs that will experience significant impacts.

6. **Indigenous People Issues.** All AHs are Muslim and ethnically Punjabi and neither tribal nor minority. The ADB's Policy on Indigenous People, as specified in the Indigenous Peoples Development Framework (IPDF) prepared for the project is not triggered, and therefore neither an IPDP nor special action is required for this subproject.

7. **Participatory Land Acquisition Process.** The LARF has been disclosed according to ADB's public communications policy. For the preparation of this revised LARP, consultations has been undertaken, on behalf of NTDC, through a series of meetings with local government agencies, AHs, as well as wider community group meetings of both men and women. The DMS was a participatory process, with the head of household (or the spouse of the household head) assisting in the identification and calculation of losses. Further consultation will be required during the implementation of this LARP.

8. **Grievance Mechanism.** There is also a process established to deal with any issues or concerns raised on any aspect of the LARP or compensation process. The verbal or written grievances of AHs will be heard by the GRC at project site, which will be established to assist NTDC implement the LARP.

9. **Total Cost of Plan.** The budget has been established using the rates derived through consultation. The total costs for Grid Land acquisition, compensations and rehabilitation and independent monitoring (including the administration charge of 20% and contingency of 15%) are 29.271 million Rs (US\$363,175).

Table 1 – Total Cost of Plan

Item	Rs	US\$
Land acquisition & compensation	25,453,885	315,805
Contingency (15%)	3,818,082	47,370
Total	29,271,967	363,175

I. INTRODUCTION

A. Background

1. The Government of Pakistan has requested financing from the Asian Development Bank (ADB) for implementing the Power Transmission Enhancement Investment Program (the Program) to be executed through a Multi-tranche Financial Facility (MFF) subdivided into 4 tranches and with the Ministry of Water and Power and the National Transmission and Dispatch Company (NTDC) as the Executing Agency (EA) and the Implementing Agency (IA) respectively. Each tranche will constitute a project which, in turn, will be divided in several subprojects involving the construction/upgrade of transmission lines and stations.

2. This updated Land Acquisition and Resettlement Plan (LARP) for the Bandala substation GIS grid station and 6.4 KM transmission line expansion and 28.6 km 220 kV transmission line (TL) for Noshera-Mardan transmission line, one of the 2 subprojects under tranche 1 of the Program involving Land Acquisition and Resettlement (LAR), has been prepared by NTDC to fit Program and Tranche 1 appraisal and subproject implementation conditions as detailed below:

- MFF and each tranche 1 appraisal is conditional to the preparation and ADB approval of: (i) a Land Acquisition and Resettlement Framework (LARF) for the whole MFF and (ii) LARPs for all tranche 1 sub-projects involving LAR.
- Contractor mobilization for the implementation (i.e. provision of notice to proceed) of the civil works of a subproject with LAR, including the Bandala subproject here discussed, will be contingent to the full implementation of the compensation/rehabilitation programs detailed in the LARP.

3. This revised LARP is based on final transmission line alignment and tower positions and fits the provisions of the LARF prepared by NTDC to establish general land acquisition preparation and implementation mechanisms for the MFF fitting the requirements of ADB's Policy on Involuntary Resettlement (1995) and Operations Manual (OM) Section F2/OP & BP (2003). The following text details: (i) the principles and eligibility/entitlement criteria for the compensation/rehabilitation of affected households (AHs) and affected people (APs); (ii) the LARP institutional organization; (iii) the various LARP implementation mechanisms (AP information participation and consultation, grievance redress, monitoring); and (iv) schedules and budgets.

4. Based on the OM section F2/OP & BP (2003) this LARP has been prepared as a full resettlement plan. Based on OM section F2/OP & BP (2003) when impacts are considered *severe* [> 200 AP resettled or suffering $>10\%$ income losses], a subproject is classified as category "A" and a full LARP is to be prepared. On the other hand, when losses are *non-severe* [<200 AP to be resettled or suffering $<10\%$ income losses], a subproject is classified as category "B" and only a short LARP is to be prepared. The LARP for the Bandala subproject is short because there are 125 APs in total of which only one AH (four people) are severely impacted.

B. Description of the Subproject

5. The subproject involve construction of a 220 kV GIS grid station in thirteen (13) acre & eight (8) marla land being acquired from private land owner of chak # 61 R.B. Premdhari in Bandala town situated on Sheikhpura- Faisalabad road, tehsil Jaranwala, district Faisalabad, and a 6.4 km long 220 kV transmission line. This grid station will be connected to the existing

220 kV Gatti – Kala Shah Kaku transmission line. All the new transformer banks GIS system will be installed within this newly thirteen (13) acre & eight (8) marla of acquired premises on private land of district Faisalabad.

6. The proposed Transmission line will be connected to the existing 220 KV Gatti transmission line between the existing tower No. 218 and tower No. 220 in village Qaim (chak # 61 R.B).The transmission line construction, involving the erection of 26 towers; including 9 angular ED and EG and eighteen (17) No straight towers respectively with no JBK tower, occupying 15m x 15m of land for angular tower and straight (EA) towers occupying 12m x 12m of land will involve land acquisition and impacts on crops and trees grown on the 30 m right-of-way corridor. The general location of the subprojects, including Bandala, is shown on Figure 1 and the map of the new grid station and the transmission line at Bandala is shown in Figure 2.

Figure 1 – Location Map of Tranche 1 Subprojects

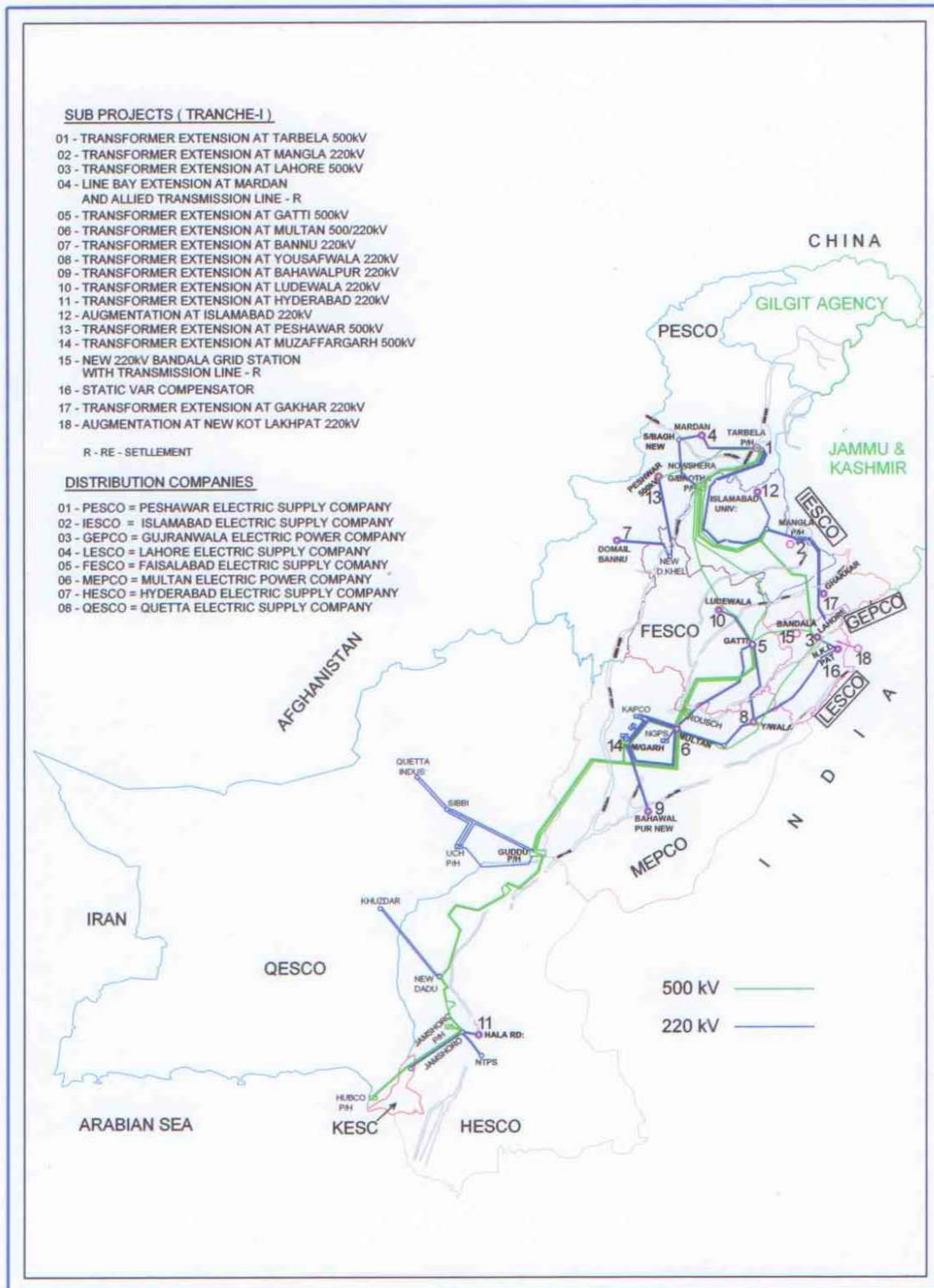
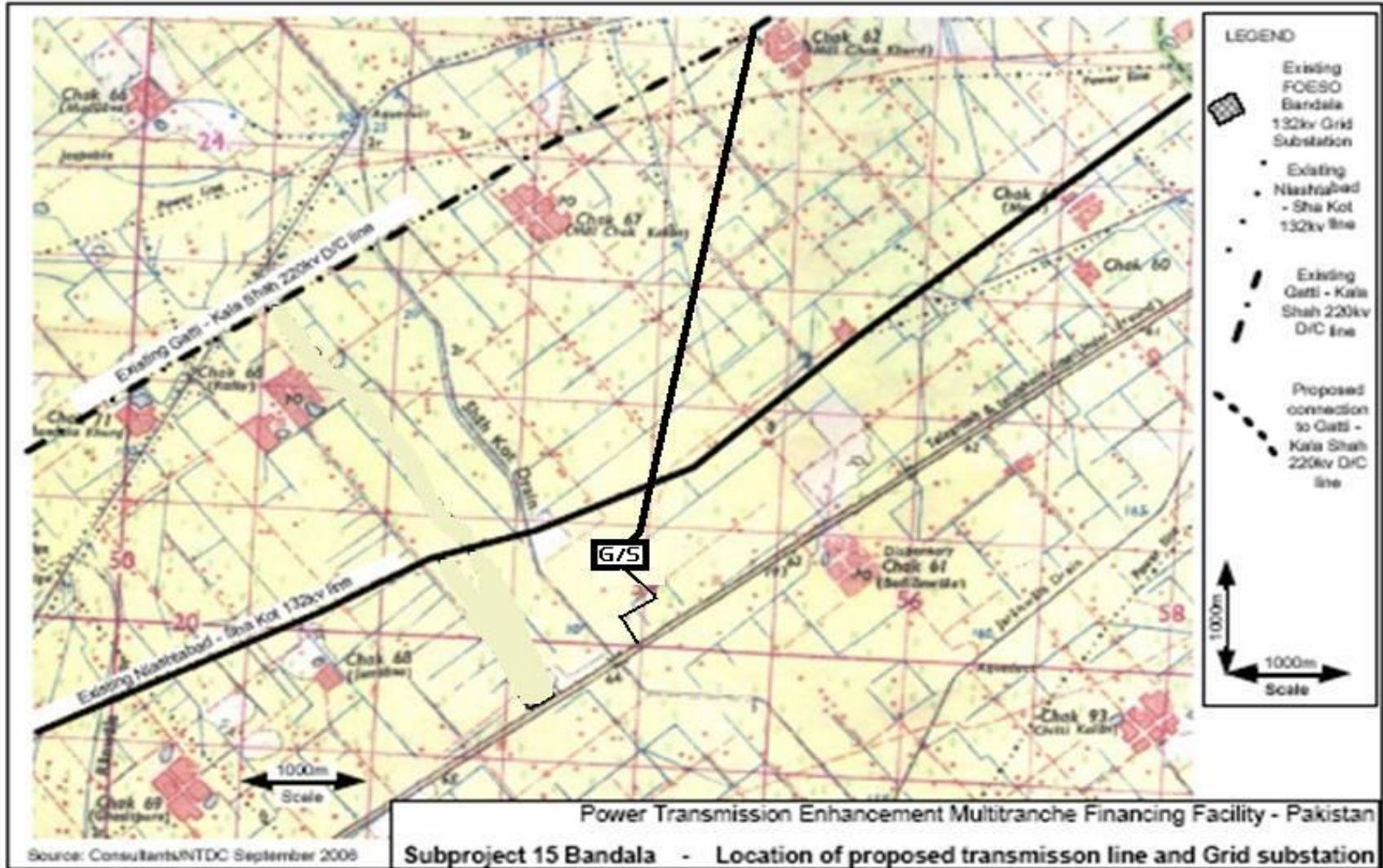


Figure 2 – Location of Bandala Subproject



II. PROJECT COMPENSATION AND REHABILITATION FRAMEWORK

7. This section compares the Pakistani laws and regulations on land acquisition and resettlement with the requirements of the ADB Policy on Involuntary Resettlement and details summarizes the main components of the policy framework prepared specifically for the project to ensure that ADB's policy on involuntary resettlement is complied with.

A. Pakistan's Law and Regulations on Land Acquisition and Resettlement

8. The 1894 Land Acquisition Act (LAA) with its successive amendments is the main law regulating land acquisition for public purpose. The LAA has been variously interpreted by local governments, and some province has augmented the LAA by issuing provincial legislations. The LAA and its Implementation Rules require that following an impacts assessment/valuation effort, land and crops are compensated in cash at market rate to titled landowners and registered land tenants/users, respectively. The LAA mandates that land valuation is to be based on the latest 5-3 years average registered land sale rates, though, in several recent cases the median rate over the past 1 year, or even the current rates, have been applied. Due to widespread land under-valuation by the Revenue Department, current market rates are now frequently used with an added 15% Compulsory Acquisition Surcharge as provided in the LAA.

9. Based on the LAA, only legal owners and tenants registered with the Land Revenue Department or possessing formal lease agreements, are eligible for compensation or livelihood support. The rights of the titleless, are however addressed under the 1986 Punjab Jinnah Abadis for Non-proprietors in Rural Areas Act which recognize to squatters the right to receive rehabilitation in form of a replacement plot. It is to be noted that this right has been sometimes extended in practice to include some form of rehabilitation in cash or in forms different from land. Projects such as Chotiari Dam, Ghazi Barotha Hydropower, and National Highways Improvement, have awarded compensation and assistance to unregistered tenants and other forms of AP (sharecroppers/squatters).

10. It is also noted that the LAA does not automatically mandate for specific rehabilitation/assistance provisions benefiting the poor, vulnerable groups, or severely affected APs, nor it automatically provides for rehabilitation of income/livelihood losses or resettlement costs. This however it is often done in many projects in form of *ad hoc* arrangements based on negotiations between a specific EA and the APs.

11. As noted above, exceptions to the rule are intrinsic to the fact that the law is elastic and is broadly interpreted at provincial level depending on operational requirements, local needs, and socio-economic circumstances. Recourse is often taken to *ad hoc* arrangements, agreements and understandings for resettlement in difficult situations. The above is also influenced by the fact that an amendment of the LAA has been considered necessary by the Ministry of Environment. Accordingly, a National Resettlement Policy (NRP) and a Resettlement Ordinance have been drafted to broaden LAA provisions and current practices so as to widen the scope of eligibility and tightening up loopholes (i.e. regarding definitions of malpractices, cut-off dates, political influence on routing, etc.). But both these documents are still awaiting government's approval for implementation.

B. ADB's Involuntary Resettlement Policy

12. The ADB Policy on Involuntary Resettlement is based on the following principles:

- Involuntary resettlement is to be avoided or at least minimized.
- Compensation must ensure the maintenance of the APs' pre-project living standards.
- APs should be fully informed and consulted on LAR compensation options.
- APs' socio-cultural institutions should be supported/used as much as possible.
- Compensation will be carried out with equal consideration of women and men.
- Lack of formal legal land title should not be a hindrance to rehabilitation.
- Particular attention should be paid to households headed by women and other vulnerable groups, such as IPs and ethnic minorities, and appropriate assistance should be provided to help them improve their status.
- LAR should be conceived and executed as a part of the project, and the full costs of compensation should be included in project costs and benefits.
- Compensation/rehabilitation assistance will be paid prior to ground leveling and demolition.

C. Comparison of Pakistan's Land Acquisition Act and ADB Resettlement Policy

13. Table 2.3-1 below outlines the differences between Pakistani Law and ADB policy.

Table 2.3-1: Comparison of Pakistan's LAA and ADB Resettlement Policy

Pakistan's Land Acquisition Act, 1894	ADB Involuntary Resettlement Policy
Land compensation only for titled landowners or holders of customary rights.	Lack of title should not be a bar to compensation and/or rehabilitation, and non-title-holders are to be rehabilitated.
Crop losses compensation provided only to registered landowners and lease/sharecrop tenants (Non-registered are often deprived).	Crop compensation are provided to landowners and sharecrop/lease tenants according to their shares whether they are registered or not
Tree losses are compensated on the basis of officially fixed rates by the Forest and Horticulture departments	Tree losses are compensated according to actual worth of affected trees based on market rates.
Land valuation based on the median registered land transfer rate over the previous 3 years.	Land valuation is to be based on current replacement (market) value.
Valuation of structures based on official rates, with depreciation deducted from gross value of the structure.	Valuation of built-up structures is based on current market value/cost of new construction of the structure
Land Acquisition Collector (LAC) is the only pre-litigation final authority to decide disputes and address complaints regarding quantification and assessment of compensation for the affected lands and other assets	Complaints and grievances are resolved informally through community participation in the Grievance Redress Committees (GRC), local governments, NGO and/or local-level community based organizations
The decisions regarding land acquisition and the amounts of compensations to be paid are published in the official Gazette and notified in convenient places so that the people affected get aware of the same	Information related to quantification and costing of land, structures and other assets, entitlements, and amounts of compensation and financial assistance are to be disclosed to the affected persons prior to project appraisal..
No provision for income/livelihood rehabilitation measure, allowances for severely affected APs and vulnerable groups, or resettlement expenses	ADB policy requires rehabilitation for income/livelihood, for severe losses, and for expenses incurred by the APs during the relocation process.

D. Remedial Measures to Bridge the Gap

14. In principle, Pakistan Law and ADB Policy adhere not only to the objective of AP compensation, but also to the objective of rehabilitation. However, Pakistan law is unclear on how rehabilitation is to be achieved and in practice the provision of rehabilitation is left to ad hoc arrangements taken by local governments and specific project proponents. To clarify these issues and reconcile eventual gaps between Pakistan Law and ADB Policy, the EA drafted this LARF for the Project, ensuring compensation at replacement cost of all items, the rehabilitation of informal settlers, and the provision of subsidies or allowances for APs that may be relocated, suffer business losses, or may be severely affected.

E. Legislation Relevant to Land Classification

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

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

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

F. Compensation Eligibility and Entitlements for the Project

18. Land acquisition tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with both Pakistan's law/ regulation and ADB Policy. A summary entitlements matrix is included in Table 2.5-1 below.

Table 2.5-1: Compensation Matrix

Asset	Specification	Affected People	Compensation Entitlements
Arable Land	Access is not restricted and existing or current land use will remain unchanged	Farmer/Titleholder	No compensation for land provided that the land is rehabilitated/restored to its former quality following completion of works; Compensation, in cash, for all damaged crops and trees as per item below
		Leaseholder (registered or not)	No compensation for land provided that the land is rehabilitated/restored to its former

Asset	Specification	Affected People	Compensation Entitlements
			quality following completion of works; Compensation, in cash, for all damaged crops and trees as per item below
		Sharecroppers (registered or not)	Compensation, in cash or kind, for all damaged crops and trees as per item below
		Agricultural workers	Compensation, in cash or kind, for all damaged crops and trees as per item below
		Squatters	Compensation, in cash, for all damaged crops and trees as per item below
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmer/Titleholder	Land for land compensation with plots of equal value and productivity to the plots lost; or; Cash compensation for affected land at replacement cost based on market value ^a plus 15% compulsory acquisition surcharge and free of taxes, registration, and transfer costs
		Leaseholder (registered or not)	Renewal of lease in other plots of equal value/productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
		Sharecroppers (registered or not)	cash compensation equal to the market value of the lost harvest share once (temporary impact) or twice (permanent impact)
		Agricultural workers losing their contract	Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmer/Titleholder Leaseholder	1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
Residential/ Commercial Land		Titleholder	Land for land compensation through provision of a plots comparable in value/location to plot lost or cash compensation for affected land at full replacement cost free of taxes, registration, and transfer costs
		Renter/Leaseholder	1-3 months allowance
		Squatters	Accommodation in a government resettlement area or a self-relocation allowance
Houses and Structures		All relevant APs (including squatters)	Cash compensation at replacement rates for affected structure and other fixed assets free of salvageable materials, depreciation and transaction costs. In case of partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected	All APs (including squatters)	Crop compensation in cash at full market rate for one harvest (either winter or summer) by default for impacts caused by tower bases and perimeter, stringing and access. All other crop losses will be compensated at market rates based on actual losses.
Trees	Trees affected	All APs (including squatters)	Cash compensation shall reflect income replacement
Business Employment	Temporary or permanent loss of business employment or	All APs (including squatters)	Business owner: (i) Cash compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Worker/employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months.
Relocation	Transport and transitional livelihood costs	All APs affected by relocation	Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month.
Community assets			Rehabilitation/substitution of the affected structures/utilities (i.e. mosques, footbridges, roads, schools, health centers, etc)
Vulnerable AP livelihood		AP below poverty line	Employment priority in project-related jobs.

a. For the detailed definition of the methodology to evaluate land replacement cost/market value see below.

G. Eligibility

19. APs entitled for compensation or at least rehabilitation provisions under the Project are:

- All APs affected by restricted access to, or use of, land whether they have legal title/traditional land rights or not;
- Tenants and sharecroppers whether registered or not;
- Owners of buildings, crops, plants, or other objects attached to the land; and
- APs losing business, income, and salaries.

20. Compensation eligibility will be limited by a cut-off date to be set for each subproject on the stating day of the AP census and impact assessment. APs who settle in the affected areas after the cut-off date will not be eligible for compensation. They, however will be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to project implementation. Their dismantled structures will not be confiscated and they will not pay any fine or sanction. Forced eviction will only be considered after all other efforts are exhausted.

H. Compensation Entitlements

21. Entitlement provisions for APs affected by restricted access to, or use of, land, and income losses and rehabilitation subsidies will include provisions for such land losses, house and buildings losses, crops and trees losses, a relocation subsidy, and a business losses allowance based on tax declarations and/or lump sums. These entitlements are detailed below:

- Agricultural land impacts will be compensated based on whether an AP's access to, or use of, their land is restricted. For APs whose access to, and use of agricultural land is not restricted i.e. they can continue to cultivate the land, compensation will be for removed or damaged crops and trees. For APs whose access to, and use of, agricultural land is restricted i.e. they can not continue to cultivate the land, compensation will be at replacement value in: (i) cash at current market rates plus a 15% compulsory acquisition surcharge, or (ii) through replacement land equal in value/productivity to the plot lost. When >10% of an AP income or agricultural land is affected, AP (owners, leaseholders and sharecroppers) will get an additional allowance for severe impacts equal to the market value of a year's gross yield of the land lost (inclusive of both winter and summer harvest). Eventual transaction taxes/fees will be paid by the EA or waived by local governments. Market rates will be assessed through a survey of prevalent land prices in subproject areas. The assessment will be carried out by local government financing institutions.
- Residential/commercial land will be compensated at replacement value either (i) in form of land x land or, (ii) cash at current market rates free of deductions for transaction costs. Renters/leaseholders will receive an allowance corresponding to a 3 months rent.
- Houses, buildings, structures will be compensated in cash at replacement cost free of depreciation, salvaged materials, and transaction costs deductions. The compensation for houses/buildings will include the cost of lost water and electricity connections.
- Crops: Cash compensation at current market rates for the net harvest actually lost being as it may the winter, the summer crop, or both. Crop compensation will be paid both to landowners and tenants based on their specific sharecropping agreements.
- Trees: Cash compensation shall reflect income replacement (see below).
- Businesses: compensation for permanent business losses will be in cash for a 1-year income based on tax declaration or, if unavailable, based on the official minimum salary; compensation for temporary business will be cash covering the income of the interruption period based on tax declaration or, unavailable, official minimum salary.

- Business workers and employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months.
- Agricultural land leaseholders, sharecroppers, and workers: Where the access to, or use of, the land is restricted; affected leaseholders will receive either a renewal of the lease in other plots or cash corresponding to the yearly yield of land lost for the remaining years of the lease up to a maximum of 3 years. Sharecroppers will receive their share of harvest at market rates (if impact is temporary) plus 1 additional crop compensation (if the land is lost permanently). Agricultural workers, with contracts to be interrupted, will get an indemnity in cash corresponding to their salary in cash and kind for the remaining part of the agricultural year (inclusive of both winter and summer crop).
- Relocation subsidy: APs forced to relocate will receive a relocation subsidy sufficient to cover transport costs and living expenses for 1 month.
- House renters: House renters who have leased a house for residential purposes will be provided with a cash grant of 3 months' rent at the prevailing market rate in the area and will be assisted in identifying alternative accommodation.
- Community Structures and Public Utilities: Will be fully replaced or rehabilitated so as to satisfy their pre-project functions.
- Vulnerable people Livelihood: Vulnerable people (APs below the poverty line) will be given priority in employment in project-related jobs.

I. Assessment of Compensation Unit Values

22. The methodology for assessing unit compensation values of different items is as follows:

- Land shall be valued at replacement cost based on a land sales survey in the year before the impact survey. No deductions for taxes/transaction costs will be applied.
- Houses/buildings will be valued at replacement value based on cost of materials, type of construction, labor, transport and other construction costs. No deductions will be applied for depreciation, salvaged materials and transaction costs
- Annual crops will be valued at net market rates at the farm gate for the first year crop. In the eventuality that more than one-year compensation is due to the APs the crops after the first will be compensated at gross market value.
- Fruit trees will be valued based on age category (a. seedling; b. not yet productive; c. productive). Productive trees will be valued at gross market value of 1 year income x the number of years needed to grow a new tree with the productive potential of the lost tree.

III. IMPACTS ASSESSMENT

23. The 6.4 km transmission line will require 26 towers, 17 of the towers are straight 'EA' towers which have a base of 12 x 12 m (144 m²) and 9 angular 'ED' and 'EG' towers which have a 15 x 15 m base (225 m²). For tower installation, area, not only under the tower, but also in a small perimeter surrounding it will be affected during construction works. This area included in this perimeter has been assessed as 756m² for angular towers and 675 m² for straight towers.

24. In addition, the transmission line will also affect permanently all houses/structures and trees higher than 6 m, within the line corridor of 30 m which have to be removed for safety reasons; these houses, structures and trees will be compensated. The cultivation of crops within the corridor, instead, can continue after the stringing of the lines has taken place, during stringing operations, however, it is expected that one harvest will be lost. A full assessment of

the land and other assets lost is provided in this section. The summary of AHs, land and asset loss are attached as Appendix 1.

A. Households Affected by Land and Asset Acquisition

25. The table below sets out the number of AHs by impacts on land, crops and trees. In total 24 AHs are affected with 22 Ahs losing land for is (tower installation), there are other Ahs that are within the transmission line corridor that will lose crops and/ or trees to the stringing of the lines. As shown in the table, the AHs are also affected through crop and tree damage; with some 25 AHs being affected by crop loss (some of the agricultural land with in the transmission line corridor is no longer used productively) and 23 Ahs being affected by removal or cutting of trees. It should be noted that while there are 26 towers, there are two AHs with large landholdings that have more than one tower on their lands.

Table 3.1-1: Households Affected by Land, Tree and Crop Loss

Villages	No. of AHs			
	Land	Crops	Trees	Total AHs
Chak 61,62,63,67 RB	22	25	23	25

Source: Bandala Inventory of Losses – March 2009

B. Summary Impacts on Land and Crops

26. No residential or commercial land is affected; the towers and transmission line will affect only agricultural land. All land affected by the subproject is privately owned and operated; no communal or government owned lands are affected. None of the AHs will be affected by restricted access to, or use of, their agricultural land, and therefore the only impact they will experience will be loss of crops and trees.

27. In terms of detailed information on crop loss, the land affected at the base of the towers will cause the loss of some 0.1026 ha of sugarcane and some 0.299 ha of maize or wheat while impacts (disturbance around the tower perimeter to the cultivated area during installation) will affect 0.453 ha of sugarcane and 1.228 ha of maize or wheat. Line stringing will also require compensation for temporary crop loss in the order of 3.075 ha of sugar cane and 13.386 ha of maize or wheat.

Table 3.2-1: Area of Crops Affected

Villages	Tower Installation				Lines	
	Crop Loss – Tower Base (ha)		Crop Loss – Tower Perimeter (ha)		Crop Loss – Stringing (ha)	
	Sugarcane	Maize or Wheat	Sugarcane	Maize or Wheat	Sugarcane	Maize or Wheat
Chak 61,62,63,67 RB	0.102	0.299	1.228	0.453	3.075	13.386

Source: Bandala Inventory of Losses – March 2009

C. Loss of Houses and Structures

28. There are no houses or structures affected by the towers or transmission line. There are no community property resources (land or other) nor business activities affected by the towers or transmission line.

D. Loss of Trees and Crops

29. The transmission line has generally been sited to avoid crossing areas of forest or orchards, but some timber trees will require cutting or removal. The AHs will lose some 64 trees (popular, shisham and mulberry etc), as shown in Table 3.4-1.

Table 3.4-1: Number of Trees Affected

Villages	No. of Tree by Type						
	Popular	Shisham	Mulberry	Keeker	Berry	Mangoes	Total
Chak 61,62,63,67 RB (FAISALABAD)	12	21	15	11	2	3	64

Source: Bandala Inventory of Losses – March 2009

E. Minimization of Land Acquisition Impacts

30. The NTDC usually takes all possible steps to safeguard and minimize the likely adverse impacts on the human society and the environment in the design and implementation of its power transmission subprojects. Accordingly, it adopted the following specific actions to avoid and minimize the likely resettlement impacts of this subproject on the local community:

- NTDC has acquired 105 kanals and 8 marlas private land for 220 kv GIS grid station construction at Bandala. Private land measuring 105 kanals & 8 marlas notification under section IV of land acquisition act had already been published on 07-03-2008. NTDC has agreed in writing to pay cost of private land as per demand of private owner. At the rate of Rs 1.2 million (1,200,000/-) per acre. NTDC and private land owner has jointly signed. Their consent for purchase of land on stomp paper and case sent to DCO Faisalabad for price assessment. District Price Assessment Committee (DPAC) faisalabad meeting held on 14-02-2008 to fix price for private land to be acquire for the construction of 220 kv GIS grid station at Bandala chak No. 61/ RB tehsil Jaranwala, district Faisalabad and proposed the market price of land as Rs 1.2 million (1,200,000/-) per acre. Vide their letter No. 657-17/DRA/LAA dated 21-03-2009 as the same was prevailed at the time of Publication Notification under section IV of land acquisition act 1894. PAC committee consist of following members.

- D.O (Revenue) Faisalabad
- D.D.O (Revenue) city Faisalabad
- D.D (Revenue) Sadar Faisalabad
- D.D.O (Revenue) Jaranwala
- D.D (Revenue) Tandlianwala
- D.D.O (Revenue) Chak Jhumra
- Deputy Collector irrigation
- Excise & Taxation officer Faisalabad

Table 3.5-1: Cost of permanent acquisition for G/S Land

No	Land to be acquired	Rate Purchase per acre	Rate per Hectare	Total Cost
1	105.4 Kanals 13.175 acres	Rs 1,200,000/-	Rs.2,964,000/-	15,810,000

- NTDC has decided to go for a high cost 220 kV GIS grid instead of a low cost AIS grid at Banadala, to economize on the land and minimize the associated resettlement impacts, as the lands around are being developed as an urban housing area, industrial estate.

31. As a result, no buildings or other structure are affected. The transmission lines traverses only the agricultural land (including some un-productive or abandoned lands) and crops, wood and only three fruit trees are affected by the subproject.

IV. SOCIO-ECONOMIC PROFILE OF THE AFFECTED PEOPLE

A. Census of Affected Households

32. The methodology for preparing the updated LARP included consultations and the execution of a detailed measurement survey (DMS). The DMS enumerated the affected AHs and included a section comprising questions about the socio-economic characteristics of AHs in order to provide necessary socio-economic information, this enabled survey of 100 per cent of AHs. The DMS was undertaken by a team of 3 people E&SIC over the period 20 – 24th March, 2009.

33. The transmission line is wholly located within the village of Chak 61,62,63,67 RB in Faisalabad, Punjab. There are 25 AHs with a total population of 125 APs affected either by permanent losses or crops trees. The AHs will be affected through temporary land disturbance as a result of tower installation and stringing of the lines as well as loss of crops and trees as a result of that disturbance. The numbers of AHs affected by the various activities and the assessment of those impacts has already been done.

34. Only one of the participants in the DMS was not the household head, and she was the spouse of the head of household. All AHs are Muslim and ethnically Punjabi (9 are Arien, 7 are Jatt and 8 are Rajput etc), and are neither tribal nor a minority. Therefore the standard provisions of the LARF and this LARP are sufficient to ensure an effective compensation process and the ADB policy on Indigenous People, as specified in the Indigenous Peoples Development Framework (IPDF) prepared for the Program is not triggered, and therefore neither an IPDP nor special action is required for this subproject.

B. Data on Heads of Affected Households

(a) Gender, Marital Status and Age

35. All but one of the AHs are headed by men; the one household head that is a woman is a widow. This is a household of two people (one males and one female), the household head is in the 36 to 45 year age group. In addition to the widow, one male household head is also widowed, all other household heads are married. With the exception of APs who are widowed, in all cases the spouse still lives in the same household (i.e. no APs are divorced or separated).

36. As shown in Table 4.2-1, 65% of the household heads are between 46 and 60 years old; 11% is between 36 and 45 years old, and 30 % is between 61 and 75 years. While 3% of

household heads are relatively young (20 - 35 years old) there is only that are elderly (76 years old or older).

Table 4.2-1: Age of Household Head

H'hold Heads	Age Group				
	20 – 35 years	36 – 45 years	46 – 60 years	61 – 75 years	76 years +
% of h'hold heads	3	11	65	20	1

Source: *Bandala Inventory of Losses – March 2009*

(b) Education and Literacy

37. Three quarters of the household heads stated they are literate (can read and write) in Urdu. A quarter of household heads have no formal education, a further 21% have attained a primary education only while 38% have some secondary education. Some 17% of heads of household have a tertiary education or qualification.

(c) Household Size

38. Households in the subproject have an average size of six. Only one household (4%) has less than five people (and is a household of two). Nearly two thirds (58%) are households made up of between five and seven people, while a third of AHs are made up of between eight and ten people, and only household has more than nine people and this is a household of 10.

C. Household Livelihoods & Poverty

39. Overall 22% of the working household members are engaged in agriculture. Most households have more than one male working for income, with up to six males from a household being employed. Only four households do not have members working in agriculture, and farming accounts for 86% of working males. Some 47% of males are engaged in small business or trade, followed by employ in the government (14% in education or health and 14% in other government sectors), daily labor accounts for 15% of working males while the garment sector accounts for 6%. Fewer females are employed, of the household members who work for wages, some 19% are female. The females who are engaged outside the home are working in 4 sectors; education and health sector (28%), agricultural sector (18%), daily labour (5%) and the textile garment industry (9%), refer to Table 4.3-1.

Table 4.3-1: Livelihood Sector of Household Members

HH Members' Gender	Livelihood Sector for Employed HH Members (%)						
	Ed/Health	Gov't	Trade	Const.	Agri.	Daily Labour	Textile
Males	14	14	47	14	86	15	6
Females	28	0	0	0	18	5	9

Source: *Bandala Inventory of Losses – March 2009*

40. As a high proportion of AHs rely on farming for at least part of their income, the tenure of agricultural land is an important factor in terms of security and sustainability of livelihood. Among the AHs, there are 18 land owners and 6 sharecroppers. There are no households that rent or lease agricultural land, no households that claim ownership, and no squatters. According to the information provided in the DMS, six of the sharecroppers are registered.

41. Most AHs have more than one source of income; 30% have either 2 or 3 incomes, 42% of AHs have 4 sources of income, 21% of AHs have 5 or 6 income sources, while 4% of

households have 7 income sources. Three households receive non-wage income, and these are pensions. The poverty line is estimated to be 849 Rs per person per month, based on the data provided in the DMS survey there are no households fall on or below the poverty line. Per capita monthly incomes are high with an average of 5,789 Rs and a minimum of 2,143 Rs/person/month and a maximum of 14,625 Rs/person/month.

42. None of the AHs live in simple dwellings (constructed of that, sack, bamboo, clay or earth), three quarters live in brick houses while a quarter live in roofs houses.

V. INSTITUTIONAL ARRANGEMENTS

43. The compensation and rehabilitation program described in this updated LARP involves a number of agencies including; NTDC as the implementing agency, the Punjab Board of Revenue, the Ministry of Environment, NGOs, and the Faisalabad district government, as detailed below.

A. National Transmission & Dispatch Company

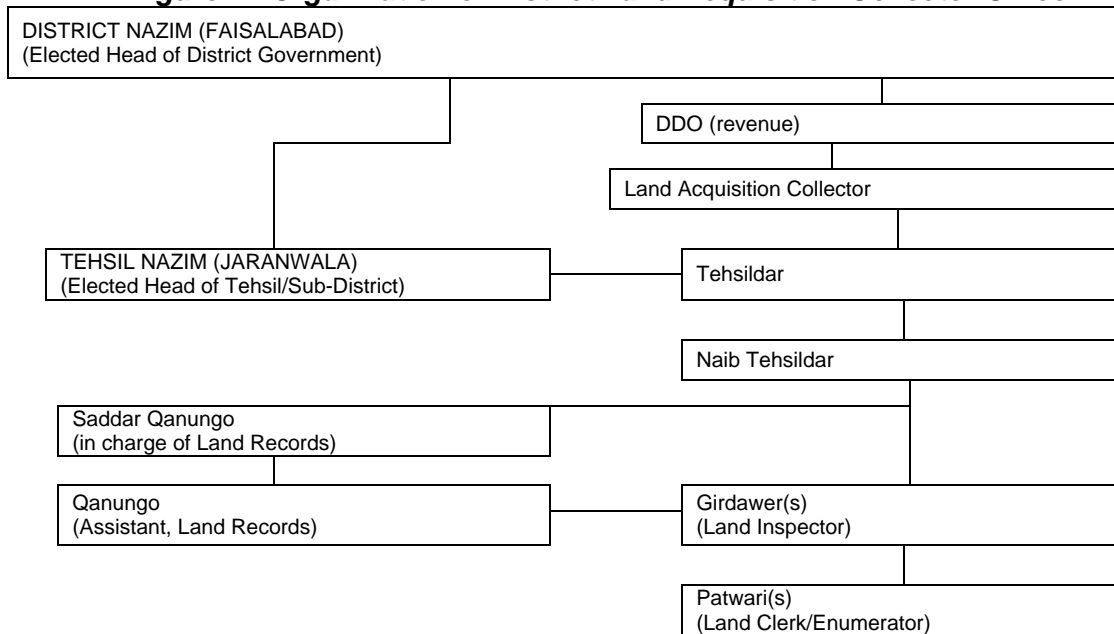
44. NTDC has overall responsibility for the preparation, implementation and financing of all tasks set out in this LARP as well as inter-agency coordination. NTDC will exercise its functions through a centrally based Project Management Unit (PMU) which will be responsible for general project execution, and at subproject level through Project Implementation Units (PIUs) which will be tasked with day-to-day project activities. Within the PMU, LARP tasks will be managed by a specific group; the Land Acquisition and Resettlement Unit (LARU), which will update this LARP (including surveys, asset valuation, community consultation, and approvals), and internally monitor LARP implementation. In the implementation of these tasks the LARU will receive specific technical assistance from:

- Resettlement specialists under the design and supervision consultants, who will assist in LAR planning/implementation, internal monitoring, and in training NTDC and district governments on impact assessment and ADB policy/LARF requirements;
- An impact assessment/valuation team hired as required to assist in on-site preparation of surveys, base-line information gathering and AP consultation; and
- An external monitoring agency (EMA) to be hired to conduct periodic monitoring and third party validation of LARP implementation.

B. District Government

45. District governments have jurisdiction for land administration, valuation and acquisition. At the provincial level these functions rest with the Board of Revenue while at district level they rest with the District Collector Office (DCO) and the Land Acquisition Collector (LAC) within the DCO. A number of minor agents, most notably the *Patwari*, (the keeper of land records), carry out specific roles such as titles identification and verification (see Figure 2).

Figure 2 - Organization of District Land Acquisition Collector Office



46. Functions pertaining to compensation of assets different from land (i.e buildings, crops and trees) or income rehabilitation also fall on the local governments, more specifically on the relevant District Department.

C. Other Agencies and Institutions

47. As various agencies will need to be carefully coordinated so as to obtain effective, smooth and timely LARP implementation, a land acquisition steering committee (LASC) will be directly assigned to NTDC-PMU by the Punjab Board of Revenue and district level coordination committees. The LASC will be established at provincial level and will include NTDC’s General Manager; Provincial Chairman of Planning and Development Department, or Additional Chief Secretary; Chairman of Punjab Board of Revenue; Director General Punjab-EPA; and, Project Director (PD) NTDC-PMU (as shown in Figure 3). The LASC will meet periodically to ensure proper and timely formation of the district level coordination committees to facilitate the LARP approval and implementation processes.

Figure 3 - Organization of Land Acquisition Steering Committee



48. A Land Acquisition Coordination Committee (LACC) will be formed in Faisalabad/Bandala Town to assist with the updating and implementation of the LARP (in particular execution of surveys, valuation of assets, AP consultation, and local approval of LARP provisions). The committee formation will be initiated by the NTDC-PMU and will include representatives of PIUs, LARU, Tehsildars of the concerned districts, Naib Zilla Nazims, and Union Council Nazims representing the APs (Figure 4). One of the areas where LCC functions will be to offer the affected communities with a channel and a support group for addressing

complaints and grievances. In this function the LCC will hear the complaint, and if found justified will support its lodging at the PMU, and as further described in Section 7.

Figure 4 – Organization of Land Acquisition Coordination Committee

Project Manager, PIU, NTDC (Coordinator)			
District Nazim/s (or Tehsil Nazim/s) (Principle Member)	District Revenue Officer/s (DORs/LACs) (Member/s)	Union Council Nazim/s (AP's representatives) (Member)	Provincial Head of LARU, NTDC (Member-Secretary)

49. This LARP will require review and clearance by the Punjab Environmental Protection Agency (EPA) as part of Government's Environmental Impact Assessment (EIA) approval procedures, as well as approval by ADB (the division that assess compliance with safeguard policies - RSES, ADB Headquarters in Manila, Philippines).

D. Responsibility for Monitoring

50. Land acquisition tasks under the project will be subjected to both internal and external monitoring. Internal monitoring will be conducted by NTDC-PMU, assisted by the design and supervision consultant. External monitoring will be assigned to an EMA to be engaged by NTDC according to a Terms of Reference (TOR) that have been approved by ADB.

(a) Internal Monitoring

51. Internal monitoring will be carried out routinely by the NTDC-PMU, the results will be forwarded to ADB through the quarterly project progress reports. Indicators for the internal monitoring will be related to the process as well as the results. This information will be collected directly from the field and reported monthly to the PMU to assess the progress and results of LARP implementation, and to adjust the work program, if necessary. The monthly reports will be quarterly consolidated in the standard supervision reports to ADB.

52. The objectives of the monitoring are (i) to ensure that the standard of living of AHs are restored or improved; (ii) to monitor whether the time lines are being met; (iii) to assess if compensation, rehabilitation measures are sufficient; (iv) to identify problems or potential problems; and (v) to identify methods of responding immediately to mitigate problems. The monitoring and evaluation program will be implemented to (a) record and assess project inputs and the number of persons affected and compensated, and (b) confirm that former subsistence levels and living standards are being re-established. The range of activities and issues that would therefore have to be recorded and checked, include:

- Information disclosure and consultation process;
- Land acquisition and transfer procedures;
- Disbursement and timeliness of compensation payments;
- Adequacy of compensation rates (in the context of inflation adjusted values and actual replacement cost);
- Re-establishment of displaced households and/or business enterprises;
- Reaction of severely affected AHs, in particular, to resettlement and compensation packages;
- Re-establishment of livelihood and income levels;
- Grievance and complaints redress; and
- Ability of vulnerable AHs to improve their livelihoods (i.e. reduce their marginalization or move above the poverty line).

(b) External Monitoring

53. The objectives of monitoring are two-fold; firstly, monitoring to verify that resettlement has been implemented in accordance with the approved LARF and LARP; and secondly, monitoring to ensure that AHs have been able to at least restore their livelihoods.

54. Indicators for external monitoring, in addition to those listed above to be collected for the internal monitoring, will include:

- Review and verification of the internal monitoring reports;
- Impact assessment through formal and informal surveys with the AHs;
- Assess the efficacy of LARP implementation and drawing lessons for future resettlement policy formulation and planning; and
- Socio-economic conditions, and levels of satisfaction, of the AHs in the post-resettlement period.

55. The EMA will carry out a post-implementation evaluation of the LARP about a year after completion of its implementation. The compelling reason for this study is to find out if the objectives of the LARP have been attained or not. The benchmark data of socioeconomic survey of AHs conducted during the preparation of the LARP will be used to compare the pre-project and post-project conditions.

56. The agency will undertake a baseline survey of each subproject area PRIOR to implementation of the LARP to ensure that adequate pre-project data is collected and available for monitoring. The findings of the external monitoring reports will be conveyed to the NTDC through a meeting and necessary remedial actions will need to be taken and documented. The external monitoring reports will be submitted directly to ADB and NTDC.

VI. CONSULTATION AND DISCLOSURE

A. Consultation Undertaken for the LARP

57. The consultative process undertaken for the preparation of the LARP has included not only APs, but also representatives of local governments in the subproject area, and members of local people's organizations (e.g., CBCs, women's organizations, peasant worker's organizations). Special attention was paid to identify the needs of vulnerable groups (such as the poor, women, and elderly), to ensure that their views have been considered in the formulation of the LARP.

58. Consultation with stakeholders at the different stages of the subproject is required by ADB's *Policy on Involuntary Resettlement* and as provided for in the LARF. To start with, Consultations with the APs were conducted as part of inventory taking of affected lands and other assets. The community's and especially the AP' response to the proposed subproject was found to be positive.

59. Along with the participatory DMS and interviewing of APs, semi-structured discussions aiming at community awareness and consultations regarding the project's likely impacts were also held with the small groups of men and women, including APs, along the proposed transmission line. Six group discussions and consultations were held (three groups of men and three groups of women) in Chak 61,62,63,67 RB villages, the total number of participants was as set out in Appendix 2.

60. Most of the local communities' concerns and suggestions have been incorporated into the Project design and implemented as an integral part of the Project activities. The major concerns shown by the affected people were about adequacy and timeliness of compensation payments and safety measures to be taken on the transmission line project. In response, the NTDC will make sure that the compensation and assistance amounts are assessed justly and paid to the APs, at least, "one month" (30 days), prior to the possession of land before starting the civil works.

61. The local communities' responses (awareness, perceptions and preferences) to the subproject and its land acquisition related matters are summarized as follows:

- Project Awareness - almost all the residents of Chaks 61,62,63,67 RB Faisalabad are fully (10%) to somewhat (90%) aware of the subproject, the proposed construction of a transmission line from the village to Bandala. The NTDC surveyor had consulted them for the selection of the take off point on the existing transmission line and the selection of the most feasible alignment for the construction of the new proposed transmission line, and villagers had been assisting them quite willingly. But the villagers are not very much aware of the LAA nor the ADB's Resettlement Policy (see below). They simply know that those among them who would be losing standing crops or trees would be adequately compensated for by the NTDC;
- Clearance of structure/assets from right-of-way - as no built-up structures whether residential, commercial or cultural buildings will be affected and therefore these questions were not applicable to this subproject;
- Effects on business and living conditions - no shops or small businesses will be affected;
- The subproject is necessary under local conditions - the village groups, both men and women, support the subproject saying that the current load-shedding and overloaded network, which will help them to improve their tube-well irrigation;
- Project Impacts and Resettlement - the subproject's overall land acquisition impacts were considered to be minimal and insignificant by 92% of the participants, while the remaining 8% considered the impacts to be moderate. However, almost all of the participants supported the subproject because it will ensure a non-interrupted power supply and assist in the improvement of tube-well irrigation.
- The following options were also discussed with the participants and their responses are summarized as follows:
 - Relocation - not applicable;
 - Compensation – the majority of APs look forward to receiving an adequate compensation and timely payments for their affected crops and trees. By “adequate” they meant either ‘open-market’ or ‘replacement value’ for their assets, and by “timely” they referred to compensation payment being made prior to the acquisition of their lands to be affected by the subproject;
 - Assistance – will be provided to the one severely affected household; and
 - Job opportunities – if there are disadvantaged or poor in the subproject area they will be given priority for construction related job opportunities. It should be noted that the DMS indicated that there are no poor or vulnerable among the AHs.

B. Compensation Options Discussed

62. In addition to the focus group discussions and consultative meetings described above, the DMS included a questionnaire with several questions regarding APs' preferences for

compensation and rehabilitation options. This information has been and will be used to assist in determining the support measures required by APs.

63. The first compensation priority of all APs is for cash, rather than land or a combination of cash and land. When asked why they preferred cash compensation, most APs stated the reason was in order for them to purchase other land or to build a house. A few households (6) stated it would be used for other reasons, none of which was related to re-establishing a business or agricultural activity affected by the subproject (social activities). All APs responded affirmatively when asked if it was acceptable that the project could only provide cash compensation for land to be acquired.

64. APs were also asked if they had a general knowledge of either the provisions of the LAA, just over half (60%) stated they were not aware. This emphasizes the importance of provision of clear and timely information to APs.

65. Some 70% of APs stated that people should not be asked to voluntarily give up their land for public projects WITHOUT receiving compensation. For those that stated that people could be asked to give up their land without receiving compensation, only three reasons were given; if the people have other land (2), if the people were willing to make a contribution to the project (5), or if the people being asked to relinquish land would not be materially affected by the loss then voluntary contributions are acceptable (4).

C. Disclosure

66. In line with ADB's public communications policy, this updated LARP in English will be posted on the ADB website, while its translation in Urdu will be disclosed to the APs at the PIU office; In addition, a public information booklet or primer in Urdu, summarizing compensation provisions, will be sent to all AP/AFs (a draft booklet has been prepared as Appendix 3).

VII. GRIEVANCE REDRESS PROCESS

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

68. Care will always be taken to prevent grievances rather than going through a redress process. This can be obtained through careful LAR design and implementation, by ensuring full participation and consultation with the APs, and by establishing extensive communication and coordination between the community, the PMU, the LAC and local governments in general.

69. As finances will move differently for (i) land (for land use or access impacts) and (ii) other items compensation or rehabilitation (in the first case funds will move from NTDC through the District Collector Office to the APs, while in the second funds will go directly from NTDC to the APs. The complaint and grievances will be addressed through two different processes as described in Table 7-1.

Table 7-1: Grievance Resolution Process

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

VIII. BUDGET FOR LAND & ASSET ACQUISITION

A. Basis of Compensation

70. Compensation for projects requiring land acquisition can often differ between the borrower and ADB (and other providers of official development assistance). To comply with ADB's *Policy on Involuntary Resettlement*, rates used to compensate for lost land and assets must be **replacement cost at current market value**, in order to meet the policy objective of "at least" restoring people's livelihoods and ensuring that people affected by a project are not left worse off. According to the project's LARF, replacement cost is the amount of cash or kind needed to replace an asset in its existing or better condition, and is the value determined as compensation for the current market price without depreciation or deduction of the costs of any transaction or for any material salvaged. The processes for establishing the rates used for the Bandala subproject followed the methodology set out in the LARF.

B. Determining the Rates for Compensation

71. Based on the foregoing requirements and the LARF provisions, the methodology for assessing unit compensation values of the different items is described as follows:

- Basic annual crop compensation was valued at net farm-gate market rates. If additional crops compensation is due it will be calculated at market value minus inputs;
- Fruit trees were valued based on age and productivity category (a. seedling; b. not yet productive; c. productive). Productive fruit trees were valued at gross market value of one year's income multiplied by the number of years needed to grow a new tree with the productive potential of the lost tree. Wood trees were valued based on type, size, and age (dimensions rather than productivity). APs are entitled to keep the wood (as salvaged material) without any deductions from the amount of compensation;
- While a survey of land prices was also carried out it has not been used in the LARF because no compensation for land is required for this subproject.

72. The valuation survey registered recent current crop and tree sales at markets and was based on AP and community consultation (including relevant local governments). The conclusion of the survey is that in most cases the actual transaction values are higher than the values officially documented and registered. The results of the survey are provided in the tables below.

Table 8.1-1: Land Rates Derived Through Survey

Village Group		Local Current Land Prices (Rs / Acre)					
		Irrigated Farmlands			Saline / Abandoned Lands		
No.	Gender	Minimum	Maximum	Average	Minimum	Maximum	Average
1	Group 1	1,200,000	1,250,000	1,250,000	650,000	675,000	662,500
2	Group 2	1,250,000	1,260,000	1,255,000	650,000	660,000	655,000
3	Group 3	1,200,000	1,250,000	1,212,500	600,000	625,000	612,500
Average:		1,216,667	1,253,333	1,239,167	633,333	653,333	643,333
4	Group	1,250,000	1,275,000	1,262,500	600,000	650,000	625,000
5	Group	1,250,000	1,200,000	1,275,000	675,000	600,000	687,500
6	Group	1,200,000	1,200,000	1,250,000	650,000	600,000	675,000
Average:		1,233,333	1,255,000	1,262,500	641,667	616,667	662,500
Overall average per acre		1,225,000	1,254,167	1,250,834	637,500	635,000	652,917
Average per hectare		3,025,750	3,097,792	3,089,560	1,574,625	1,568,450	1,612,750

Table 8.1-2: Tree Rates Derived Through Survey

Tree Species	Size	Market Rates of Wood Trees (Rs/Tree)				Overall Average
		Group 1	Group 2	Group 3	Average by Size	
Shisham	Small	3,000	2,600	2500	2700	5100
	Large	8,000	7,000	7500	7500	
Mulberry	Small	2,200	2,000	2200	2133	3400
	Large	5,000	5,000	4000	4667	
Popular	Small	2,500	2,200	2000	2233	4217
	Large	6,000	6,400	6200	6200	
Keeker	Small	2200	2000	2400	2427	4147
	Large	6000	6000	5600	5867	
Berry	Small	2000	2000	2400	2133	4200
	Large	6000	6600	6200	6267	
Mango	Small	46000	58000	46000	50000	36166
	Large	25000	22000	20000	22333	

Note: * Size of trees by age: small = up to 6 years, large = older than 6 years

Table 8.1-3: Crop Rates Derived Through Survey

Affected Crop*	Range	Gross Income from Affected Crops (Rs)**							
		Group 1		Group 2		Group 3		Average	
		Acre	Ha	Acre	Ha	Acre	Ha	Acre	Ha
Sugarcane	Minimum	65,000	160,550	70,000	172,900	60,000	148,200	65,000	160,550
	Maximum	75,000	185,250	90,000	222,300	75,000	185,250	80,000	197,600
	Average	70,000	172,900	80,000	197,600	67,500	166,725	72,500	179,075
Maize	Minimum	30,000	74,100	24,000	59,280	35,000	86,450	29,667	73,277
	Maximum	40,000	98,800	36,000	88,920	40,000	98,800	38,667	95,507
	Average	35,000	86,450	30,000	74,100	37,500	92,625	34,167	84,392
Wheat	Minimum	40,000	98,800	36,000	88,920	32,000	79,040	36,000	88,920
	Maximum	50,000	123,500	48,000	118,560	40,000	98,800	46,000	113,620
	Average	45,000	111,150	42,000	103,740	36,000	88,920	41,000	101,270
Gross Crop Income Per Hectare:									
Sugarcane	Average	70,000	172,900	80,000	197,600	67,500	166,725	72,500	179,075
Maize**	Average	35,000	86,450	30,000	74,100	37,500	92,625	34,167	84,392
Wheat**	Average	45,000	111,150	42,000	103,740	36,000	88,920	41,000	101,270
Wheat + Maize	Average	80,000	197,600	72,000	177,840	73,500	181,545	75,167	185,662

* Maize and Wheat are usually grown in seasonal rotation on the same lands; Sugarcane is yearly crop.

** 2.47 Acres to 1.0 Hectare (ha).

C. Budget for Land & Asset Acquisition

73. The LARP includes a cost of compensation, rehabilitation and other restoration/assistance entitlements of APs, with a breakdown by agricultural land, crops and trees. The cost estimate has been based on the rates derived through consultation and survey as described earlier. The rates for compensation and cash entitlements for rehabilitation as well as allowances payable to APs will be adjusted annually, based on the actual annual inflation rate. NTDC, with the LACs, will determine the annual inflation rates and adjust all cash entitlements.

74. The administrative charges have been estimated as 20% of the total of compensation for crops and trees, and allowances (which is Rs 1,014,234 or US\$12,583). These charges are to cover the costs of implementing the plan (producing and distributing the PIB, holding individual and group consultations and public meetings as required, verifying the DMS, revising the LARP if required (to reflect any minor changes), organizing and arranging for the compensation payments through the LACCs), and internal monitoring of the plan and its implementation. A contingency of 15% of the subtotal of the compensation and administrative charges has been included in the cost estimate.

75. Funds for compensation and implementation of the LARP will be from the Government (counterpart funds) via NTDC, budgetary requirements for economic restoration, as part of

resettlement budget will also come from the counterpart funds and shall be identified as allowances. The IMO will be financed as a project loan cost as a component of the project support fund.

76. The total cost of LARP implementation will be Rs. 29.271 million (US\$ 363,175).

Table 8.3-1: Budget for Land Acquisition, Compensation & Rehabilitation

Item No.	Item	No.	Unit	Rs/Unit	Total Rs	Total US\$
A	Land				19,368,480	240,303
A.1	Villages 61,62,63,67 RB	0.439	ha	2,351,155	1,032,157	12,806
A.2	Land for Grid Station	5.334	ha	2,964,000	15,810,000	196,154
A.3	Compulsory acquisition surcharge 15%	0.15	LS	16,842,157	2,526,323	31,343
B	Other Assets				2,996,108	37,172
B.1	Trees:				371,219	4,605
	Popular	12	Tree	4,217	50,604	627
	Eucalyptus	0	tree	0	0	0
	Shisham	21	tree	5,100	107,100	1,328
	Mulberry	15	tree	3,400	51,000	623
	Keeker	11	tree	4,147	45,617	565
	Berry	2	tree	4,200	8,400	104
	Mango	3	tree	36,166	108,498	1,346
B.2	Crops:				3,413,714	42,353
	Sugar cane	4.405	ha	179,075	788,825	9,786
	Maize/wheat	14.138	ha	185,662	2,624,889	32,566
C.	Other				2,075,063	25,745
C.1	Significant impact restoration	1	AH	13,463	13,463	167
C.2	Loss of lease (agri. Tenants) – one year	0	AH	45,000	0	0
C.3	Rehabilitation of agri. land (trans. line)	16.86	ha	60,000	1,011,600	12,550
C.4	Resettlement specialist (impl.)	1.5	pers/mth	300,000	450,000	5,583
C.5	Independent monitoring	1	pers/mth	300,000	300,000	3,722
C.6	Training of NTDC staff (incl. materials)	1	LS	300,000	300,000	3,722
D.	Administration costs (20%)	0.20	LS	5,071,171	1,014,234	12,583
E.	Subtotal (A+B+C+D)				25,453,885	315,805
F.	Contingency (15%)	0.15	LS	25,453,885	3,818,082	47,370
	TOTAL (E+F)				29,271,967	363,175

VIII. IMPLEMENTATION SCHEDULE

77. The overall project will be implemented over a five to six year period with the first tranche of subprojects scheduled to commence upon loan approval. Implementation of resettlement and related activities will take place after the project supervision consultant has mobilized, who will work closely with, and assist, the NTDC in all resettlement and related activities.

79. Civil works contractors will not be issued a notice of possession of site for any section of construction works unless NTDC has (i) satisfactorily completed, in accordance with the approved LARP and all compensation payments have been made, and (ii) ensured that the rehabilitation assistance is in place and the area required for civil works is free of all encumbrances.

80. The LARP implementation schedule, shown below, envisages the following sequence of activities; some of these steps will overlap in their timing and some will be repeated throughout the project schedule.

Table 9.1-1: LARP Preparation and Implementation Schedule

LARP Activity/Task		Responsibility		Timing				
		Primary	Secondary	Complete	Mth 1	Mth 2	Mth 3	Mth 4
Preparation	LARP Disclosure - Brochure in Urdu	NTDC-PMU	LARU	X				
	LARP Revision (if necessary)	NTDC-PMU	LARU/RS	X				
	Request to Govt. of Punjab for NOC	Govt	NTDC-PMU	X				
	Request to DRO for initiating process	NTDC-PMU	LARU/RS	X				
	Negotiations with affected persons	DRO/LAC	LARU/RS	X				
	LARP disclosure - Brochure in Urdu	NTDC-PMU	ADB	X				
	Site Demarcation of Affected Lands	NTDC-PMU	LARU/RS	X				
Implementation	Mobilize project supervision consultant	Govt	NTDC		*			
	LARP revision (if necessary)	NTDC-PMU	LARU/RS	x				
	Info. dissemination re comp. payment & evacuation dates	NTDC-PMU	LARU/RS			*		
	Submit rev. LARP to EPA/ADB	Govt/ADB	NTDC	x		*		
	Adjust comp. rates & rehab. measures for inflation (if nec.)	DRO/LAC	NTDC-PMU			*		
	Delivery of compensation. Payments	DRO/LAC	LARU/RS					
	LARP monitoring (internal, and mobilization of IMO & baseline)	NTDC-PMU	IMO				*	*
Construction	Grievance Redress Process	LACC	LARU/RS					
	Possession of land for starting works	DRO/LAC	PMU/NTDC					*
	Contractor mobilization, commencement of civil works	Contractor	Consultant					*
	Final payment of crop compensation	NTDC-PMU	LARU/RS					*
	LARP monitoring; submission of post-evaluation report	IMO	NTDC/ADB			*		*

Abbreviations:

AH = affected households

DRO = District Revenue Officer

LACC = Land Acquisition Coordinating Committee

LAC = Land Acquisition Collector

LARP = Land Acquisition and Resettlement Plan

LARU = Land Acquisition and Resettlement Unit (NTDC)
(LAC+ALAO+Patwaris+SDO+XEN)

NOC = No Objection Certificate

NTDC = National Transmission and Dispatch Company

PMU = Project Management Unit

RS = Resettlement Specialist

Appendix 1 – Detailed Measurement Survey

AP No.	AH Head	APs RES LAND AFF	APs AGRI LAND AFF	Agri Tenure	Private Land	Agri permanent ha	Agri temporary ha	REG SHARE CROPPER	AS
1	Haider Jangli	0	1	1	1	0.0225	0.120	0	
2	Pir Baksh	0	1	4	1	0.0144	0.765	0	
3	Ibrahim Bhutta	0	1	1	1	0.0225	0.711	1	
4	Haider Ali	0	1	4	1	0.0144	0.675	0	
5	Danrat Ali	0	1	4	1	0.0144	0.810	1	
6	Sharif	0	1	-	1	0.0144	0.705	0	
7	Ghulam Hussain	0	1	1	1	0.0144	0.810	0	
8	Noor Muhammad	0	1	1	1	0.0225	0.750	1	
9	Minir Ahmad	0	1	4	1	0.0144	0.780	0	
10	Basharat Ali	0	1	1	1	0.0144	0.870	1	
11	Muhammad Anwar	0	1	-	1	0.0144	0.810	0	
12	Abdul Habib	0	1	1	1	0.0225	0.510	1	
13	Mehr Amin	0	1	4	1	0.0225	0.204	1	
14	Muhammad Barkat	0	1	1	1	0.0225	0.120	0	
15	Yaqoob Ali	0	1	1	1	0.0144	0.510	1	
16	Shafiq Jatt	0	1	4	1	0.0225	0.810	0	
17	Ghafoor	0	1	1	1	0.0144	0.750	0	
18	Master Hussian Mehmood	0	1	1	1	0.0144	0.645	1	
19	Safdar	0	1	4	1	0.0144	0.750	0	
20	Manday Khan	0	1	1	1	0.0144	0.810	0	
21	Master Atta	0	1	4	1	0.0225	0.780	0	
22	Muhammad Yaqoob	0	1	1	1	0.0144	0.810	0	
23	Muhammad Aslam	0	1	4	1	0.0144	0.810	0	
24	Muhammad Yousaf	0	1	1	1	0.0144	0.810	1	

Chak No. 61,62,63,67 RB , Faisalabad District

Table A.1: Permanent and Temporary Land Acquisition for Transmission Line

Tower (220 KV)			Tower Construction Site (Land Acquisition)					TL's Affected Corridor	
No.	Type of Tower	Distance (m)	Total Land Acquisition		Permanent		Temporary	Temporary Acquisition	
			L x W (m)	Hectares	L x W (m)	Hectares	Hectares	L x W (m)	Hectares
1	Angular-1 (EG)	40	30x30	0.0900	15x15	0.0225	0.0675	40x30	0.120
2	Straight-2 (EA)	285	30x30	0.0900	12x12	0.0144	0.0756	255x30	0.765
3	Angular-3 (EG)	267	30x30	0.0900	15x15	0.0225	0.0675	237x30	0.711
4	Straight-4 (EA)	255	30x30	0.0900	12x12	0.0144	0.0756	225x30	0.675
5	Straight-5 (EA)	300	30x30	0.0900	12x12	0.0144	0.0756	270x30	0.810
6	Straight-6 (EA)	265	30x30	0.0900	12x12	0.0144	0.0756	235x30	0.705
7	Straight-7 (EA)	300	30x30	0.0900	12x12	0.0144	0.0756	270x30	0.810
8	Angular-8 (EG)	280	30x30	0.0900	15x15	0.0225	0.0675	250x30	0.750
9	Straight-9 (EA)	290	30x30	0.0900	12x12	0.0144	0.0756	260x30	0.780
10	Straight-10 (EA)	320	30x30	0.0900	12x12	0.0144	0.0756	290x30	0.870
11	Straight-11 (EA)	300	30x30	0.0900	12x12	0.0144	0.0756	270x30	0.810
12	Angular-12 (EG)	200	30x30	0.0900	15x15	0.0225	0.0675	170x30	0.510
13	Angular-13 (EG)	98	30x30	0.0900	15x15	0.0225	0.0675	68x30	0.204
14	Angular-14 (EG)	70	30x30	0.0900	15x15	0.0225	0.0675	40x30	0.120
15	Straight-15 (EA)	200	30x30	0.0900	12x12	0.0144	0.0756	170x30	0.510
16	Angular-16 (EG)	300	30x30	0.0900	15x15	0.0225	0.0675	270x30	0.810
17	Straight-17 (EA)	280	30x30	0.0900	12x12	0.0144	0.0756	250x30	0.750
18	Straight-18 (EA)	245	30x30	0.0900	12x12	0.0144	0.0756	215x30	0.645
19	Straight-19 (EA)	280	30x30	0.0900	12x12	0.0144	0.0756	250x30	0.750
20	Straight-20 (EA)	300	30x30	0.0900	12x12	0.0144	0.0756	270x30	0.810
21	Angular-21 (EG)	290	30x30	0.0900	15x15	0.0225	0.0675	260x30	0.780
22	Straight-22 (EA)	300	30x30	0.0900	12x12	0.0144	0.0756	270x30	0.810
23	Straight-23 (EA)	300	30x30	0.0900	12x12	0.0144	0.0756	270x30	0.810
24	Straight-24 (EA)	300	30x30	0.0900	12x12	0.0144	0.0756	270x30	0.810
25	Straight-25 (EA)	180	30x30	0.0900	12x12	0.0144	0.0756	150x30	0.450
26	Angular-26 (EG)	95	30x30	0.0900	15x15	0.0225	0.0675	65x30	0.195
Connection to Grid Station		60	-	-	-	-	-	30x30	0.090
Total:		6400		2.34		0.439	1.900		16.86

UPDATED BANDALA LARP

Table A.2: Detail Of Crops Losses By Permanent and Temporary Land Acquisition

Tower Type	Tower No.	Permanent Acquisition for Towers (ha)			Temporary Acquisition for Towers			Temporary Acquisition for TL Corridor		
		Land Area (ha)	Affected one crops (ha)		Land Area (ha)	Affected 3 crops (ha)		Land Area (ha)	Affected one crops (ha)	
			Sugarcane	Maiz /Wheat		Maiz /Wheat	Sugarcane		Sugarcane	Maiz /Wheat
Angular-1 (EG)	1	0.0225		0.0225	0.0675		0.0675	0.120		0.120
Straight-2 (EA)	2	0.0144		0.0144	0.0756		0.0756	0.765		0.765
Angular-3 (EG)	3	0.0225		0.0225	0.0675		0.0675	0.711		0.711
Straight-4 (EA)	4	0.0144		0.0144	0.0756		0.0756	0.675	0.675	
Straight-5 (EA)	5	0.0144		0.0144	0.0756		0.0756	0.810		0.810
Straight-6 (EA)	6	0.0144	0.0144		0.0756	0.0756		0.705		0.705
Straight-7 (EA)	7	0.0144		0.0144	0.0756			0.810		0.810
Angular-8 (EG)	8	0.0225	0.0225		0.0675		0.0675	0.750		0.750
Straight-9 (EA)	9	0.0144		0.0144	0.0756	0.0756		0.780		0.780
Straight-10 (EA)	10	0.0144		0.0144	0.0756		0.0756	0.870	0.870	
Straight-11 (EA)	11	0.0144	0.0144		0.0756		0.0756	0.810		0.810
Angular-12 (EG)	12	0.0225		0.0225	0.0675		0.0675	0.510		0.510
Angular-13 (EG)	13	0.0225	-	-	0.0675	-	-	0.204	-	-
Angular-14 (EG)	14	0.0225	0.0225		0.0675		0.0675	0.120		0.120
Straight-15 (EA)	15	0.0144		0.0144	0.0756	0.0756		0.510		0.510
Angular-16 (EG)	16	0.0225		0.0225	0.0675		0.0675	0.810		0.810
Straight-17 (EA)	17	0.0144		0.0144	0.0756	0.0756		0.750		0.750
Straight-18 (EA)	18	0.0144		0.0144	0.0756		0.0756	0.645		0.645

Tower Type	Tower No.	Permanent Acquisition for Towers (ha)			Temporary Acquisition for Towers			Temporary Acquisition for TL Corridor		
		Land Area (ha)	Affected one crops (ha)		Land Area (ha)	Affected 3 crops (ha)		Land Area (ha)	Affected one crops (ha)	
			Sugarcane	Maiz /Wheat		Maiz /Wheat	Sugarcane		Sugarcane	Maiz /Wheat
Straight-19 (EA)	19	0.0144		0.0144	0.0756		0.0756	0.750	0.750	
Straight-20 (EA)	20	0.0144	0.0144		0.0756		0.0756	0.810		0.810
Angular-21 (EG)	21	0.0225		0.0225	0.0675		0.0675	0.780	0.780	
Straight-22 (EA)	22	0.0144		0.0144	0.0756		0.0756	0.810		0.810
Straight-23 (EA)	23	0.0144		0.0144	0.0756	0.0756		0.810		0.810
Straight-24 (EA)	24	0.0144	0.0144		0.0756		0.0756	0.810		0.810
Straight-25 (EA)	25	0.0144		0.0144	0.0756	0.0756		0.450		0.450
Angular-26 (EG)	26	0.0225	-	-	0.0675	-	-	0.195	-	-
Connection to Grid Station		-			-			0.090		0.090
Total		0.439	0.102	0.299	1.900	0.453	1.228	16.86	3.075	13.386

Appendix 2 – List of Consultation Participants

Men's Groups				Women's Groups			
No.	Name	Status	AP	No.	Name	Status	AP
Group 1 (Men = 4):				Group 5 (Women = 3):			
1	Muhammad Younas	Teacher		1	Sharafat Bibi	Sharecropper	AP
2	Hyder Jangli	Landowner	AP	2	Maryam	Teacher	-
3	Pir Baksh	Sharecropper	AP	3	Amna Bibi	House-Wife	-
4	Ibrahim Bakhti	Sharecropper	AP				
Group 2 (Men = 4):				Group 6 (Women = 4):			
5	Haider Ali	Sharecropper	AP	4	Anjum Shafee	Teacher	-
6	Babar	Servant		5	Nazia	Mid-Wife	-
7	Khalid	Peter Pump Operator		6	Shamim	House-Wife	-
8	Ghulam Hussain	Landowner		7	Khalda Parveen	Teacher	-
Group 3 (Men = 6):				Group 6 (Women = 6):			
9	Imran	Naib Nazim		8	Sadiqa Begum	House-Wife	-
10	Basharat	Landowner		9	Rehamt Bibi	Sharecropper	AP
11	Attauallah Shah	Teacher		10	Barkaty	House-Wife	-
12	Barket	Sharecropper	AP	11	Hajra Bibi	Consilor	-
13	Muhammad Aslam	Shop keeper		12	Anwari	Textile factory owner	-
14	Muhammad Anwar	Landowner	AP	13	Hanifan Bibi	House-Wife	
Group 4 (Men = 4):							
16	M.Akram	Tehsil Nazim JRW					
17	Tehsildar	JRW					
18	Chairman Market	Chairman Market committee JRW					
19	Revenue	D.D.O JRW					

JRW= Jaranwala Tehsil

Appendix 3 – Draft Public Information Brochure

Power Transmission Enhancement Program
220 kv Bandala Grid Station & 220 kV Transmission Line
National Transmission and Dispatch Company
Government of Pakistan
March 2009
Impacts Compensation/Rehabilitation: Information Booklet

1. General

1. The National Transmission and Dispatch Company (NTDC) is intending to take a loan from the Asian Development Bank (ADB) to implement the Power Transmission Enhancement Program (PTEP) aiming at upgrading and extending the transmission network to expanding the capacity and coverage of the network. The project will be implemented over five to six years, and will include a number of tranches or groups of subprojects. The first tranche includes some 18 subprojects including two new grid stations, expansion of existing grid stations, and installation of associated transmission lines; 16 of the subprojects will not cause any resettlement impacts as they entail transformers being installed within an existing grid station site and no works beyond the existing grid station site boundaries. There are two subprojects that include transmission lines and the installation of the towers for these will require land acquisition, and the stringing of their lines will mean that crops and trees will be damaged.

2. These subprojects include also the Bandala Subproject which is construction of new GIS grid station on Lahore-Faisalabad Road and a 6.4 km long 220 kv transmission line running through different village of, Bandala Town which will be implemented in the area where you live starting 2009 and will affect crops and trees in your communities. To compensate and/or rehabilitate these losses the provisions of relevant Pakistan laws and of the ADB Policy on Involuntary Resettlement will be adopted. This has included the preparation of a Land Acquisition and Resettlement Framework (LARF) setting the basic compensation/rehabilitation provisions for the PTEP and a Land Acquisition and Resettlement Plan (LARP) providing data on impacts and affected families and indicating in detail how the impacts will be compensated or rehabilitated must be prepared for each subproject that requires temporary disturbance to land and subsequent compensation for crops and trees. Both the LARF and the LARP in Urdu language will be available for perusal to anyone interested at the Project Implementation Unit in Bandala district.

3. This booklet summarizing the provisions of the LARF and the LARP for the Bandala Subproject is given to all the families whose land, trees and crops and incomes are affected by this subproject. The objective of this booklet is to inform them of the essential compensation and rehabilitation policy for the Bandala Subproject and of a number of basic issues relative to the implementation of the compensation and rehabilitation program.

2. PRINCIPLES FOR COMPENSATION AND/OR REHABILITATION OF AFFECTED FAMILIES

4. Principles for the compensation/rehabilitation of affected people (APs) by the Bandala Subproject are:

Land acquisition will be avoided and acquisition will only occur where access to, or use of, an AP's land is affected;

Compensation will guarantee the maintenance of the APs pre-project living standards;
 APs will be fully informed/consulted on compensation options;
 APs' socio-cultural institutions will be supported and used;
 Land acquisition provisions will equally apply to women and men;
 Lack of formal title will not impede rehabilitation of families losing land;
 Particular attention will be paid to women-headed households and vulnerable groups;
 Land acquisition budgets will be included in project costs; and
 Compensation will be fully provided prior to ground leveling and demolition.

3. Compensation and Rehabilitation eligibility and entitlements

5. All families residing in affected areas and holding affected assets or incomes before the eligibility cut-off date for the project 25th March 2009 (the date of the end of the impact survey) will be entitled to compensation and/or rehabilitation for their losses. This provision includes legal owners, sharecroppers and leaseholders and squatters as detailed in table 1 below.

Table 1 - Eligibility and Entitlements Matrix

Asset	Specification	Affected People	Compensation Entitlements
Arable Land	Access is not restricted and existing or current land use will remain unchanged	Farmer/Titleholder	No compensation for land provided that the land is rehabilitated/restored to its former quality following completion of works; Compensation, in cash, for all damaged crops and trees as per item below
		Leaseholder (registered or not)	No compensation for land provided that the land is rehabilitated/restored to its former quality following completion of works; Compensation, in cash, for all damaged crops and trees as per item below
		Sharecroppers (registered or not)	Compensation, in cash or kind, for all damaged crops and trees as per item below
		Agricultural workers	Compensation, in cash or kind, for all damaged crops and trees as per item below
		Squatters	Compensation, in cash, for all damaged crops and trees as per item below
Arable Land where access is restricted and/or land use will be affected	All adverse effects on land use independent of severity of impact	Farmer/Titleholder	Land for land compensation with plots of equal value and productivity to the plots lost; or; Cash compensation for affected land at replacement cost based on market value ^b free of taxes, registration, and transfer costs plus 15% Compulsory Acquisition Surcharge
		Leaseholder (registered or not)	Renewal of lease in other plots of equal value/productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
		Sharecroppers (registered or not)	Cash compensation equal to the market value of the lost harvest share once (temporary impact) or twice (permanent impact)

Asset	Specification	Affected People	Compensation Entitlements
		Agricultural workers losing their contract	Cash indemnity corresponding to their salary (including portions in kind) for the remaining part of the agricultural year.
		Squatters	1 rehabilitation allowance equal to market value of 1 gross harvest (in addition to crop compensation) for land use loss.
	Additional provisions for severe impacts (More than 10% of land loss)	Farmer/Titleholder Leaseholder	1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	1 severe impact allowance equal to market value of share of harvest lost (additional to standard crop compensation)
		Squatters	1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
Residential/ Commercial Land		Titleholder	Land for land compensation through provision of a plots comparable in value/location to plot lost or cash compensation for affected land at full replacement cost free of taxes, registration, and transfer costs
		Renter/Leaseholder	1-3 months allowance
		Squatters	Accommodation in a government resettlement area or a self-relocation allowance
Houses and Structures		All relevant APs (including squatters)	Cash compensation at replacement rates for affected structure and other fixed assets. In case of partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected	All APs (including squatters)	Cash compensation at full market rate for the net harvest actually lost (winter or summer crop or both as it is the case)
Trees	Trees affected	All APs (including squatters)	Cash compensation shall reflect income replacement
Business Employment	Temporary or permanent loss of business or employment	All APs (including squatters)	Business owner: (i) Cash compensation equal to one year income, if loss is permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Worker/employees: Indemnity for lost wages for the period of business interruption up to a maximum of 3 months.
Relocation	Transport and transitional livelihood costs	All APs affected by relocation	Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month. For those subproject the allowance has been set at PRs. 5.000
Community assets			Rehabilitation/substitution of the affected structures/utilities (i.e. mosques, footbridges, roads,

Asset	Specification	Affected People	Compensation Entitlements
			(schools, health centers, etc.)
Vulnerable AP livelihood		AP below poverty line	Employment priority in project-related jobs.

4 Some basic QUESTIONS related to the impacts compensation AND rehabilitation program for the project

QUESTION A.

DO YOU NEED TO HAVE A LAND TITLE IN ORDER TO BE COMPENSATED OR REHABILITATED?

Answer: No. Lack of formal legal rights (title) to land does not prevent APs from receiving at least rehabilitation assistance. All affected people who were occupying or using the affected land at the time of the cut-off date (see above) will be entitled to compensation or at least rehabilitation under the project. Users of land with title or traditional rights (or who can prove they are legally using the land) who are affected by restricted access to, or use of, the land will be entitled to compensation for land and any assets on the land affected. Users of land who do not have title or traditional rights to land will be provided full compensation for any structures, crops or trees on land affected by the project and if their access to, or use of, the land is affected, will receive rehabilitation for land losses either in form of replacement land (if available) or in form of a cash allowance for land-use loss.

QUESTION B.

DOES COMPENSATION APPLY TO YOUR HOUSE OR STRUCTURES?

ANSWER: Yes. Houses and any other structures (small shops, animal sheds, etc) that will be affected by the project shall be compensated at replacement cost so that owners can build another structure of the same size and standard.

QUESTION C.

WHAT ABOUT YOUR CROPS AND TREES?

ANSWER: your affected crops and trees will also be compensated at current market value. Compensation for crops will be based on the anticipated harvest at market value, while compensation for trees will be based on the type, age and productivity of each tree affected.

QUESTION D.

DOES THE ABOVE MEAN THAT ANYBODY IN YOUR COMMUNITY CAN CLAIM COMPENSATION OR REHABILITATION?

ANSWER: No. the entitled affected families are only those who were residing in project affected areas and had affected assets at the time the impacts assessment and the affected people census was carried out. The **cut-off-date** for eligibility for this subproject is 25th March 2009 when the impact survey and the affected people census was completed. Anybody who encroaches into the area after the cut-off-date will **not** be entitled to compensation or any other form of resettlement assistance.

Question E.

DO WE NEED TO VACATE AND CLEAR THE AFFECTED PROPERTIES IMMEDIATELY AFTER THEY HAVE BEEN IDENTIFIED AS NEEDED BY THE PROJECT?

ANSWER: No. Clearing the affected areas will only take place AFTER the compensation or rehabilitation for affected land or other lost assets and the appropriate subsidies have been provided to you. After the day in which compensation and rehabilitation was delivered to you you will then have 1 month to clear the land. If you have not done so after a month the project will be allowed to enter your ex-property and clear the land for you.

QUESTION F.

IF THERE IS ANY DISAGREEMENT REGARDING THE WAY THE COMPENSATION POLICY SET UP IN THE LARP HAS BEEN IMPLEMENTED OR ANY OTHER ISSUE RELATIVE TO THE COMPENSATION AND REHABILITATION PROGRAM FOR THE PROJECT DO I HAVE THE RIGHT TO COMPLAIN, AND IF SO HOW AND WHERE?

ANSWER: YES. ANY AP MAY FILE A COMPLAINT OR GRIEVANCE. AP WILL FIRST LODGE A COMPLAINT WITH THE LAND ACQUISITION COLLECTOR AND THE PROJECT IMPLEMENTATION UNIT IN BANDALA DISTRICT. IF UNANSWERED WITHIN 15 DAYS, THE COMPLAINT CAN THEN BE LODGED TO NTDC'S PROJECT MANAGEMENT UNIT IN LAHORE. FINALLY IF THE GRIEVANCE IS STILL NOT SETTLED WITHIN 1 MONTH, THE AP CAN SEEK REDRESS AT THE APPROPRIATE COURT. THE VILLAGE ADMINISTRATIONS AND THE LAND ACQUISITION COORDINATION COMMITTEE (LCC) COMPOSED BY SENIOR MEMBERS OF THE AP COMMUNITIES AND BY THEIR ELECTED REPRESENTATIVES WILL ASSIST THE AP IN THESE CASES. THE CONCERNED LAND ACQUISITION COORDINATION COMMITTEES WILL PROPERLY DOCUMENT ALL COMPLAINTS AND RESOLUTIONS. APS WILL BE EXEMPTED FROM ALL TAXES, ADMINISTRATIVE AND LEGAL FEES ASSOCIATED WITH RESOLVING THE DISPUTE.

QUESTION G.

WHO CAN YOU CONTACT FOR MORE INFORMATION ABOUT THE PROJECT?

ANSWER: For further information about the project as a whole, the updated LARP for the Bandala Subproject, or if you would like to receive a full copy of the Land Acquisition and Resettlement Framework for the project, please contact as follows:

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