

# Land Acquisition and Resettlement Plan

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Short Land Acquisition and Resettlement Plan for Galaasiya Water Supply System  
Document Stage: Draft  
Project Number: 42489  
July 2009

## Uzbekistan: Water Supply and Sanitation Services

Prepared by the Uzbekistan Communal Services Agency of the Republic of Uzbekistan for the Asian Development Bank (ADB).

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## ABBREVIATIONS

ADB	–	Asian Development Bank
AF	–	Affected Family
AP	–	Affected Person
DMS	–	Detailed Measurement Survey
EA	–	Executing Agency
EMA	–	External Monitoring Agency
FY	–	Fiscal year
GOU	–	Government of Uzbekistan
GRC	–	Grievance Redress Committee
IA	–	Implementing Agency
IMA	–	Internal Monitoring Agency
IP	–	Indigenous People
LARF	–	Land Acquisition and Resettlement Framework
LARP	–	Land Acquisition and Resettlement Plan
MFF	–	Multi-tranche Financial Facility
NGO	–	Non-Government Organization
PC	–	project consultants
PFR	–	Periodical Financial Request
PLARC	–	Provincial Land Acquisition and Resettlement Commission
PPMU	–	Program Preparation and Management Unit
SCLRGCS	–	State Committee on Land Resources, Geodesy, Cartography and State cadastre
SESU	–	Social and Environment Sub-Unit

## NOTE

- (i) In this report, "\$" refers to US dollars.

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## DEFINITION OF TERMS

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

**Compensation:** Payment in cash or in kind of the replacement cost of the acquired assets.

**Entitlement:** Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation which are due to affected persons, depending on the nature of their losses, to restore their economic and social base.

**Cut-off-date:** shall conform to the date of commencement of the affected persons (AP) census in the specified area.

**Land Acquisition:** The process whereby a government agency compulsorily alienate all or part of the land a person owns or possesses and transfer the ownership and possession to the government agency for public purpose in return for a consideration.

**Affected Person/People (AP):** Any person affected by program-related changes in use of land, water, natural resources, or income losses. APs include those having losses as described in Table 2, the Entitlement Matrix which includes both titled and non-titled persons experiencing resettlement impacts due to the Program.

**Affected Family:** All members of a household, residing under one roof and operating as a single economic unit, who are adversely affected by the program or any of its components. It may consist of a single nuclear family or an extended family group.

**Rehabilitation:** Compensatory measures provided under the Land Acquisition and Resettlement Framework other than payment of the replacement cost of acquired assets.

**Replacement Value:** The amount required for the Affected Household to replace/reconstruct the assets acquired by the government agency through purchase in the open market. See Table 2: Entitlement Matrix in this document.

**Resettlement:** All measures taken to mitigate any and all adverse impacts of the program on AP's property and/or livelihood, including compensation, relocation (where relevant), and rehabilitation.

**Below Poverty Line (BPL) Households:** There is no designated sum determined by the Government of Uzbekistan to define a BPL household. However, the minimum wage rate declared as 28000 Soum per person a month, is being considered as the poverty line for the program. Besides, households availing of assistance under Govt. scheme for the poor families will also be considered BPL households.

**Vulnerable Households:** Households headed by women, having disabled persons, ethnic minorities, elderly persons living alone and BPL households

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## I. INTRODUCTION

1. The Uzbekistan Water Supply and Sanitation (WSS) Services Improvement Investment Program has been initiated with a view to improving living standard in urban areas with the help of upgrading water supply and sanitation services which, till now, is less than satisfactory. Access to safe water and sanitation facilities have direct impact on poverty reduction and welfare improvement strategy. Apart from investment in physical infrastructure the program also proposes for long term capacity building and institutional strengthening of the executing agency and staff training.

2. This short Land Acquisition and Resettlement Plan (LARP) was prepared to mitigate impact of the resettlement during the Galaasiya subproject to rehabilitate and improve the water distribution system network for Galaasiya—a small city covering 3.5 sq.km. and the administrative centre of Bukhara district.

3. The LARP has been prepared based on census and socio-economic survey that was carried out considering outcome of the preliminary engineering and technical design as per requirement for replacement of water distribution network.

4. The objectives of the proposed LARP are as follows: (i) identify the project impact on the community in terms of loss of assets, livelihood and income; (ii) outline measures to mitigate the adverse impact; and (iii) provide an estimate for budgetary allocation for compensation of loss of assets and resettlement benefits. And if required, for loss of income & livelihood, according to principles and guidelines provided in the entitlement matrix prepared for UZB: WSS Services Improvement Investment Program. The primary purpose of this short LARP is to identify steps to restore the living standards of the affected persons (APs) to the pre-project situation within a short period of time without any disruptions in their own economic and social environment

## II. SUBPROJECT DETAILS

5. The subproject is intended for rehabilitation and upgrade of water supply system of Galaasiya city, which will enable to provide safe potable water to the 100 percent of the population. The scope of work includes the following:

- (i) rehabilitation of water distribution unit, including chlorinator, clean water reservoir, pump, panel and fittings;
- (ii) rehabilitation of 28.54 km of water supply distribution network; and
- (iii) construction of a new network pipelines.

6. The assessment of the above works from the land and other property acquisition as well as resettlement standpoint show the following:

- (i) rehabilitation of water distribution unit will take place at the site allocated to the district vodokanal in accordance with the established procedure, therefore no property belonging to any legal entity or individual will be affected and no additional land acquisition will be required;
- (ii) rehabilitation of distribution network will be along the existing pipeline on the land of Khokimiyat city, therefore there is no requirement for additional land, rather than just temporal acquisition of municipal land;
- (iii) construction of a new water conduit will be carried out along the existing pipeline on the land of Khokimiyat city, therefore there is no requirement for additional land, rather than just temporal acquisition of municipal land. The construction works however, will have limited impact on property of several households, located in immediate proximity from the site. Besides, the network pipelines might probably affect a farm land plot under cotton and wheat. The vodokanal specialists however are ready to consider bypassing this farm landplot.

Figure 1: Layout of Galaasiya Water Supply System

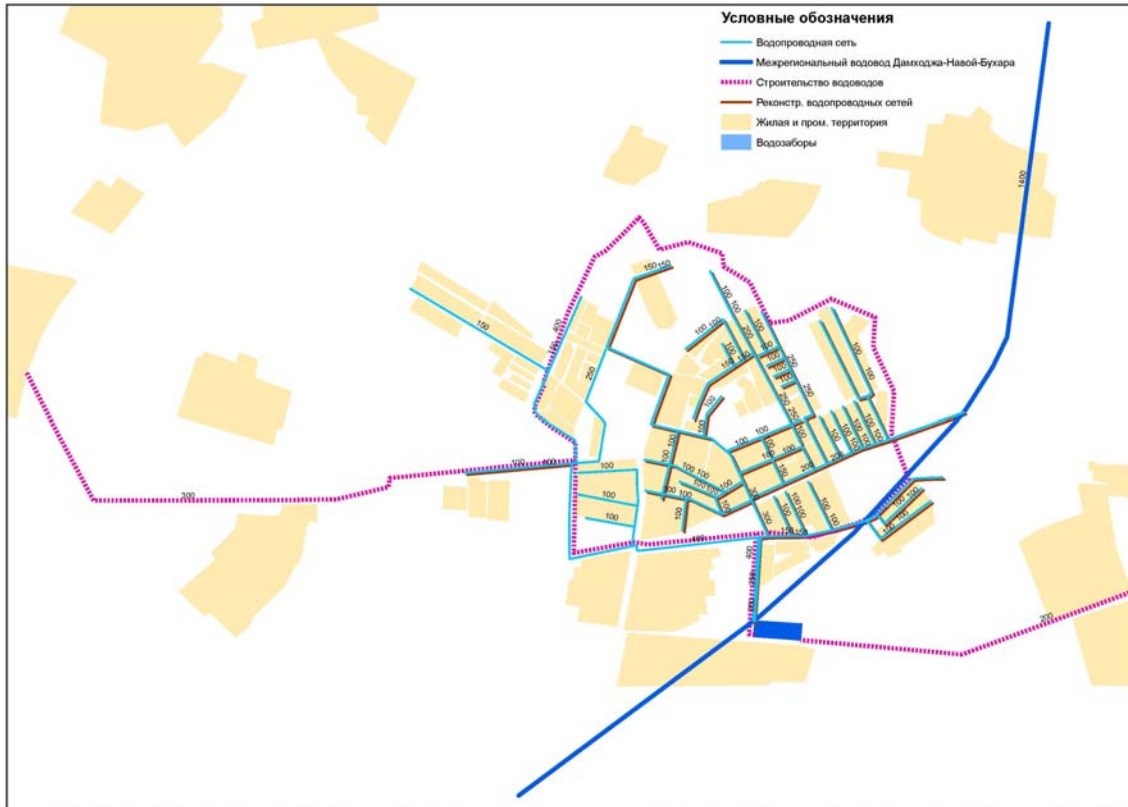
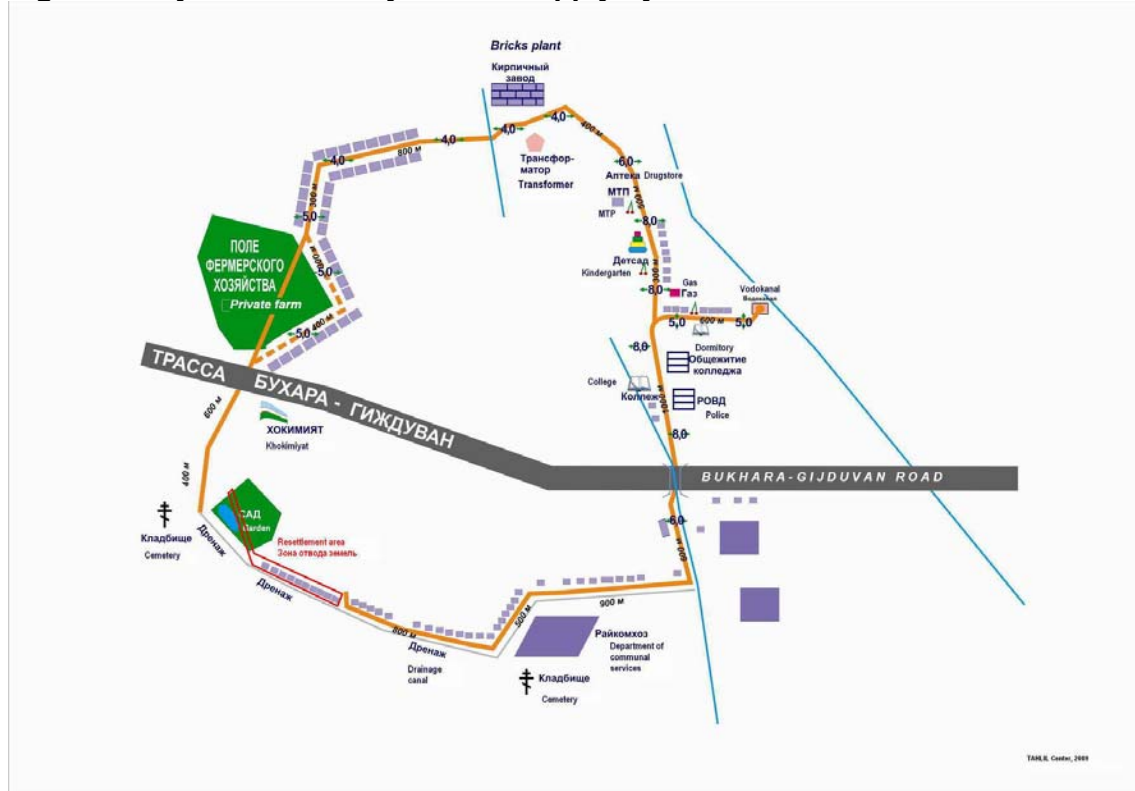


Figure 2: Layout of Galaasiya Water Supply System and the Affected Households



### III. DESCRIPTION OF IMPACTS

#### A. Project Area

7. The subproject will entail improvement of water supply distribution network along the existing supply and distribution line and will also replace sections of network pipe lines. There will be no change in land use pattern as the improved trunk main lines will be passing through either existing alignment or within right-of-way of Khokimiyat city jurisdiction. However the works will affect some unauthorized structures of households located along the pipeline (including structures, fruit and other trees). The abovementioned unauthorized structures are located beyond the land given for specific use by the district administration in accordance with the established procedure and are on land belonging to Khokimiyat city within the right-of-way.

8. The census of the affected persons was conducted on 7–14 June 2009. The day the census was completed, that is, June 14, 2009 is considered as census cut-off-date. No person, building, any structures or cause, any kind of land use change, after the census cut-off-date, will be considered eligible for resettlement assistance or compensation.

#### B. The LAR Implications

9. The census revealed that along about 200m by the road side drain, through which proposed water distribution pipelines will be installed, 12 households have extended their structures into the government land in an unauthorized manner. As a result of the construction, 11 households will incur losses of residential and outhouse structures and trees, and one household will incur loss of fruit trees. All the affected property is not registered with the city administration/Khokimiyat.<sup>1</sup> Although land use carried out by these households are illegal so far as Land Code of Uzbekistan is concerned, provision for resettlement assistance and compensation for these 12 affected families (AFs), who are likely to face loss of their productive assets and parts of residential structures, has been made in the SLRP in accordance with the Civil Code of the Republic of Uzbekistan, the ADB's Involuntary Resettlement Policy and Land Acquisition and Resettlement Framework (LARF).

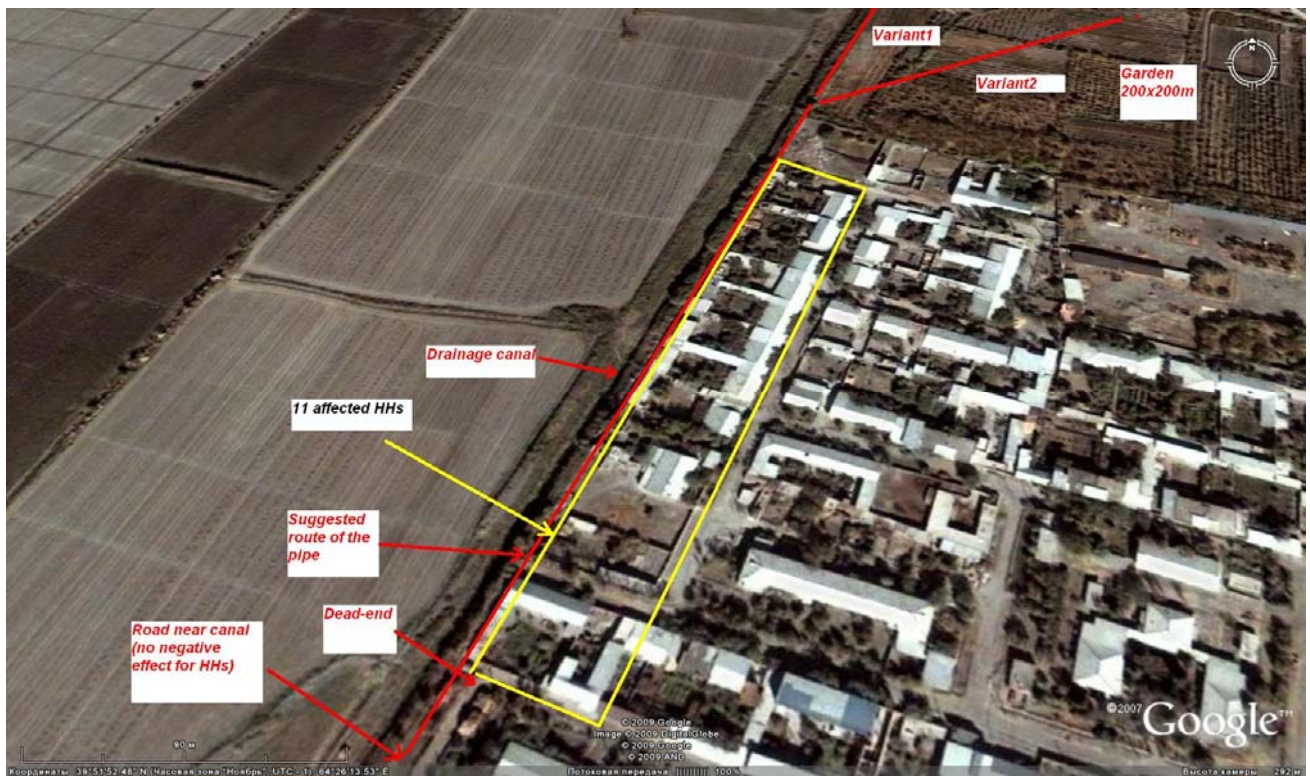
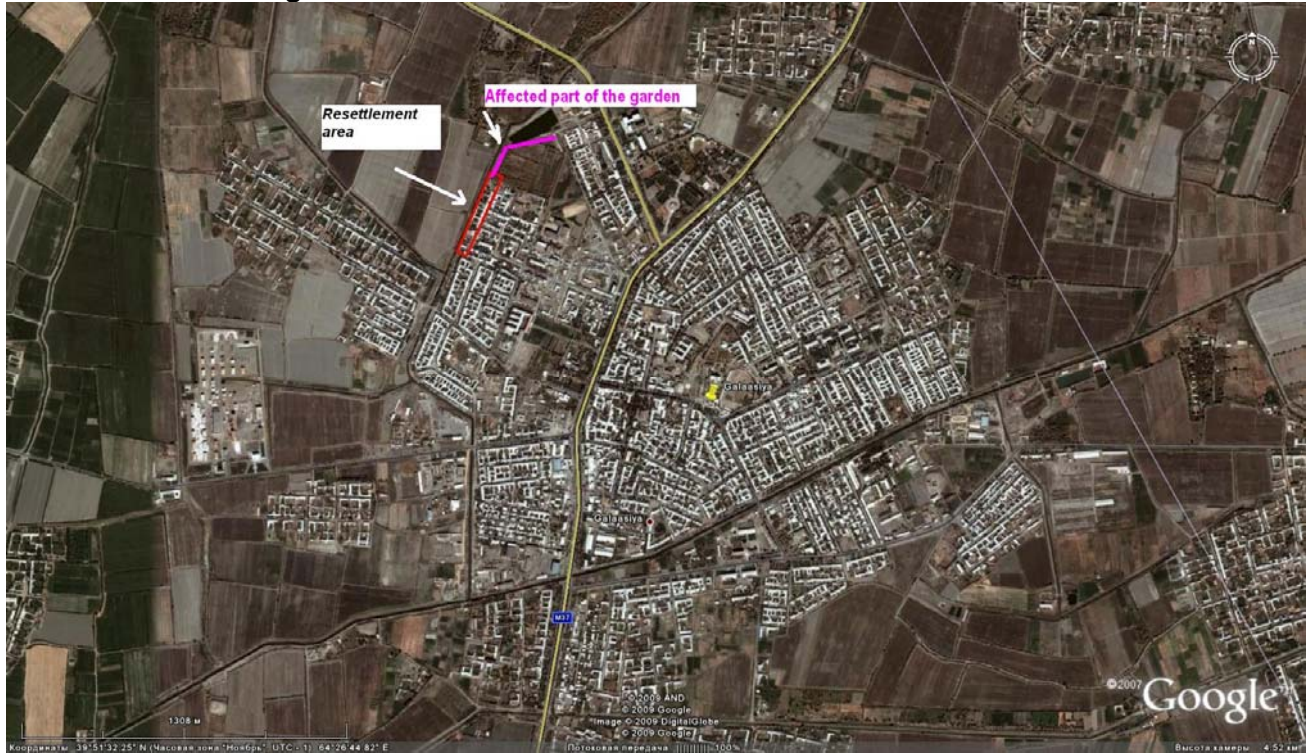
10. All the affected structures and trees owned by the 11 households are located within a 10 meter wide right-of-way, intended for the subproject and under the jurisdiction of the city Khokimiyat. The civil works will also affect an orchard, owned by one farmer without proper registration with the State Cadastre Authorities. This plot of land with total area of 4.2 hectares<sup>2</sup> at the outskirts of the city has been used as a landfill for a long time. In 2006, a farmer living in a registered farm nearby the landfill has cleared the land at his own expense and planted an orchard which at the time of the survey had nearly 1,600 apple trees and 2,000 apricot trees. For the purpose of entitlement according to ADB's involuntary resettlement policy, the affected households are defined as encroachers eligible for compensation for their loss of extended structures and trees planted within household premises.

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<sup>1</sup> In accordance with the Land Code of the Republic of Uzbekistan land plots for construction of housing and dekhkan farming are allocated to individuals under usufruct terms (lifelong, inheritable possession), and should be duly registered with the Land Cadastre authorities

<sup>2</sup> The owner believes that the area is 7 hectares, however measurement using Google Earth prove that the plot dimensions are 160x260 meters, hence the area is 4.2 hectares.

Figures 3 and 4: Location of the Affected Households



11. The number of affected households and persons as collected from census is given in Table 1 below. The total number of affected persons (AP) is 68. The average family size of the affected households is 5.7 persons.

**Table 1. Status of Census & Socio-economic Survey**

Sl.	Details	No.
1	Total Affected Household	12
2	Household not found	Nil
3	Total household surveyed	12
4	Household responded	12
<b>5</b>	<b>Total Affected Person</b>	<b>68</b>

Source: Census & socioeconomic survey, June, 2009

12. The information on type and extent of loss as well as use of the lost properties was collected during the census. It shows that 11 out of 12 AFs will lose portions of the residential structures, which are used for various household purposes, such as, cowshed, kitchen, store, bathroom, toilets and extended part of a living room presently under construction. Some of these AFs have planted poplars and fruit trees like, cherry, apple and apricot for their domestic consumption. One family will lose a part of orchard grown on government land. In all, property loss over 4200 sq m area, corresponding to 0.42 ha, will take place, while a total of 372 trees including 23 fruit trees and 349 poplars will be lost. The extent of loss is shown in Table 2 below. None of the loss will affect the families severely so far as their residence or livelihood is concerned. The loss of income from fruit trees is minimal as they do not yet produce substantial yield to support livelihood of the AFs.

**Table 2. Affected Assets**

Sl.	Type of loss	No. of AFs	Area (Sq m)	No. of trees
1	Structures only (extended parts of residential house)	5	1200	-
2	Structures with trees	6	1400	362
3	Only Trees/orchard	1	1600	10
	<b>Total</b>	<b>12</b>	<b>4200</b>	<b>372</b>

Source: Census & socioeconomic survey, June, 2009

13. The Resettlement Framework (RF) prepared for the program classifies several groups of population as socially “vulnerable” and has provided special assistance for them. The vulnerable groups are: (a) those who are below the poverty line (BPL); (b) those who belong to indigenous people/ethnic minorities; (c) female-headed households (FHH); (d) single elderly; and (e) disabled persons. There are four female-headed households and one household with a disabled woman among the affected families who will be provided additional assistance as per resettlement framework.

### **C. Socio-economic Profile of Affected Households**

14. A detailed socio-economic survey was carried out during the census operation in June, 2009 over the subproject area and interviews were taken with the head of the affected households (AFs) and other members at their residences. The table 3 provides a brief socio-economic profile of the affected persons. It shows that proportion of female population is higher than the male, with a sex ratio of 1107 females per 1000 males. Percentage of women workers

is also remarkable, that is, 47% of total affected population. Both these indicators show a gender sensitive population group among the affected households.

**Table 3: Summary Profile of the Affected Families**

Characteristics	Units
Total Affected Households	12
Total Affected Persons	68
Average Family Size of Affected Households	5.7 persons
Sex ratio (females per 1000 males)	1107
Total No. of Ethnic minority household	Nil
Total No. of Female Headed Households	4
Total No. of Title Holders	Nil
Total No. of Encroachers	12
Total no. of Workers	35 (51% of total population)
Percentage of women to total employed	47%
Main Occupation of the Affected Persons	In State / Pvt. Organization /Enterprise / Institute (70% of the employed)

Source: Census & socioeconomic survey, June, 2009.

15. Based on the data of the surveyed households, social stratification of the affected households can be ascertained. All the affected households asserted themselves belonging to Muslim community. The majority of the AFs, 8 in number, are of joint family type while 4 are nuclear families. The predominant family size is “large” with more than 5 persons, accounting for 45% of the total. The average family size is 5.7, as stated earlier. There is only one small family, with members up to 3. There are four female-headed families, one family with disabled and two low income households, all belonging to “vulnerable group” (Table 4).

**Table 4: Social Stratification details of AFs**

Criteria	Classification	No. of AFs
Family Type	Joint	8
	Nuclear	4
Vulnerability	Female-headed HH	4
	HH with disabled persons	1
	Low income HH	2
	Up to 3	1
Family Size	4-5	5
	More than 5	6

Source: Census & socioeconomic survey, June, 2009

16. The distribution of population by age groups shows that majority of the population accounting for 51% belong to the age group of 26–59 years, while another 24% are within 18–25 years of age group. Minor children (under 18 years of age) account for 24% of the household members, including the very young children of pre-school age of under 7 (12%). There is only one person of retirement age—a 55 year old lady (Table 5).

**Table 5: Distribution of Affected persons by Age Group**

Sl.	Age-group	Male	Female	Total	% to total population
1	Less than 7 yrs	5	3	8	11.8
2	7 – 17 yrs	5	4	9	13.2
3	18 – 25 yrs	7	8	15	22.1
4	26 – (54) 59 yrs	16	18	24	50
5	Above (54) 59 yrs	1	1	2	2.9
	<b>Total*</b>		<b>34</b>	<b>68</b>	<b>100</b>

Source: Census & socioeconomic survey, June, 2009.

17. Educational achievement of the affected population is remarkable. The total number of persons attaining professional education is 52%, Of them, almost half has university-level degree. 18% of the members of surveyed households have completed their secondary education at grades 10–11, while nearly 30% of the population are still students of various level education institutions or have not reached school age (Table 6).

**Table 6: Distribution of population by Educational Status**

Sl.	Educational level	Male	Female	Total	% of the APs
1	General secondary (7-9 grade)	0	1	1	1.5
2	Complete secondary (10-11 grade)	4	8	12	17.6
3	Secondary vocational (coll / lyceum)	6	12	18	26.5
4	Student (coll./ lyceum / univ.)	11	6	17	25.0
5	University / PG	13	7	20	29.4
	<b>Total</b>	<b>34</b>	<b>34</b>	<b>68</b>	<b>100</b>

Source: Census & socioeconomic survey, June, 2009.

18. There are 35 employed in the surveyed 12 households, including 19 men and 16 women. The employment level is 63% of the total persons of working age. Employment (work participation) level among the women is considerably lower than that among men—46% and 83% respectively. Three women of working age perceive themselves as unemployed. And seven people (including 6 women) are neither employed nor seeking jobs.

19. The employment structure among the affected families is shown in Table 7. Among 12 affected households the share of their members engaged in agriculture is very small—12% and 5 of 6 persons engaged in farming are members of the family of that farmer who has planted the orchard which will be slightly affected by the subproject. The household members are largely work for hire (21 persons), 8 people are engaged in temporal one-time jobs and only one person is self employed in his farm. Women account for the majority (10 of 12) of those employed in government sector which is prevailing occupational pursuit among the affected families.

**Table 7: Economic Activity and Employment**

Employment Data	Men	Women	Total	In % of working age persons		
				Men	Women	Total
<b>Economically Active</b>	<b>19</b>	<b>16</b>	<b>35</b>	<b>82.6</b>	<b>57.1</b>	<b>68.6</b>
Including unemployed	0	3	3	0	10.7	5.9
<b>Employed, including</b>	<b>19</b>	<b>13</b>	<b>32</b>	<b>82.6</b>	<b>46.4</b>	<b>62.7</b>
Public budget funded sector	2	8	10	8.7	28.6	19.6
Enterprises of non-agricultural private and government sector	6	2	8	26.1	7.1	15.7
Temporal, one time jobs	8	0	8	34.8	0	15.7
Household homestead (plot attached to a household)	0	1	1	0	3.6	2
Household farm	3	2	5	13.0	7.1	9.8

Source: Census & socioeconomic survey, June, 2009.

17. Based on the census data on affected household income as of May 2009, the average monthly per capita income was Som71,000. Given the high share of full time employees of non agricultural government and private sector, one may assume that the level of income of the surveyed families is sufficiently sustainable and very slightly exposed to seasonal or other fluctuations. Average per capita income of bulk of the affected household vary from Som33,000–150,000 (Table 8).

20. None of the surveyed households receives low income allowance. However, one family among those affected generated no income in May 2009. This family consists of the five members including three children. The head of the family has no permanent work and his wife is unemployed. There was also a family with average per capita income in May below the minimum wages, which at the survey time was Som28,000. This family also consists of five members, including two children. In this family, two adults are unemployed and only one household member has irregular earnings at temporal jobs. There are justified reasons to consider those families as low income and they are eligible for additional allowance within the resettlement plan.

**Table 8: Monthly Income Pattern of APs, as of May 2009**

Average monthly per capita income (UZS)	Number of Households	Humber of Members	Share in the Total APs, %
No Income	1	5	7.5
24 000	1	5	7.5
33 300 – 66 700	2	9	13
75 000 – 90 000	5	30	44
110 000 & above	3	19	28
<b>Total</b>	<b>12</b>	<b>68</b>	<b>100</b>

Source: Census & Socio-economic Survey, June, 2009

Note: \$1 = Som1,500 (approximately).

21. Evaluation of well being of the APs has been brought out by their self assessment of economic condition, which is reflected in the table below (Table 9). 10 of 12 households have assessed their income sufficient for the family needs. Two families have assessed their income as adequate only for food, i.e. referred themselves low income. One of the two households has

average per capita income below the minimum wage level and is eligible for additional aid under the resettlement plan.

**Table 9: Self Assessment of Poverty / Economic Wellbeing**

<b>Self Assessment</b>	<b>AHs</b>	<b>APs</b>
Adequate for all reasonable household needs	4	27
Adequate only for essential needs Food / Clothes /Municipal payments	6	33
Adequate only for Food	2	8
<b>Total</b>	<b>12</b>	<b>68</b>

Source: Census & Socio-economic Survey, June, 2009

#### **D. Indigenous People**

22. Galaasiya subproject does not affect any indigenous peoples groups.

### **IV. OBJECTIVES, POLICY FRAMEWORK, AND ENTITLEMENTS**

23. There is a private ownership of real estate in Uzbekistan. However, no individuals are permitted ownership right of land. They are awarded leasehold (usufruct) right based on the type of land use. The national legislation envisages safeguards of rights and legitimate interest of the land users and the land owners provided the land plots are properly registered with the Land Cadastre authorities. The resettlement and entitlement principles adopted for this subproject recognize the Civil Code and the Land Code of Uzbekistan and relevant Asian Development Bank's (ADB) policies and operations manuals, in particular the policy on *Involuntary Resettlement* (1995), and Operations Manual F2 on *Involuntary Resettlement* (2003).

24. Although land use carried out by these households are illegal so far as Land Code of Uzbekistan is concerned, provision for resettlement assistance and compensation for these twelve affected families (AFs), who are likely to face loss of parts of residential structures, and their productive assets has been made in the short LARP as per LARF.

25. The RP is based on the general findings of the census, socio-economic survey, observation during field visits, and participatory consultation meetings with various groups including the affected persons in the subproject area. The census was carried out on 7–14 June 2009. Compensation and resettlement assistance for various types of loss have been determined following the provision made in the LARF. In brief, the people affected by the subproject will be entitled to the following types of compensation and assistance: (i) compensation for loss of portions of structure at replacement cost; (ii) compensation for loss of fruit and timber trees; (iii) and assistance to vulnerable households for livelihood assistance for a period of 3 months. Since, none of the APs will be losing their major livelihood, income loss is not envisaged. The loss of yield from the fruit trees is not significant since these do not have much productive value to provide the families subsistence income.

26. The census cut-off date of 14 June 2009 has been considered as the cut-off-date for APs' eligibility for entitlement. The entitlement matrix has been prepared in accordance with the LARF of the program, for the affected people. People moving in the project area after the cut-off date will not be entitled to any assistance.

27. UCSA, the EA will use the LARP as a planning tool, verify and update the inventory prior to implementation of the project, and provide ID cards to the entitled affected persons for compensation and resettlement purposes. The principles applicable in defining the entitlements and compensation packages for the affected households shall remain unchanged. A detailed Entitlement Matrix for the subproject is provided in Table 10.

**Table 10: Entitlement Matrix**

<b>Sl. No.</b>	<b>Type of Loss</b>	<b>Unit of Entitlement</b>	<b>Details of Compensation and Rehabilitation Assistance</b>
<b>A. Loss of Structures</b>			
1	Loss of residential structures (portions)	Affected persons (irrespective of title /lease holding)	Cash compensation at replacement rate for affected portions of the structures. Cost for electrical / water connections to be included. Salvageable materials will be allowed to be taken away. For partial impact of adjoining structures full cash compensation at replacement rate to restore remaining part of structures.
<b>B. Loss of Trees</b>			
2	Loss of trees; fruit trees / timber (poplar)	Owners of trees (including non-leaseholders)	Income from fruit trees for 1 year plus net profit for 1 year multiplied by no. of yrs needed to grow a tree of same productive value, Plus market value of young trees and planting costs. Cash compensation for poplars at market price.
<b>C. Loss of Livelihood</b>			
3	Livelihood	Vulnerable APs (i.e. poor family, female headed households, disable persons)	Allowances equal to 3 months' average monthly income for vulnerable group - female headed households, low income HH and HH with disabled. Priority for employment in project related activities, if suitable
<b>D. Other losses</b>			
4	Irrigation drainage	Affected persons	Rehabilitation/replacement of affected structures/utilities to pre-project level
5	Any unanticipated adverse impact due to project intervention	Any unanticipated consequence of the subproject will be documented and mitigated according to the resettlement framework prepared.	

## **V. COMPENSATION AND ENTITLEMENT**

### **A. Compensation for the Affected Properties**

28. The short LARP provides the compensation details according to LARF prepared for the MFF program. As described in the entitlement matrix (Table 10), the compensation for all type loss in terms of assets / livelihood, temporary loss and other unanticipated loss will be given due consideration for preparing compensation adequate for rebuilding life of the APs at pre-project level. As per census the APs will lose portions of their residential structures extended into the Govt. land and some of their fruit trees and poplars.

29. Compensation for parts of the residential structures will be based on replacement cost at market value. Part of a structure of one AP was under construction at the time of census, valuation of which will also be included.

30. Compensation for fruit trees that will be affected by construction will be calculated based on their potential productivity. In the event of loss of trees, the net profit from their current yield (yield multiplied by the market value of a unit cost minus production cost) multiplied by number of years that would have been required to grow these trees until productive stage plus annual income from sale of fruit will be compensated. Besides, market value of young plants and planting costs will be compensated.

31. The LARF envisaged compensation for loss of income of hired labor as a result of subproject. Among the affected persons, only one land user engaged hired labor—the owner of the orchard. The census has no data on use of hired agricultural labor on regular or seasonal basis on that plot of land, as well as on how many people will lose jobs and livelihood as a result of the subproject operations. Therefore, the proposed Resettlement Plan (RP) does not include cost of hired labor compensations for lost income. However, this will be taken into account while preparing an updated LARP after finalization of the subproject document.

32. The greatest portions of the structures that will be affected are cowshed, toilets, bath, store, etc. and those areas not part of living quarters. Only in one household that construction of a residential house has been started. However, on census date, that structure was used as a store. Consequently, the APs will not be relocated from their present place of residence. The electrical/water connection or any other assets that are likely to be affected/demolished will be compensated at replacement cost.

## **B. Gender Issues**

33. Four of the affected households are female-headed household. During the implementation, it will be ensured that compensation is paid directly to the de facto head of the household.

## **VI. PUBLIC PARTICIPATION AND CONSULTATION**

34. During initial social assessment, census and socio-economic survey as well as focus group discussions were held with the beneficiaries, the makhalla community members, as well as with the secondary stakeholders of the project, namely, the government officials of the province. The design engineering team together with vodokanal and makhalla officials met the persons/households likely to be affected and had a discussion with them regarding project scope, the benefits to be accrued and verified the documents showing ownership/possession right over land use/structures, etc that are within proposed alignment drawing. Certain facts about land ownership status of the project area and the people likely to be affected were derived from these discussions and through the survey. None of the project area, that is, the water distribution network along 71.8km is within individual ownership. Eleven non-titled households are living within 10 m of the right-of-way designated for the subproject. These households have extended their structures into the government land by the side of drain and have planted trees within the land parcel in an unauthorized manner. Besides, one family is growing orchard containing fruit trees on one government plot of land which has not been authorized for any land use by the provincial Khokimiyat, as per Land Code of Republic of Uzbekistan.

35. Once this short LARP is approved, the affected people will be informed about the formal procedures of compensation payment and all other relevant details.

## VII. ORGANIZATIONAL SET-UP

36. In accordance with the legislation of Uzbekistan province commission on land acquisition and district evaluation boards are responsible for conducting of a resettlement. Such commissions include representatives of the following authorities:

- Province/district department of the State Committee on Land Resources, Geodesy, Cartography and State cadastre (SCLRGCS)
- Province/district Hydromeliorative Expedition
- Province/Department/District Unit of Goskompriroda
- Province/district divisions of SES
- Province/district fire units
- Beneficiary organizations and contractors (UCSA, EA, the Social and Environment Sub-Unit (SESU), Design Institute. Project Consultants).

37. The commission includes all the affected legal entities and individuals or their holders of power. In addition to government organizations and agencies non-government organizations such as WUAs, ADFs and makhallas may be involved in resettlement procedures to ensure safeguards of rights and legitimate interests of the affected land users.

38. UCSA has overall responsibility for all aspects of the program. The Program Preparation and Management Unit (PPMU) within UCSA is responsible for the day to day management of the program including LAR and cross-agency coordination and for compensation disbursement.

39. The Social and Environment Sub-Unit (SESU) and Project Implementation Unit (PIU)/vodokanal under the PPMU will directly participate in all LAR related planning, implementation, inter-agency coordination and monitoring. However, they will carry out this responsibility with technical assistance from the project consultants (PC) of the program and with the active participation of the district/municipal executive powers and as advised by SCLRGCS from time to time.

40. **Design Institute** is in charge in elaborating the design and construction documents for the project. It will collaborate with the PC, SESU and PIU to: (i) assemble all documents required for compensation; (ii) carry out topographic surveys of the expropriated land and replacement lands; (iii) elaborate layouts indicating the location of the worksites and the permanent infrastructures and the perimeter of the required surfaces differentiating the land use patterns in the areas being occupied to serve as a base for the selection of compensation land; (iv) establish layouts of the lands proposed as option for compensation; (v) conduct the land marking and pegging of the land assigned for temporary use and permanent occupation and of the compensation lands. The design institute, in collaboration with resettlement team of the PSC and PIU, will review the LARPs and provide the necessary information for an updated estimate of the effective compensation plan and related cost for each subproject.

41. **Project Consultant–Resettlement Team** is engaged to design and assist in the implementation of subprojects under the program. The PSC will have sufficient in house expertise on resettlement consisting of international and national resettlement specialists. With the assistance from the Design Institute and PIU, they will analyze the cadastral maps, carry out DMS, conduct first level compensation negotiation with the APs and prepare subproject LARPs. The PC will submit these LARPs to the respective vodokanal/PIU and to SLAU division for approval. After its approval, PSC will submit LARPs to the respective Province and Rayon LAR Commission.

42. Local government agencies involved in LARP review and implementation are Province (Oblast) and District (Rayon) Executive Authorities who form Province Commissions on Land Acquisition and District Evaluation Commissions. These commissions will form a provincial land acquisition and resettlement committee (PLARC) which include the institutions as described below.

43. Province Commission on Land Acquisition, established under the Province Khokimiyat decision undertakes the following: (i) outlines location of constructions and structures, envisaged by the project; (ii) selects land plot for construction site, (iii) prepares and approves an Act for the right to use the land plot (title) and (iv) approved the Act for the right to use the land plot, specifying areas of the acquired farm land, accepted norms and total agricultural production losses. In addition to permanent members the Commission includes representatives of UCSA, as well as affected legal entities and individuals.

44. The Evaluation Commission established under the district khokim decision estimates losses of land owners and land users in accordance to the standard procedure, as well as losses in agricultural output as a result of the farm land acquisition based on data provided by the design institute. The commission prepares an Act for the right to use the plot of land specifying the acquired farm land area, accepted norms and total value of losses and agricultural output losses.

45. The regional representatives of the SCLRGCS is the key executive authority responsible for the following: (i) identify land losses, incurred by land owners and land users as well as agricultural output losses; (ii) determine the degree and area of land recultivation, including removal and temporal storage of productive soil layer; (iii) determine the need for protective sanitary and water protection zones around the constructions being built and regime of their use; (iv) prepare proposals on allocation of land plots of equal value instead of the acquired; (v) estimate possibility and approximate cost of development of new land instead of the acquired; (vi) approve the Benchmark Setting up Act and the attached plan; (vii) amend the government acts on land use and land ownership as well as other cadastre documents.

46. Department of SCNP: (i) environmental impact assessment of construction projects and implemented methods; (ii) approves location of the sites affecting the land condition; (iii) develops measures for land protection for designed sites and launched facilities adversely affecting the land; and (iv) approves the Act on Land Plot Acquisition.

47. Government SES and Fire Inspection and Water Supervision authorities approve the Act of the Land Plot Acquisition.

48. At town/regional/ rayon level a grievance redress committee (GRC) will be established with the involvement of PIU/SESU/PC, leaders of affected makhallas and Hakimiyat (the local executive body).

### **VIII. GRIEVANCE AND REDRESS MECHANISM**

49. A grievance redress mechanism will be developed for addressing the grievances/decisions not agreeable to the APs, particularly actions in reacted with compensation or payment disbursement. The APs will be fully informed of their entitlement according to the short LARP and the procedures for addressing their complaints/ grievances during public consultation, census survey, verification of measurement survey at the time of

implementation. The procedure of grievance redress will be incorporated in the disclosure pamphlet (see Annex 1) to be distributed prior to implementation.

50. In order to prevent grievances rather than to redress these through a process to avoid lengthy redress process, participatory consultation with the affected households will be undertaken during LAR planning and implementation stages. If the grievances fail to be resolved, all attempts will be made to resolve those informally at the local makhalla level. If this attempt fails, APs will have the option of taking their complaints to the formal mechanism of addressing grievances described in Table 3.

**Table 11: Grievance Redress Process**

<b>Assets Compensation Issues</b>	
1.	First, complaints resolution will be attempted at town/district (Rayon) level of grievance and redress committee with the involvement of the PC, leaders of the affected Makhallas and Khokimiyat (the local executive body)
2.	In absence of a settlement, APs may lodge a complaint to District/Oblast Khokimiyat as part of provincial land acquisition and resettlement committee (PLARC) and get a reply within 15 days.
3.	If the District/Oblast Khokimiyat. decision is unacceptable to the APs, they he/she may approach the appropriate court of law for its resolution.

## **IX. TRAINING IN LARP IMPLEMENTATION**

51. All PIU staff, project consultants (PCs), SESU officials, leaders of Makhallas, Khokimiyat, representatives of SCLGRSC, and District evaluation committee who will be involved in LAR activities will undergo an orientation and training in ADB's involuntary resettlement policy and implementation of RP. The training will be provided by the international specialist under the Program consultant's contract and will cover the following topics:

- (i) principles and procedures of land acquisition based on Uzbekistan's law and regulation;
- (ii) principles and guidelines of ADB's involuntary Resettlement Policy
- (iii) public consultation and participation;
- (iv) entitlements and compensation & assistance disbursement mechanisms;
- (v) grievance resolution; and
- (vi) monitoring of resettlement operations.

## **X. COST ESTIMATES AND BUDGETS**

52. The total estimated budget for compensation of structures, trees including special assistance to the entitled AP, preparation of identity card, cost of resettlement operation and management for the Project through Implementing Agency and engaging Independent External Monitor is UZS182,564,300 (equivalent to \$121,709.5 @ UZS1500=\$1). A break up of cost estimate is given in the Table 12 below.

**Table 12: Estimated LAR Cost and Budget**

Sl. No.	Item	Unit	Quantity	Rate	Total Cost (UZS)	Totals
<b>A. Compensation</b>						
1	Structures	sq.m.				
	a. Part of existing building		724.95	208,890.34	152,160,219.40	152,160,000.00
	b. Building extension (u/c)		120.00	833.33	99,999.60	100,000.00
	<b>Subtotal of structure</b>				<b>152,260,000.00</b>	
2	Trees	No.				
	a. Poplar		349	12,000.00	4,188,000.00	
	b. Fruit trees		23	35,348.00	813,000.00	
	<b>Subtotal of trees</b>				<b>5,001,000.00</b>	<b>5,001,000.00</b>
	<b>Subtotal of A</b>				<b>157,261,000.00</b>	<b>157,261,000.00</b>
<b>B. Resettlement Assistance</b>						
3	Vulnerability					
	a. Female-headed households	4		@Som33,645/monthly		403,740.00
	b. Households with physically challenged person	1		Allowance for 3 months Som100,935		100,935.00
	c. Low-income households	2				201,870.00
	<b>Subtotal of B</b>					<b>706,545.00</b>
<b>C. Support for RP Implementation</b>						
4	Training LARP L/S implementation					1,000,000.00
5	Engaging Makhalla L/S					6,000,000.00
6	External Monitoring L/S					2,000,000.00
	<b>Subtotal of C</b>					<b>9,000,000.00</b>
	<b>Total of A+B+C</b>					<b>166,967,545.00</b>
	Add: Contingency @10%					16,696,754.50
	<b>Total Cost of Resettlement</b>					<b>183,664,299.50</b>
					<b>say</b>	<b>183,664,300.00</b>

NB: For construction of U/c Structure higher charges is due to RCC work and the stairs.

## XI. IMPLEMENTATION SCHEDULE

53. UCSA as the Executing Agency (EA) will direct the PSC resettlement team with assistance from SELAU and the design institute to verify documents of the APs and carry out the detailed measurement survey of the affected assets. If any change in design alignment is foreseen, the team will notify the EA. The Galaasiya makhalla will be engaged as implementing agency and assist the SELAU & PSC's resettlement team particularly during payment disbursement and in resolving compensation issues.

54. Valuation of compensation and assistance will be done after detailed measurement of lost assets is done. Grievance, if any, will be addressed at this stage so that any delay in payment of compensation and assistance does not occur and contractor's award is issued as per schedule.

55. After initiation of LARP the UCSA will take step to engage external monitor to review and evaluate the LARP implementation. Table 13 shows the tentative implementation schedule of LARP.

**Table 13: Tentative Implementation Schedule**

SI.	LARP Implementation Activities	Year 1			
		Q1	Q2	Q3	Q4
		<b>Scheduled completion</b>			
1	LARP update	M1			
2	Preparation of action plan specifying resettlement tasks for Social and Environment Sub-Unit (SESU), Consultants and NGOs, if any	M1			
3	Training for LARP implementation with relevant stakeholders	M1			
4	Consultations and preliminary surveys to identify the APs with the aim to prevent/minimize resettlement/assets acquisition	M1			
5	Finalization of subproject technical plans considering minimized requirements in assets acquisition	M2			
6	Collection of cadastre maps and land parcel maps in the subproject area. Verification of land records and cadastre maps in the affected areas	M2			
7	Application to Province Khokimiyat on selection of land plot for temporal or permanent acquisition for the construction under the project accompanied by all necessary permits	M3			
8	Submission of the project design and estimates necessary for computing compensation to district department of PCLRGPC and district Evaluation Commission	M3			
9	Inform the stakeholders on construction plans (border guards, rail road, utilities and other). Getting approval for construction plans. Public consultations	M3			
10	Approval of the selected land plots and getting Land Plot Selection Act		M4		
11	Preparation and conducting the census of affected persons. Gathering of documents, proving ownership title. Computation of compensations. Approval of compensation amounts with government authorities and the affected persons		M4-M5		
12	Informing land users on forthcoming land acquisition, provision of maps, written documents and full information of work plans, time schedule and duration of acquisition procedures, information on compensation, grievance redress process. Processing of claims and consideration of proposals		M4-M5		
13	Getting Act on Land Acquisition Approval from the Oblast Commission		M5		
14	Preparation of Final Resettlement Plan		M5-M6		
15	Submission of LARP to SESU, Oblast Commission on LAR and the ADB for approval		M6		
16	Publication of the Resettlement plan, dissemination of the plan and information flyers in the Uzbek language among the affected communities; posting of the English version at the ADB website.			M7	
17	Informing the affected persons on moving /demolition of structures			M7	
18	Payment of compensation by the UCSA/PIU			M8-M9	

Sl.	LARP Implementation Activities	Year 1			
		Q1	Q2	Q3	Q4
		<b>Scheduled completion</b>			
19	Review of the Resettlement Plan implementation				M10
20	Approval of contract award by ADB				M10
21	Getting Benchmark Setting up Act in the district Khokimiyat and Act on Right to Use the Land Plot and the Oblast Khokimiyat				M10- M11
22	Issue of notification on start of construction work if the implementation of the resettlement plan was recognized as satisfactory,				M11
23	Demolition/shifting of the affected structures/assets. Amending the land cadastre documents				M12
24	<b>CYCLIC/CONTINUOUS TASKS</b>				M12
25	Internal control. Quarterly reporting on LAR issues to the ADB		M6		M12
26	External monitoring annual report to the ADB/Independent assessment of the Resettlement Plan				M12

## XII. MONITORING AND EVALUATION

56. All LAR tasks under the program will be subject to both internal and external monitoring. Internal monitoring will be conducted by Uncas's SESU. External monitoring will be assigned to the supervision consultants or to an External Monitoring Agency (EMA) to be engaged by the EA with specific terms of reference (TOR) and approved by ADB four months after commencement of LARP implementation.

### A. Internal Monitoring

57. Internal monitoring will be carried out regularly by UCSA-SESU. The progress of LARP implementation to be carried out by PSC's resettlement team and Mahalla will be communicated to ADB through the monthly Program Implementation Reports. Indicators for the internal monitoring will be those related to the processes and immediate outputs and results. This information will be collected directly from the field and reported monthly to the PMU. The monthly reports will be consolidated and included in the standard quarterly supervision reports to ADB. Internal monitoring will specifically focus on the status of:

- (i) information campaign and consultation with APs;
- (ii) revise implementation schedule in case of design change
- (iii) revise AP database in case of design change
- (iv) compensation and assistance payments for structures and trees / other assets;
- (v) payments for loss of income for the vulnerable HH;
- (vi) grievance redress, if any; and
- (vii) preparing monthly progress report.

58. The above information will be collected by the UCSA-SLAU which will monitor the day-to-day resettlement activities of the Program through the following instruments:

- (i) review of census information for all APs;
- (ii) consultation and informal interviews with APs;
- (iii) in-depth case studies;
- (iv) key informant interviews; and
- (v) community meetings.

## **B. External Monitoring**

59. External monitoring agency will review and monitor LAR activities as per implementation schedule prepared by SLAU and results will be communicated to UCSA and ADB. The Galaasiya subprojects with LARP implementation time frame under three months will entail only one report. External Monitoring will cover:

- (i) review and verification of internal monitoring reports prepared by SLAU;
- (ii) review of the socio-economic baseline census information of APs;
- (iii) identification and selection of impact indicators;
- (iv) impact assessment through formal and informal surveys and interviews with the affected persons;
- (v) consultation with APs, officials, community leaders of the makhalla for preparing review report; and
- (vi) assess the resettlement efficiency, effectiveness, impact and sustainability, drawing lessons for future resettlement policy formulation and planning.

60. External monitoring will also assess the status of vulnerable groups such as female-headed households or families below the poverty line. The following will be considered as the basis for indicators in monitoring and evaluation of the program:

- (i) socio-economic conditions of the APs in the pre-resettlement period;
- (ii) feed back and opinion of the APs on entitlements, compensation options, alternative developments options etc.;
- (iii) changes in housing and income levels and hygiene status;
- (iv) valuation of property;
- (v) grievance procedures;
- (vi) disbursement of compensation and assistance; and
- (vii) level of satisfaction of APs in the post resettlement period.

61. A final external evaluation of LARP implementation will be carried out 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 severely affected APs conducted during the preparation of the LARP will be used to compare the pre and post program conditions. The evaluation will recommend appropriate supplemental assistance for the APs should the outcome of the study shows that the objectives of the LARP have not been achieved.

## ANNEX 1

### INFORMATION PAMPHLET ON RESETTLEMENT PLAN FOR WATER SUPPLY DISTRIBUTION NETWORK REHABILITATION IN GALAASIYA

#### I. DESCRIPTION OF THE PROJECT

1. Uzbekistan Water Supply and Sanitation Services Improvement Investment Program have been initiated by the Government of the Republic of Uzbekistan with a view to improving living standards in cities and district centers. The Program makes provision for rehabilitation and construction of waterworks in some cities of Uzbekistan. The Executing Agency in terms of Program realization is Uzbek Communal Services Agency.
2. Work schedule for Galaasiya city includes rehabilitation and construction of city water supply system what will provide people with safe drinking water. Work schedule includes:
  - (i) Rehabilitation of pumping station, clean water reservoirs and chlorination
  - (ii) rehabilitation of 20 km of water supply distribution network; and
  - (iii) construction of a new network pipeline
3. The major part of works will be carried out at lands which are in city homiyat jurisdiction, and will not affect land patterns of citizens. However the construction of new networks will damage the structures and plantings of several households' who self-willingly occupied lands which are under khokimiyat jurisdiction. The information pamphlet is assigned to familiarize these households with terms and conditions of compensation, which is likely to arise due to construction works.

#### II. POSSIBLE LAND ACQUISITION AND RESETTLEMENT IMPACT

4. The pilot survey revealed that in Dustlik Mahalla along about 200 m by a road side drain, through which proposed water distribution pipelines will be installed, 12 households have extended their structures outside the allocated parcels. These structures are not registered at State Cadastre in established order.
5. Project provides construction of pipelines along drainage collector. Unauthorized structures and plantings, made in 10m alienation zone along the drain may be affected. 11 households (№10/3, 12,13,22,27,28,29,31,33 and 50 at Ibn-Sino str.) are likely to bear losses, related to loss of living and utility structures and trees. Besides, the owner of unregistered orchard, affiliating the drainage collector, may suffer from loss of 10 trees.
6. According to ADB policy households are eligible for compensation for sustained loss, related to loss of structures and trees, no matter that their structures and plantings are unauthorized at lands not belonging to them.
7. They however will be given sufficient advance notice to vacate premises and dismantle affected structures prior to project implementation. Their dismantled structures will not be confiscated and they will not be liable to pay any fine or penalty. Forced eviction will only be considered after all other efforts are exhausted.
8. It should be particularly noticed that scales and scope of impact during civil works to households, as well as detailed list of structures, trees or other property which is subject to

damage, will be identified only during Feasibility Study, the one to be started after appropriate decision of Government and ADB.

### III. ELIGIBILITY FOR ENTITLEMENTS OF COMPENSATION

9. According to ADB rules every owner of structure, plantings, trees or other objects, located in construction area, irrespective to their legal right for land plots will be entitled to compensation and/or rehabilitation benefits

10. The census of the affected persons was conducted during a period from 7 to 14 June, 2009. The day the census was completed, that is, June 14, 2009 is considered as census cut-off-date. During survey the census of structures and trees in construction areas has been conducted. No person building any structures or cause any kind of land use change after the census cut-off-date, will be considered as eligible for resettlement assistance or compensation.

### IV. IMPACTS OF THE PROJECT

11. From the field census and consultations number of APs were identified. Information on the impact type and asset loss was collected. Summarized results are tabulated below:

**Table A1.1: Affected Assets**

Sl.	Type of loss	No. of AFs	Area (Sq m)	No. of trees
1	Structures only (extended parts of residential house)	5	1200	-
2	Structures with trees	6	1400	362
3	Only Trees/orchard	1	1600	10
	<b>Total</b>	<b>12</b>	<b>4200</b>	<b>372</b>

Source: Census & socioeconomic survey, June, 2009.

### V. VALUATION OF ASSETS

12. Compensation for damage of the residential structures and premises will be based on replacement cost at market value. Part of a structure of one AP was under construction at the time of census, valuation of which will also be included. The electrical / water connection or any other assets that are likely to be affected / demolished will be compensated at replacement cost.

13. Compensation for the fruit trees that will be affected by construction will include:

- (i) value of young plants (at number and type of lost trees), including new trees planting expenses;
- (ii) value of yields for 1 year calculated at market value, plus; and
- (iii) net profit from their current yield (yield multiplied by the market value of a unit cost minus production cost) multiplied by number of years that would have been required to grow these trees till productive stage.

14. The Land Acquisition and Resettlement Framework includes compensation for loss of income of hired labor, currently the affected household didn't use any hired labor. However, if someone of hired workers (if there are any) loses the job as a result of Project activities, he will be compensated the loss of income in accordance with ADB policy, and this factor will be considered at final compensation estimation preparation.

## VI. COMPENSATION ENTITLEMENTS

15. Families and persons who has property in possession in construction areas as at June 14, 2009 are eligible for compensation.

16. Construction sub-contractor shall not start works until all the compensations are paid to affected families and persons.

17. Compensation will be paid in accordance with the scheme, indicating rights for compensation, showed in Table A1.2.

**Table A1.2: Entitlement Matrix**

Sl. No.	Type of Loss	Unit of Entitlement	Details of Compensation and Rehabilitation Assistance
<b>A. Loss of Structures</b>			
1	Loss of residential structures (portions)	Affected persons (irrespective of title /lease holding)	Cash compensation at replacement rate for affected portions of the structures. Cost for electrical / water connections to be included. Salvageable materials will be allowed to be taken away. For partial impact of adjoining structures full cash compensation at replacement rate to restore remaining part of structures.
<b>B. Loss of Trees</b>			
2	Loss of trees; fruit trees / timber (poplar)	Owners of trees (including non-leaseholders)	Income from fruit trees for 1 year plus net profit for 1 year multiplied by no. of yrs needed to grow a tree of same productive value, Plus market value of young trees and planting costs. Cash compensation for poplars at market price.
<b>C. Loss of Livelihood</b>			
3	Livelihood	Vulnerable APs (i.e. poor family, female headed households, disable persons)	Allowances equal to 3 months' average monthly income for vulnerable group - female headed households, low income HH and HH with disabled. Priority for employment in project related activities, if suitable
<b>D. Other losses</b>			
4	Irrigation drainage	Affected persons	Rehabilitation / replacement of affected structures / utilities to pre-project level
5	Any unanticipated adverse impact due to project intervention	Any unanticipated consequence of the subproject will be documented and mitigated according to the resettlement framework prepared.	

**Table A1.3: Impacts and Compensation Cost**

Sl. No.	Item	Unit	Rate per unit (UZB Sum)
<b>A.</b>	<b>Compensation</b>		
1	Structures:		
	(a) part of existing building		209,890.34
	(b) new building (under construction)	Sq m	833.33
2	Trees:		
	a) Poplar	1 item in	12,000
	b) fruit trees	average	35348
<b>B.</b>	<b>Resettlement Assistance</b>		
3	Vulnerability	Vulnerable	monthly allowance for
	a) Female-Headed households	family	3 months – 100935
	b) Households with physically challenged		UZS <sup>a</sup>
	c) Low income households		

Note:

<sup>a</sup> Government of Uzbekistan has revised the minimum monthly salary as UZS33645 to be paid to low income households by the Makhallas, with effect from 1 August, 2009.

## VII. GRIEVANCE AND REDRESSAL MECHANISM

18. A grievance redress mechanism will be developed for addressing the grievances/decisions not agreeable to the APs, particularly actions in reacted with compensation or payment disbursement. The APs will be fully informed of their entitlement according to SLARP and the procedures for addressing their complaints/ grievances during public consultation, census survey, and verification of measurement survey at the time of implementation. The procedure of grievance redress will be incorporated in the disclosure pamphlet to be distributed prior to implementation.

19. In order to prevent grievances rather than to redress these through a process to avoid lengthy redress process, participatory consultation with the affected households will be undertaken during LAR planning and implementation stages. If the grievances fail to be resolved, all attempts will be made to resolve those informally at the local *Mahalla* level. If this attempt fails, APs will have the option of taking their complaints to the formal mechanism of addressing grievances described in Table A1.4.

**Table A1.4. Grievance Redress Process**

<b>Assets Compensation Issues</b>
1. First, complaints resolution will be attempted at town / district (Rayon) level of grievance and redress committee with the involvement of the PC, leaders of the affected Makhallas and Khokimiyat (the local executive body)
2. In absence of a settlement, APs may lodge a complaint to District/Oblast Khokimiyat as part of provincial land acquisition and resettlement committee (PLARC) and get a reply within 15 days.
3. If the District/Oblast Khokimiyat decision is unacceptable to the APs, they he/she may approach the appropriate court of law for its resolution.

### **VIII. TIMING OF PAYMENT**

20. The implementation process of this RP will be started in 2011 and payment of the compensation is scheduled in I quarter of 2011.

### **IX. PROJECT IMPLEMENTATION SCHEDULE**

21. The project civil works contract is scheduled to be awarded in II quarter 2011. The civil works will be completed in 2012.