

Resettlement Plan

August 2011

BAN: Railway Sector Investment Program

Tongi-Bhairab Bazar Double Line Subproject (Updated)

Prepared by Bangladesh Railway, Ministry of Communications, Government of Bangladesh for the Asian Development Bank.

CURRENCY EQUIVALENTS

(as of 28 August 2011)

Currency unit	–	Taka (BDT)
BDT1.00	=	\$0.0136054422
\$1.00	=	BDT73.500000

NOTE

In this report, "\$" refers to US dollars.

This resettlement plan is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

In preparing any country program or strategy, financing any project, or by making any designation of or reference to a particular territory or geographic area in this document, the Asian Development Bank does not intend to make any judgments as to the legal or other status of any territory or area.

Table of Contents

	<i>Page No</i>
Abbreviation	i
List of Table, List of Figure & List of Annexes.....	iii
Executive Summary	iv
Chapter 1 Project Description and Impacts	
1.1 Project Background and Description.....	1
1.2 Definition of Terms	1
1.3 Objectives of the Resettlement Plan.....	3
1.4 Finalization of the Resettlement Plan	3
1.5 Scope of Land Acquisition and Resettlement	4
1.6 Socioeconomic Information of the APs	4
1.6.1 The Structure Losers.....	4
1.6.2 Use and Encroachment on BR land.....	5
1.6.3 Industry and Commercial Structure	8
1.6.4 Agricultural Land Losers	9
1.6.5 Affected Communities.....	9
1.6.6 Impact on Social Forestry	9
1.6.7 Gender and Vulnerability of Affected Households.....	10
1.7 Risks of HIV/AIDS and other STIs	10
Chapter 2 Legal Framework and Resettlement Principles	
2.1 Legal Framework for Land Acquisition.....	11
2.2 ADB Policy on Involuntary Resettlement	11
2.3 Land Acquisition and Resettlement Policy.....	11
2.3.1 General Principles.....	11
2.3.2 Categories of APs	12
2.3.3 Compensation and Entitlements	12
Chapter 3 Relocation, Resettlement and Income Restoration	
3.1 Scope of Displacement and Relocation	15
3.2 Relocation of Housing and Establishment	15
3.3 AP Preference for Relocation	15
3.4 AP Option for Resettlement Assistance.....	16
3.5 Resettlement Options and Strategies	16
3.5.1 Self- Relocation.....	16
3.5.2 Resettlement of APs with Loss of Trees, Crops and Agricultural Land.....	17
3.5.3 Income and Livelihood Restoration Assistance	17
3.5.3.1 Income and Livelihood Restoration Strategy	17
3.5.3.2 Planning ILR Program.....	18
3.5.3.3 Approaches for ILR Activities	18
3.5.3.4 Capital Support	19
3.5.4 Employment in Construction	19
3.5.5 Re-establishing Common Property Resources (CPR)/Utilities.....	19
3.5.6 Gender and Vulnerability Management	19
Chapter 4 Community Participation and Institutional Framework	
4.1 Disclosure and Community Participation	20
4.2 Institutional Framework.....	20
4.3 Land Acquisition Process - Role of PVAT and JVT	22
4.4 Grievances Redress Committees	22
4.5 Resettlement Advisory Committee (RAC).....	23
4.6 Staff Training in Resettlement Management	23
4.7 Implementation Schedule	23
4.8 Land Acquisition and Resettlement Budget and Financing	24
4.9 Valuation of Land and Assets	26
Chapter 5 Monitoring and Evaluation	
5.1 Monitoring and Evaluation	28
5.2 Internal Monitoring	28
5.3 External Monitoring and Evaluation	29
5.4 Reporting Requirements	29

Abbreviations

ADB	Asian Development Bank
AH	Affected Household
AP	Affected Person
Ave	Average
BBS	Bangladesh Bureau of Statistics
BG	Broad Gauge
BKB	Bangladesh Krishi Bank
BR	Bangladesh Railway
CBE	Commercial Business Enterprises
CCL	Cash Compensation under law
CMIS	Computerized Management Information System
CPR	Community Property Resources
CRO	Chief Resettlement Officer
DC	Deputy Commissioner
DD	Deputy Director
DPP	Development Project Proforma/Proposal
EA	Executing Agency
EC	Entitlement Card
EP	Entitled Person
FRP	Full Resettlement Plan
Ft	Feet
GoB	Government of Bangladesh
GRC	Grievances Redress Committee
Ha	Hectare
HHs	Households
HIES	Household Income and Expenditure Survey
HQ	Headquarters
HRD	Human Resources Development
IGA	Income Generating Activities
IGP	Income Generation Program
ILR	Income and Livelihood Restoration
INGO	Implementing Non-Government Organization
IOL	Inventory of Losses
IPDP	Indigenous People's Development Plan
IR	Income Restoration
JFPR	Japan Fund for Poverty Reduction
JVT	Joint Verification Team
Km	Kilometre
LA	Land Acquisition
LAO	Land Acquisition Office
MG	Metre Gauge
MIS	Management Information System
MoC	Ministry of Communications
MV	Market Value

NGO	Non-Government Organization
OSD	Occupational Skill Development
PD	Project Director
PIU	Project Implementation Unit
PKSF	Palli Karma Shahayak Foundation
PPTA	Project Preparation Technical Assistance
PVAT	Property Valuation Advisory Team
PWD	Public Works Department
RAC	Resettlement Advisory Committee
RB	Requiring Body
RF	Resettlement Framework
RO	Resettlement Officer
RoW	Right of Way
UFRP	Updated Full Resettlement Plan
RU	Resettlement Unit
RV	Replacement Value
SC	Supervision Consultant
SDF	Social Development Foundation
SES	Socio-economic Survey
Sft	Square feet
Sm	Square metre
TNA	Training Needs Assessment
TBDLP	Tongi - Bhairab Double Line Project
UNDP	United Nations Development Program

List of Tables

Table 1:	Acquisition of Land and Assets for the Subproject.....	iii of ES
Table 2:	Project Impacts and Displacements	v of ES
Table 3:	The Entitlement Matrix.....	vi of ES
Table 4:	Summary Land Acquisition and Resettlement Budget.....	ix of ES
Table 5:	Required Quantity of Land for the Subproject.....	4
Table 6:	Land Ownership Categories	5
Table 7:	Licensees and Occupiers of BR Land with their Categories	5
Table 8:	Acquisition of Assets for the Project.....	6
Table 9:	Partially and Fully Affected Structure by Category.....	6
Table 10:	Gender Composition in Ownership	6
Table 11:	Gender Composition in Ownership of Structures	7
Table 12:	Income from Different Sources.....	7
Table 13:	Employment in Businesses	8
Table 14:	Loss of Agricultural Land by APs.....	9
Table 15:	APs by Religion	9
Table 16:	Affected Tree and Saplings	10
Table 17:	Vulnerable Households by Category.....	10
Table 18:	Land Acquisition and Resettlement Entitlement Matrix.....	13
Table 19:	Options for Relocation	15
Table 20:	Resettlement Assistance	16
Table 21:	Land Acquisition and Resettlement Budget	24

List of Figures

Figure 1:	Project Resettlement Organogram.....	21
Figure 2:	UFRP Implementation Schedule in Bar Chart.....	27

List of Annexures

Annexure – I.....	Detailed Upazilawise Breakdown of the Budget	1-16
Annexure – II.....	Terms of Reference (ToR) for Implementing NGO for UFRP	1-13
Annexure – III.....	Terms of Reference (ToR) for External Monitoring Agency	1-6
Annexure – IV	Draft Information Brochure	1-7
Annexure – V	Formation and Role of JVT, PVAT, GRC and RAC	1-3
Annexure – VI	Resettlement Framework	1-11

Executive Summary

1. The Bangladesh Railway Sector Investment Program ensues from the Government Sector Roadmap and Investment Plan for 2007-2013. Execution of this program will improve the performance of the railway sector by implementing (i) a reform project of sector policy organization and capacity building reforms to make Bangladesh Railway (BR) more commercially focused improving governance and accountability, and (ii) an investment project of infrastructure and rolling stock capacity improvement to overcome capacity constraints in sectors where such investments are both economically and financially viable. The reform and investment projects are integrated as approval of investment subprojects will be dependent on the implementation of specific reform actions. The investment project is partly funded by the Asian Development Bank (ADB) and has been designated as the Bangladesh Railway Sector Improvement Project (BRSIP).
2. Bangladesh Railway (BR), Ministry of Communications (MoC), Government of Bangladesh (GoB), is the Executing Agency (EA) of BRSIP.
3. An 'Umbrella DPP', (Development Project Proposal) has been approved by the Government of Bangladesh (GoB) (2006) for the implementation of these ADB funded Subprojects.
4. Bangladesh Railway Sector Improvement Project comprises seven Subprojects which are: Tongi-Bhairab Bazar Double Tracking Subproject, Additional Line Capacity Dhaka-Tongi by introduction of Intermediate Signalling, proposed Bogra-Jamtoil New Metre Gauge Line Subproject, Dhaka-Laksam Chord Line Subproject and Rehabilitation of Yards and Extension of Loops between Khulna and Parbatipur, Upgrading of Ishurdi-Darsana Signalling and Procurement of Additional MG and BG Carriages.
5. Of these Subprojects, Tongi-Bhairab Bazar Double Tracking Subproject has been prioritized for implementation. The immediate and long-term objectives of this Subproject are to (i) reduce travel time; (ii) increase the volume of cargo and passenger movement; (iii) ensure uninterrupted railway traffic and (iv) increase economic activities in the region.
6. Implementation of the Subproject, designated as Tongi-Bhairab Bazar Double Line Project (TBDLP), will help strengthen BR's core business activities by enhancing its capacity to overcome constraints to increasing rail services in the Dhaka-Chittagong corridor having high demand for intercity passenger and freight services. Accordingly the Tongi to Bhairab Bazar (64 km) section has been selected as the "core" Subproject. GoB has signed a loan agreement with the ADB (RSIP, Loan No.2316 (SF)-BAN) on 15 February 2007 for the purpose. To assist BR in the implementation of the Resettlement Plan of the TBDLP, SMEC International Pty Ltd., Australia has been engaged by BR as the Implementation Consultant, herein referred to as the Supervision Consultant (SC).
7. Execution of the project will require 104.66 ha land of which 86.52 ha belongs to BR and the remaining 44.82 acre or 18.14 ha additional private land to be acquired under Gazipur and Narshingdi Districts (Table 1).¹ The estimate is based on the technical design and preliminary land acquisition plan for the Subproject.

TABLE 1: ACQUISITION OF LAND AND ASSETS FOR THE SUBPROJECT

Districts	Acquisition of land		Removal of structure (sft)	Felling of trees (nos.)
	(acre)	(ha)		
Gazipur	21.30	8.62	148,347	20,130
Narshingdi	23.52	9.52	532,076	38,702
Kishoreganj	0.00	0.00	2,028	58
Total	44.82	18.14	682,451	58,890

¹ Please note that the District Narayanganj is not included though it was in the final land acquisition plan. Initially these 2 mouzas – Chowarikandi and Bhandakhola used to be under Rugganj Upazilla of Narayanganj District but during census it was notice by the sub-registrar office Kaliganj, Gazipur that due to administrative changes made those 2 mouzas are placed under Kaliganj, Gazipur instead of Rugganj Upazilla of Narayanganj District.

8. Execution of the Subproject will therefore cause losses to the concerned owners of land, structures, standing crops and trees, commercial units, community property resources. In addition, requirement for BR land will also affect lease and tenancy agreements/arrangements with the concerned tenants and lessees. The need for land, both acquired and that belonging to BR, will also result in physical displacement and severance of sources of income of, among others, squatters and encroachers living and carrying out commercial activities on BR and acquired land.
9. As the Executing Agency of the project, Bangladesh Railway is required to compensate for such losses and ensure, as per ADB Involuntary Resettlement Policy and Guidelines, that the affected persons (APs) can restore their pre-project level socio-economic condition and, if feasible, improve upon it.
10. Keeping this in view, a Full Resettlement Plan (FRP) was prepared in 2004 in accordance with GoB land laws and relevant ADB Policy and Guidelines. The FRP was also approved by BR and ADB and the Executive Summary was included in the approved DPP of September 2006.
11. However, since there has been a considerable time gap between the preparation of the FRP and the current period of planning and implementation of the Subproject, it was now necessary to Update the Draft FRP in the light of revisions occurring from time to time in the Preliminary Land Acquisition Plan (LAP) and rapidly changing field conditions.
12. The Full Resettlement Plan (FRP) was prepared in 2004 on the basis of census of structure losing households. The FRP has accordingly been Updated in accordance with a Terms of Reference (ToR) prepared for the purpose (see Annex 2). However, as per the ToR, the Updating NGO has conducted an Initial Poverty and Social Analysis/Assessment (IPSA) taking into consideration preparation of an inventory of losses and a sample socio-economic survey in February-April and August 2008 enumerating the conditions of the likely affected people (AP), identifying impact categories, their losses and the socio-economic profile of the APs to update the FRP. Simultaneously, a Land Market Survey (LMS) and a Property Valuation Survey (PVS) were conducted to assess current market price/replacement value of land and other property and assets likely to be affected due to the execution of the Subproject. The dates of Video Filming of all the structures on 01.02.2008, 02.02.2008, 03.02.2008 & 04.02.2008 followed by survey, on the right of way to be considered as the "cut-off" dates for calculating the exact number of eligible APs, if any, for the purpose of payment of resettlement benefits. Survey on the RoW was prepared from February to April 2008 to control fraudulent claims. However, the database of the Updated FRP (UFRP) has been on the basis of such survey findings and information derived from revised LAPs provided by the Consultant from time to time. The Database so generated will be revised, during implementation of the UFRP (once it receives ADB approval), on the basis of actual land take requirements, and/ or any other adjustment in the RoW.
13. According to the Survey findings, in all, about 14512 persons will be affected by the execution of the Subproject. These affected persons (APs) include family members of the affected income losers (like the employees of the affected commercial units losing their source of income). Of them, 509 AHs owned 971 residential structures, 1099 AHs owned 1318 commercial structures. In addition, 66 CPRs will be adversely affected due to the undertaking of the project (Table 2). Apart from this, 348 households would lose narrow strips of their agricultural land, 183 licensees would lose access to agricultural and 384 from commercial plots licensed from BR. In addition, 504 structures owned by legal owners, 44 structures owned by occupiers, 1260 structures owned by squatters, 547 structures owned by lessees (Table 2) and 820 tenants in existing affected structures would be affected. Among the affected household heads 160 are women headed households. The project will not affect any indigenous people or ethnic minorities. The impacts identified in the period February-April and August 2008 census survey are higher than those identified in 2004 due to reasons of revised RoW boundaries, and the time gap between the 2004 Draft UFRP and the current phase of requirements. Table 2 below provides information in this respect:

TABLE 2: PROJECT IMPACTS AND DISPLACEMENTS (STRUCTURE)

Ownership	Total Nos.	HHs (Structure)	CBEs (Structure)	CRPs (Structure)	No. of Affected Persons (APs)	%
Lessee	547	152	390	5	1637	22.39
Occupier	44	35	9	0	164	2.24
Owner	504	370	116	*18	1121	15.34
Squatter	1260	414	803	43	4389	60.03
Total	2355	971	1318	66	7311	100.00

14. Income pattern of the surveyed population shows that of the 4439 income earners, about (28%) (1256) are engaged in petty business and 16% (700) in small business while about 10.32% of the APs are dependent on agriculture, about 8% depend on fishing and/or boat operation and about 5% get their livelihood from the service sector. Only about 6% of the income earners are women and the highest about 27% of them are engaged in household work, about 16% in traditional fishing and/ or boat operation, 11% in service, and about 9% are involved in business or petty trading. The rest are involved in different occupations. In terms of average household income, the income of the average wage earner falls the national below poverty line.
15. The IPSA further shows (Feb-April and August 2008) about 36% of the affected households are located within the project ROW having a per capita monthly income up to Taka 1334, which is below the extreme poverty line.² About 7% have per capita monthly income between TK. 1334 and Tk. 1476. This means that 43% of the affected households are poor and 57% of them earn a moderate income barely above the national poverty line.
16. The Project Authorities are taking all necessary steps to reduce the amount of land acquisition and population displacement to the minimum, taking into account the exact land take requirements for the Subproject. Land Acquisition will be made under the provisions of The Acquisition and Requisition of Immovable Property Ordinance (1982) and the subsequent amendments to it (1993-1994).
17. The Ordinance requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Deputy Commissioner (DC), through a committee, determines the market price of assets based on the approved procedure and pays an additional 50 percent on the assessed value. The 1994 amendment made provisions for payment of crop compensation to tenant cultivators. The Ordinance, however, does not cover project-affected persons without titles or ownership records such as informal settlers/squatters.
18. The Updated Full Resettlement Plan (UFRP) addresses both resettlement and rehabilitation issues within the legal framework of the GoB and ADB's policy on involuntary resettlement as interpreted in the BR Resettlement Framework. The UFRP will cover those displaced by the project and provide income restoration assistance to the poor and informal settlers³ living on the railway alignment. Thus, the UFRP approach incorporates (i) land acquisition and resettlement issues; (ii) impact mitigation with special attention to the women and vulnerable groups and (iii) income generating activities as a development program.
19. The main principles of the UFRP are to (i) minimize negative impacts in consultation with the design engineers and the EA; (ii) closely consult the affected persons on UFRP policy, poverty and rehabilitation issues; (iii) carry out resettlement and social development activities to improve or at least restore the pre-project standards of living of the affected persons;⁴ and (iv) provide compensation for affected property at market price prior to relocation.

² Extreme poverty line is calculated at Tk. 1334 per person per month in March 2008 based on HIES, BBS, 2005. The upper poverty line for 2008 was calculated at Tk. 1476 per capita monthly.

³ Informal settlers (occupiers) are households/shops erecting structures on other's private land or government land (mostly BR).

⁴ Affected persons include those to be displaced from the ROW as well as those losing their landholding or use rights or means of livelihood without relocation.

20. An entitlement matrix has been developed that describes the unit of entitlements for compensating for lost assets, various resettlement assistance and benefits. Any positive differential for acquired assets for replacement market value as assessed by the Property Valuation Advisory Team (PVAT) through an independent agency and other resettlement benefits as per ADB policy will be provided to the eligible APs. Female headed households and other vulnerable groups, irrespective of their title to acquired property, will be eligible for additional assistance for relocation and income restoration.

TABLE 3: THE ENTITLEMENT MATRIX

Type of Loss	Definition of APs	Entitlement
1. Loss of agricultural, commercial and homestead land	Legal owner(s) of land	<ul style="list-style-type: none"> ▪ Replacement value of land at market price to be determined by PVAT. ▪ Refund of registration cost incurred for replacement land purchase at the replacement value.
2. Loss of residential /commercial structure	Legal owner(s) of structures and non-titled owners including renters and informal settlers/ squatters identified by the Census for each household/shop/ community Unit	<ul style="list-style-type: none"> ▪ Replacement value of structure to legal owner(s) as determined by PVAT ▪ Transfer grant of Tk. 6,500 to legal owner(s), ▪ Transfer grant of Tk. 5,200 to non-titled owner(s) including renters and informal settlers, ▪ Reconstruction grant of Tk. 7,800 to both legal owner(s) and non-titled owner(s) ▪ For the homestead failures a plot in BR land for temporary relocation. ▪ Salvaged materials free of cost
3. Loss of trees, crops, Perennials	Legal owner(s) of land	<ul style="list-style-type: none"> ▪ Compensation at the rate estimated by the Forest Department and the Agriculture Extension Department fixed by DCs ▪ Salvaged materials free of cost
4. Loss of access to agricultural and commercial land by sharecroppers/ tenants	Legal tenants of land identified by DCs and non-titled tenants /licensees/lea sees of land identified by Census	<ul style="list-style-type: none"> ▪ Crop compensation to titled sharecroppers or lessees. ▪ Cash grant of Tk. 3,900 for non-titled sharecroppers and licensees of agricultural land; ▪ Cash grant of Tk. 5,200 for non-titled commercial lessees.
5. Loss of income and work days due to displacement	Head of poor households / employees identified by Census	<ul style="list-style-type: none"> ▪ Cash grant of Tk. 6,500 per household as subsistence for lost income/workdays ▪ Cash grant of Tk. 7,800 for loss of business income by affected traders ▪ Cash grant of Tk.3,900 to the affected employees/wage earners equivalent to 2 months income.
6. Poor and vulnerable	Poor and vulnerable households identified by Census	<ul style="list-style-type: none"> ▪ Additional cash grant of Tk. 6,500 for affected women headed households and poor households. ▪ Training and cash grant for income generation program (IGP); ▪ Employment in the project construction work ,if available
7. Displacement of community structure	Community representative as identified by Census	<ul style="list-style-type: none"> ▪ Cash compensation for structure to legal owner(s) as determined by DC ▪ Tk. 13,000 as transfer grant for relocation of the structure ▪ Dismantling and reconstruction cash assistance as per assessed value by PVAT.
8. Access to community/civic facilities at relocated sites	Households identified by Census/Joint verification	<ul style="list-style-type: none"> ▪ Community infrastructure facilities, access roads, plantation, tube-wells, sanitary latrines and drainage.
9. Temporary impact during construction	Community / Individual	<ul style="list-style-type: none"> ▪ The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of burrow materials.

Type of Loss	Definition of APs	Entitlement
		<ul style="list-style-type: none"> ▪ All temporary use of lands outside proposed RoW to be through written approval of the landowner and contractor. ▪ Land will be returned to owner rehabilitated to original preferably better standard.

* Please note that grant for transfer of structure and reconstruction, loss of income and standing crops for the affected households has been calculated by increasing 10% per year (for 3 year flat rate 30%) over the base price of 2004 as shown in the DPP (FRP of 2005).

21. Public consultation meetings were held at various locations involving affected persons, business community and the community leaders along the 64 km railway line section during the survey. The project concept and land acquisition requirements as per design were explained to them. They were consulted for their options and restrictions due to improved railway and impact on the trade and transportation of agricultural and industrial commodities.
22. The APs had the opportunity to express their choices on relocation and resettlement in the consultation meetings. Participation of project-affected people will also be ensured through their involvement in the Grievances Redress Committees (GRCs) and Resettlement Advisory Committees (RACs). The RU field offices and NGOs will establish and continuously maintain ongoing interaction with the APs and communities to identify problems and undertake remedial/corrective actions.
23. The EA has disclosed the resettlement plan to the Affected Persons during the census and video filming. The resettlement policy will further be disclosed to the APs in simple Bangla brochures to enable the local communities to read it by themselves and be aware of the Project's benefit provisions available therein for various types of losses, as given in the "Entitlement Matrix". In addition, a summary UFRP will be disclosed through the official websites of BR and ADB (during implementation phase).
24. The Subproject is taking land over a long narrow strip. Land Acquisition of such nature is expected to encourage "self-relocation" by affected households selecting replacement homestead land in the vicinity of their relatives. The objective is to minimize social disruption in the resettlement process and allow people to remain together within kin groups for mutual support.
25. The affected households and shops are very much interested to remain close to the present location of their income base and livelihood opportunities associated with the railway stations and market places developed near the railway line. The project will provide support to the host areas in the form of additional civic amenities (for example, provision for tube-well for drinking water, schools, access roads etc., if necessary) for community uses to encourage host villagers/communities to accept the APs in their villages.
26. The vulnerable APs, including women and those experiencing indirect or secondary impact, will be eligible for assistance due to loss of employment/wage because of dislocation. In addition, income restoration opportunities will be created for human resource development activities such as occupational skill development training on identified income generation activities (IGAs) and micro credit for undertaking income generation activities for the APs, especially for those living below the poverty line. AP preferences for IGAs will be taken into consideration in designing an income restoration plan for the vulnerable APs, if any. Both titled and non-titled involuntarily displaced from their homes, assets, or income sources as well as non-titled persons affected by the subproject, especially the vulnerable groups, will receive preference for inclusion in such income and livelihood restoration program (ILRP).
27. The Updated FRP will have provisions to provide assistance to affected CBEs to restore and regain their businesses. All CBEs, irrespective of titled/non-titled owners of business premises, will receive compensation for loss of access to business premise. Such assistance is intended to supplement CBEs' income during transitional period to reestablish businesses in new locations. The CBEs will not be covered under the IGP as they will not be relocated outside their present location and therefore will not lose their cliental base.

28. The EA will implement the finally approved UFRP through Resettlement Unit (RU) within the Project Implementation Unit (PIU) for the Bangladesh Railway Sector Investment Project. The RU, under the overall responsibility of the Project Director (PD), will carry out the task of implementing the UFRP. The RU will have one Deputy Director as Chief Resettlement Officer (CRO) assisted by two Assistant Directors as Resettlement Officer (RO) and the support staff in the field and at the HQ. The RU manpower will be trained after deployment.
29. With the commencement of land acquisition, a Joint Verification Team (JVT) of representative nature will be formed as per ordinance to verify mouza-wise quantum and location of land under acquisition and in case of any discrepancy anywhere, JVT will advise the EA for necessary intervention. A designated representative of BR will chair the JVT. Members will include a nominated representative from the office of the DC(s) and a representative of the Implementing NGO (engaged by BR to implement the UFRP).
30. Similarly, and simultaneously, a Property Valuation Advisory Team (PVAT) of representative nature will be formed to compare the price of properties and assets shown by the land and property valuation surveys (made by the Updating NGO) and advise the EA/BR on realistic and fair price reflecting replacement value/ current market price of land and other properties for compensation payment purpose. PVAT will also be chaired by a designated representative from the BR. The other members will be from the office of the DC and the INGO.
31. GRCs will be established with representation from the EA, APs, women, DC or upazila Sub-registry office, PWD, local government and the INGO. The APs can call upon the support of INGO to assist them in presenting their grievances or queries to the GRC. The CRO will chair the GRC. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance. Grievances will be redressed within a month from the date of lodging the complaints. To ensure peoples' participation, the INGO will also form RACs inducting the local leaders such as people's representatives, teachers, imams, knowledgeable persons, headmen, etc., from both men and women. The RAC shall advise on the best ways to implement the resettlement program smoothly and efficiently. The GRC, RAC as well as the JVT and PVAT formed and activated during land acquisition process will allow APs sufficient time to lodge complaints and safeguard their recognized interests.
32. The Resettlement Plan will be implemented over a period of 2 years starting well ahead of civil works construction. The EA has established the PIU, RU, and identified staff for field operations. It will initiate measures for formation of PVAT, GRCs, and hiring of NGO for resettlement implementation immediately. The overall schedule of UFRP implementation is based on the principle that people affected by land acquisition are paid their legal compensation and due resettlement benefits prior to relocation. House transfer will be assisted prior to or during relocation of the households from the Right of Way (RoW). The UFRP implementation schedule may be revised as per field situation in consultation with BR and concurrence from ADB.
33. Land acquisition and resettlement implementation progress will be supervised and monitored by the PD assisted by the SC. The Implementing NGO, where required will assist the PD and SC in monitoring Land Acquisition progress. The monitoring will be done both internally and externally to assess the effectiveness of the UFRP implementation process. The internal monitoring by BR will deal with all aspects of relocation, resettlement and rehabilitation of the households. The CRO, assisted by the INGO, will conduct field level monitoring and assess the daily operation of resettlement activities.
34. An INGO will be contracted in to assist the RU in the implementation of resettlement tasks. The INGO will collect, collate, computerize and process data for identification of eligible persons for resettlement benefits and assess their entitlements as per UFRP policy. However, the RU will effect the payments after necessary scrutiny.
35. The land acquisition and resettlement budget includes all costs for acquisition of assets and costs associated with involuntary resettlement. The management and implementation of UFRP activities include additional studies for needs assessment, capacity building, hiring NGO for implementation, transport, monitoring and evaluation etc. The total estimated cost is Taka

831.73 million (\$12.23 million) and will be financed by GoB. This estimate will be revised after final design is available. Resettlement entitlements provisioned in the draft UFRP should be enhanced to comply with current market rates in the final UFRP (for details see Annex 1).

TABLE 4: SUMMARY LAND ACQUISITION AND RESETTLEMENT BUDGET

Land Acquisition & Resettlement Heads	Amount (Million Tk.)	Million USD
A. Land Acquisition	365.20	5.37
B. Resettlement	373.16	5.49
C. Rehabilitation	37.81	0.56
D. Administration and Capacity Development	15.95	0.23
Sub-Total	792.12	11.65
Contingency @ 5%	39.61	0.58
Grand Total (1 US\$ =BD Tk. 68)	831.73	12.23

36. The resettlement specialists within the SC will supervise, monitor and assist BR in the implementation of the UFRP. The supervision and monitoring work shall involve review of resettlement implementation, verification of the results of internal monitoring in the field, and consultation with APs, officials and community leaders for preparing review reports for periods requested by ADB.
37. Monthly progress reports will be prepared and submitted to the PD and the Supervision Consultant by the INGO. Audited Annual Report will be prepared and submitted by the INGO to the PD and the Supervision Consultant showing the overall to date progress made in relation to stated targets of implementation. Final Audited Annual Report will be prepared and submitted by the INGO on the completion of the implementation of the time bound UFRP.

Text
Updated Full Resettlement Plan

Chapter 1

CHAPTER 1 PROJECT DESCRIPTION AND IMPACTS

1.1 Project Background and Description

1. The Bangladesh Railway Sector Investment Program, which is based on the Government Sector Roadmap and Investment Plan for 2007-2013, will improve the performance of the railway sector by implementing (i) a reform project of sector policy organization and capacity building reforms to make Bangladesh Railway (BR) more commercially focused and improve governance and accountability, and (ii) an investment project of infrastructure and rolling stock capacity improvement to overcome capacity constraints in sectors where such investments are both economically and financially viable. The reform and investment projects are integrated as approval of investment subprojects will be dependent on the implementation of specific reform actions. The investment project is being partially funded by the Asian Development Bank (ADB). A DPP was approved by the Government of Bangladesh in 2006 for implementation of the Tongi-Bhairab Double Line Project (TBDLP). The immediate and long-term objectives of the project are to (i) reduce travel time; (ii) increase the volume of cargo and passenger movement; (iii) ensure uninterrupted railway traffic; and (iv) increase economic activities in the region.
2. The implementation of the TBDLP will help strengthen BR's core business activities by enhancing capacity to overcome constraints to increasing rail services in the Dhaka-Chittagong corridor where there is high demand for Intercity passenger and freight services. The immediate and long-term objectives of the project are to (i) reduce travel time; (ii) increase the volume of cargo and passenger movement; (iii) ensure uninterrupted traffic; and (iv) increase economic activities in the region. To achieve the objectives the Tongi to Bhairab Bazar (64 km) section has been selected as the "Core" Subproject and ADB loan agreement (RSIP, Loan No.2316 (SF)-BAN) was signed on 15 February 2007.
3. The proposed interventions in Subproject will cause adverse resettlement impacts through displacement of households, shops and businesses, and common property resources. The affected households (AHs) include owners of land, lease holders, non-tilted or unauthorized occupants of BR land. People are using vacant project land for cultivation and social forestation. However, regardless of lack of title to the land they are using, these impacts on these people will be mitigated in accordance with ADB's safeguard policies. Therefore, this Resettlement Plan (UFRP) has been prepared for this Subproject, and is designed to assist AHs to restore their livelihoods and socio-economic living conditions to their pre-project status.
4. The Executing Agency (EA) is the Bangladesh Railway (BR) and ADB is providing technical and financial assistance for the BRSIP. A Project Implementation Consultant¹ (herein referred to as the Supervision Consultant) has been engaged for implementation of this Subproject and carrying out feasibility of the other non core Subprojects.

1.2 Definition of Terms

5. There are various terms used in the domain of resettlement and rehabilitation. These are:
 - *Affected Persons (APs)*: Project-affected persons shall include (a) persons whose houses are partially or fully affected by the project ROW or by any other infrastructure (for example, construction-work-area), including any additional acquisition necessary for project implementation; (b) persons whose agricultural land or other productive assets such as trees, crops, perennials, fish ponds are fully or partially affected by the Project; and (c) persons whose businesses are affected, including the employees and others who may experience loss of work/income due to the project impact.
 - *Assistance/Compensation*: Assistance and/or compensation include cash compensation to affected households and persons, including informal settlers, for lost assets or income and refer to legal compensation provided through the land Acquisition (LA) section of the Deputy Commissioner(s). Assistance refers to resettlement assistance extended in cash and/or kind over and above the Cash Compensation under law (CCL). The replacement price of land and physical assets is generally provided by the UFRP implementing NGO.

¹ The Consultant, SMEC International Pty Limited and Associates

- *Cut off date:* The first day of conducting the census survey will be considered as the "cut-off" date for payment of resettlement benefits. Video filming of all structures on the ROW was prepared to control fraudulent claims. The cut-off date of eligibility for resettlement assistance under this UFRP is 1st February 2008.
- *Encroacher:* Households or shop owners in the neighborhood of BR alignment who encroached into BR land.
- *Entitled Person:* An entitled person (EP) is one who has lost his/her assets like land (on the ROW), fish pond, built structures, etc., and/or business /employment as a direct/indirect impact of the project and is eligible to receive compensation from the DC office and/or cash grant from BR.
- *Grievance Redress Committee (GRC):* Redressal of grievances lodged by the EPs is to be carried out by the Grievance Redress Committee. GRC will be established with representation from EA, DC or Sub-registry office, PWD, women, APs, local government and UFRP implementing NGO representatives. The Resettlement Officer will chair the GRC. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance.
- *Homestead failure:* Households fail to organize land for homestead immediately after relocation are considered as homestead failure and provided with transitional support for alternative place of residential plot.
- *Household:* A household includes all persons living, cooking and eating together as a single-family unit. The socioeconomic survey used this definition and the survey data forms the basis for identifying the household unit. There may be one or more persons in a household who are entitled to resettlement benefits based on the nature of losses and ownership.
- *Households require relocation:* May consist of both vulnerable and non vulnerable households needing relocation from the right of way land.
- *Informal settlers:* They are the households/shops using others' private land along the BR alignment. They erect structures on their own on lands of private owners with permission or no objection.
- *Joint Verification Team (JVT):* During or after the issuance of notice u/s-3 by the DC, Joint Verification Team will be formed to jointly verify the properties going to be affected due to land acquisition. The JVT records the quality and quantity of the affected properties and identifies the structure owner on the spot. GoB nowadays keeps a representative of the Implementing NGO in the JVT as a member of the Team. The NGO representative computerizes the Joint Verification data to be used for compensation payment.
- *Licensee:* Taking lease of agricultural or commercial land of BR on a yearly basis.
- *Occupier:* People using BR land without permission or paying any lease money to BR for residential or commercial purposes. These people have their own land elsewhere and may or may not be poor.
- *Project Affected Communities/Host Villages:* Project-affected communities are local villages, markets or townships that may be affected by project impacts such as loss/dislocation/capacity inadequacy of common property resources, school, mosques etc., Host communities are recipients where affected persons relocate.
- *Property Valuation Advisory Team (PVAT):* PVAT will be formed to recommend the Replacement Value (RV) of the affected property at current market price. The PVAT is formed with representatives from the Requiring Body (RB), Acquiring body (AB) and the Implementing NGO.
- *Relocation/Resettlement:* Relocation refers to physically moving of the APs from the affected area to a new area/site and rebuilding homes, assets, including productive land/employment while resettlement means re-establishing income, livelihoods, living and social system.
- *Replacement Land:* In most cases the project cannot provide replacement land in the vicinity of the project due to scarcity of land. A land and property valuation survey, based on price recorded from formal and informal sources, will determine the Replacement Value (RV) of land and structures at current market price and be approved by PVAT. BR will pay the

difference between CCL and RV, including stamp duty and land registration fees for land purchase. Further, the implementing agency/NGO will assist in all possible ways, including finding land for the APs, in the purchase of replacement land, if available.

- *Replacement Value (RV)*: RV is to ensure that the affected person can buy the lost property from the market. The valuation is done through a survey by an independent agency based on the methodology approved by PVAT. RV is recommended to the MOC by the PVAT for approval. The UFRP implementing NGO (INGO) will be the member secretary of the PVAT.
- *Shops/Small business enterprises*: These are the small shops on the alignment include tea shops/kiosks, and small grocery shops referred as commercial business enterprises (CBE).
- *Special category*: People living on BR land paying some compensation to the authority.
- *Squatter*: People who squat on the government land (BR land in this case) without any formal arrangement and agreement. This people do not have their own land elsewhere.
- *Structures (Residential, Commercial Enterprises and Community)*: All structures affected by project implementation - living quarters, community infrastructures and roadside shops/businesses -- will be compensated for.
- *Vulnerable Groups*: For this project, vulnerable groups are defined as affected persons who suffer more - economically and socially - from relocation than other affected population. Based on past experiences from similar projects, the following groups may be considered as members of a vulnerable group: (i) women-headed households; (ii) landless households (those without agricultural land, and depend largely on wage labor for survival); (iii) disabled households heads; (iv) households losing more than 10% of his agricultural land due to the project; and (v) households having an income below poverty line.

1.3 Objectives of the Resettlement Plan

6. This Resettlement Plan (UFRP) addresses both land Acquisition and Resettlement issues within the legal framework of the Government of Bangladesh (GOB) and ADB's policy on involuntary resettlement and covers the APs under resettlement/rehabilitation program providing income restoration and poverty reduction assistance to the eligible APs and the poor and informal settlers² on the ROW. Thus, the UFRP approach incorporates (i) land acquisition and resettlement issues; (ii) impact mitigation with special attention to the women and vulnerable groups and (iii) income generation support to the eligible members of the AP families and (iv) poverty reduction assistance to the poorest section of the people.
7. The main principles of the UFRP are to (i) minimize negative impacts in consultation with the design engineers and the APs; (ii) closely consult the affected persons on UFRP policy, needs assessment, poverty and rehabilitation issues; (iii) carry out resettlement activities to improve or at least restore the pre-project living standards of the affected persons³ (iv) provide compensation for affected property at replacement value prior to relocation and (v) carry out rehabilitation of the poor and vulnerable APs under IGA and a poverty reduction program.

1.4 Finalization of the Resettlement Plan

8. A draft full Resettlement Plan (FRP) was prepared and approved by the Government in July 2004. Based on the assessment of the Core Subproject, a Resettlement Framework (RF) was also prepared for BRSIP overall, which was finalized and approved by BR and endorsed by ADB in June 2006. The RF is a guide for BR in the preparation and implementation of UFRPs for all subprojects under BRSIP, including this Subproject.
9. The FRP was based on an assessment of the likely resettlement impact of this Subproject in June 2004. A full census and socio-economic survey in the form of an inventory of losses (IOL) was carried out by the Consultants during February – April and August 2008 following the land acquisition plan for the Subproject. Based on the IOL, the FRP has been updated following the

² Informal settlers/squatters are households/shops erecting structures on other's private land or government land (mostly BR).

³ Affected persons include those to be displaced from the ROW as well as those losing their landholding or use rights or means of livelihood without relocation.

RF. Acquisition of land as estimated in the FRP in 2004 has increased to 18.14 (ha) as per updated land acquisition plan (2008). The data provided on lessees of BR land was tentative in 2004. The data in the UFRP is now more precise. However, due to natural changes in population and settlement during the time from 2004 to 2008 and due to precise demarcation of project corridor of impact, number of APs has increased (by 66%) among structure losing affected households. This UFRP will be finalized after finalization of the detail design for implementation when a detail measurement survey (DMS) of assets will be conducted.

10. The adverse impacts include land acquisition and displacement of households, shops, and community structures. The data gathered during the IOL has been entered onto an electronic database which identified each AH and the way they are impacted and losses they will incur. The objective of the IOL was to establish a detailed inventory of the households and physical assets to be affected by the Subproject; develop a socioeconomic profile of the AHs and affected persons (APs) therein through the participatory IOL and consultation meetings, obtain the views of AHs on likely benefits and adverse effects of the Subproject as well as their views on what measures need to be included in the Subproject to ensure mitigation of all adverse effects on them. The IOL also serves as a benchmark for monitoring and evaluation.

1.5 Scope of Land Acquisition and Resettlement

11. Bangladesh Railway will mainly utilize its existing RoW land on the Northern side for the Subproject but will need an additional 8.53 metres where the existing RoW is the narrowest (9.75 m) from the centreline. That means the total width of the double MG line will be at least 18.29 m from the centreline of the existing track. The new small bridges will be built alongside the existing small bridges to accommodate the second track. However, the larger bridges (more than 12.19 metres) will need a second structure constructed on a diversion with 0.5-1.00 km approach at both ends. In addition to the BR land acquisition of 44.82 acre or 18.14 ha of private land will be necessary for the Subproject.
12. As the Executing Agency of the Subproject, Bangladesh Railway will implement the land acquisition and resettlement plans for replacement of lost assets by the affected people and restitution of their pre-project socioeconomic condition. Table 5 below provides information on required land.

TABLE 5: REQUIRED QUANTITY OF LAND FOR THE SUBPROJECT

District	Private Land to be acquired		Leased out land of BR to be required		Total land to be required	
	(acre)	(ha)	(acre)	(ha)	(acre)	(ha)
Gazipur	21.30	8.62	34.97	14.15	56.27	22.77
Narshingdi	23.52	9.52	178.61	72.28	202.13	81.80
Kishoreganj	0.00	0.00	0.22	0.09	0.22	0.09
Total	44.82	18.14	213.80	86.52	258.62	104.66

Source: BR Estimate based on Preliminary Land Acquisition Plan (2008)

1.6 Socioeconomic Information of the APs

1.6.1 The structure losers

13. A full census and a sample socioeconomic survey have been conducted in February-April and August 2008 for enumeration of affected people (AP) likely to be relocated, identification of impact categories, their losses and the socio-economic aspects of the APs. A video filming of all the households on the RoW has also been carried out.
14. The railway line from Tongi to Bhairab passes through an overwhelmingly agrarian zone. Industrialization and commercialization is almost absent, except at Tongi. There are few market centres near some of the stations but has not been developed to their full potential so far. Most land on either side of the alignment is under paddy cultivation. At few places near Bhairab, vegetables are cultivated. These are the supply centres of vegetables to Dhaka market.
15. The census covered all the structure losing households and establishment on the left hand side of

the track as well as sample households losing agricultural land. This census covered a narrow strip of 18.29-21.34 metre from the centreline of the existing track following the land acquisition plan and topographic survey maps. This widening of the alignment is required to accommodate the proposed second track.

16. Tongi-Bhairab Bazar section has high embankment of over 3.66m in places, and nine major bridges. The major bridges to accommodate the second line will be located up to 20m away from the existing bridges. The new MG embankment will be built to take future BG loading. The embankment construction will rely on 20% mix of borrow pit soil and 80% from outside BR land.
17. The area covered by the resettlement survey is important for business and transportation purposes due to its closeness with the railway line or the stations. A total of 2355 residential, commercial and community structures will be affected by the Subproject. Of these, 971 are residential, 1318 commercial and 66 are community structures. As per the February- April and August 2008 census, 7,311 people in 6 thanas in Gazipur, Narshingdi and Kishoreganj Districts will be affected by the Subproject in their physical structures (house and business structures). Besides, an estimated 1244 people in 348 households are likely to be affected by acquisition of agricultural land. Table 6 shows Land Ownership Categories.

TABLE 6: STRUCTURE USER/OWNERSHIP CATEGORIES

User/ ownership category	Residential Structure User/Owner		Commercial Structure		No. of Affected Persons (APs)
	No. of AHs	No. of structures	No. of AHs	No. of structures	
Owner	171	370	84	116	1121
Lessee	67	152	286	390	1637
Occupier	22	35	9	9	164
Squatter	249	414	720	803	4389
Total	509	971	1099	1318	7311

Source : ASOD Census Survey 2008

1.6.2 Use and encroachment on BR land

18. The Consultants discussed relevant issues with railway officials at Dhaka and Chittagong offices to understand the current use of railway land along the route and attachment of private people with that. It was understood that the proposed project will have impact on the following major areas:
 - Land leased out by BR within the RoW along the existing single track has to be vacated to accommodate the second track. Most licensees of BR land for agricultural and commercial purposes in this area will lose their access to land, income and livelihood.
 - Some squatters living on the BR alignment erecting structures (paying some money to BR) and some living in abandoned structures of BR will have to be relocated, too.
 - Some people who have erected structures encroaching into BR land (occupiers) will need to be relocated or pushed back.

Table 7 gives a breakdown of the types and nature of land use.

TABLE 7: LICENSEES AND OCCUPIERS OF BR LAND WITH THEIR CATEGORIES

District	Agri. Licensee/Lessee			Commercial Licensee/Lessee			Others Licensee/Lessee		
	Land		No. of licensee	Land		No. of licensee	Land		No. of licensee
	(acre)	(ha)		(acre)	(ha)		(acre)	(ha)	
Gazipur	21.60	8.74	49	3.78	1.53	57	9.59	3.88	63
Kishoreganj	0.00	0.00	0	0.02	0.01	1	0.20	0.08	1
Narshingdi	77.67	31.43	134	73.84	29.88	326	27.11	10.97	97
Total	99.24	40.16	183	77.64	31.42	384	36.92	14.94	161

Source: BR Estate Department

19. It was estimated that a total of 99.24 acre or 40.16 ha of BR agricultural land to be vacated for the Subproject is licensed to 183 persons. Another 77.64 acre or 31.42 ha of commercial land to be vacated is licensed to 384 persons in this section.

In addition, 36.92 acre or 14.94 ha of BR other land (include ponds, homesteads, etc.) to be vacated for the Subproject is licensed 161 persons.

20. The Subproject work will need the acquisition of 44.82 acre or 18.14 ha of private land and require about 86.52 ha of BR land over a length of 64 km. This will affect 682,451 sft (63,401.77 sm) of structures of different categories and 58,890 no. of trees of various species and sizes (Table 8).

TABLE 8: ACQUISITION OF ASSETS FOR THE PROJECT

District	Acquisition of land		Acquisition of structure (sft)	Acquisition of trees (nos.)
	(acre)	(ha)		
Gazipur	21.30	8.62	148,347	20,130
Kishoreganj	0.00	0.00	2,028	58
Narshingdi	23.52	9.52	532,076	38,702
Total	44.82	18.14	682,451	58,890

Source : BR Estate Department & ASOD Census Survey 2008

As shown in Table 9 below, 879 residential structures will be fully affected while 92 will be partially affected. Most of these structures are kutcha. Similarly for commercial structures 1281 will be fully affected while 37 will be partially affected, with the majority being kutcha structures. In case of community structures, only 60 will be fully affected and 6 will be partially affected. The partially affected households and establishments have chance to push back and resettle there.

TABLE 9: PARTIALLY AND FULLY AFFECTED STRUCTURES BY CATEGORY

Structure Type ⁴	No. of residential structure		No. of commercial structure		No. of Common Property Resources	
	Full	Partial	Full	Partial	Full	Partial
Pucca	37	6	31	2	16	0
Semi pucca	118	22	355	5	19	2
Thatched	104	20	166	6	10	4
Tin (Kutcha)	620	44	729	24	15	0
Total	879	92	1281	37	60	6

The Subproject will affect 7,311 persons due to acquisition of homesteads and CBEs of whom, about 45% are female. There are 71 women headed households (14%) and 32 women operated commercial units (3%) to be relocated from the project right of way. In terms of ownership to land under residential use, 19 women are owners, 4 are lessee, 3 are occupier, and 45 are squatter. In commercial units, 4 women are owners, 11 are lessees, one is occupier and 16 are squatters. These households need special attention in their resettlement and rehabilitation. The IPISA provides the following information in relation to gender composition and ownership of assets and properties.

TABLE 10: GENDER COMPOSITION IN OWNERSHIP

Ownership Category		Residential units		Commercial units	
		Male headed	Female headed	Male operated	Female operated
Owner	No.	152	19	80	4
Lessee	No.	63	4	275	11
Occupier	No.	19	3	8	1
Squatter	No.	204	45	704	16
Total	No.	438	71	1067	32
	%	86	14	97	3

⁴ Pucca Structure- Floor, Wall and Roof are made of brick, Semi Pucca Structure - Floor and Wall are made of brick and roof made of Tin, Tin (Kutcha)- Wall and floor are made of bamboo/tin and roof is also made of Tin; Thatched - Roof and wall are made by thatches.

21. In terms of ownership to residential structures, 31 are owned, 4 are leased in, 6 are occupied and 69 are squatters are women. Only 5 commercial structures are owned, 19 are leased in, 1 is occupied and 16 are squatted by women.

TABLE 11: GENDER COMPOSITION IN OWNERSHIP OF STRUCTURES

Ownership Category		Residential structures owned by		Commercial structures owned by		Total structures owned by	
		Male	Female	Male	Female	Male	Female
Owner	No.	339	31	111	5	450	36
Lessee	No.	148	4	371	19	519	23
Occupier	No.	29	6	8	1	37	7
Squatter	No.	345	69	787	16	1132	85
	No.	861	110	1277	41	2138	151
Total	%	89	11	97	3	93	7

22. The IPSA findings show that petty business including petty trading is the principal source of income of the affected people. This is due to their closeness with the railway and the station areas. Besides, trading gives round-the-year income to support the family. Out of 4439 income earners 1256 are engaged in petty business (28%) and 700 in small business about (16%). About 10.32% of the APs are dependent on agriculture, about 8% depend on fishing or boat operations and about 5% get their livelihood from service. Table 12 shows that business provides the highest income, where the second largest income comes from other informal sources. Income from agriculture is the 3rd highest. The wage labourers have the lowest level of earning.
23. Only about 6% of the income earners are women and the highest about 27% of them are engaged in household work, about 16% in traditional fishing or boat operations, 11% in service, and about 9% are involved in business or petty trading. The rest are involved in different occupations. In terms of average household income, the wage laboring fall within the below poverty line. Table 12 provides a breakdown of income from different sources.

TABLE 12: INCOME FROM DIFFERENT SOURCES

Source of Income	Total No. of income earners	Percent of earner (%)	Average income in Tk. per month per earner	Total No. of Female income earners	Percent of female income earners (%)
Farmer	458	10.32	5074	4	1.38
Share Cropper-in	10	0.23	5900	0	0
Share Cropper-out	3	0.07	4500	0	0
Household Works	102	2.30	3679	79	27.24
Farm day laborer	146	3.29	3009	4	1.38
Salaried Farm Worker	10	0.23	2800	0	0
Skilled Laborer	59	1.33	4198	1	0.34
Non-skilled Laborer	31	0.70	2419	4	1.38
Rickshaw/Van/Trolley puller	81	1.82	3593	2	0.69
Housemaid	23	0.52	7870	10	3.45
Fisherman/Boatman	360	8.11	6887	46	15.86
Service holder	218	4.91	8297	33	11.38
Salaried employee	108	2.43	4629	10	3.45
Businessman	700	15.75	11099	10	3.45

Source of Income	Total No. of income earners	Percent of earner (%)	Average income in Tk. per month per earner	Total No. of Female income earners	Percent of female income earners (%)
Small Trader	1256	28.29	7448	26	8.97
Handicrafts	17	0.38	5112	3	1.03
Non Farm Worker	6	0.14	2500	1	0.34
Blacksmith	5	0.11	5700	1	0.34
Beggar	5	0.11	1400	5	1.72
Potter	3	0.07	2233	0	0
Mason	35	0.79	5743	1	0.34
Garments	20	0.45	3685	7	2.41
Goldsmith	5	0.11	9600	0	0
Saloon	70	1.58	5741	3	1.03
Tailor	34	0.77	4468	10	3.45
Tea stall	50	1.13	5900	0	0
Retired	72	1.62	5789	3	1.03
Others	552	12.44	9826	27	9.31
Total	4439	100	149,099	290	100
Percentage	93.87			6.13	

24. According to social impact survey 2008 (IPSA) about 36% of the affected households within the project RoW have a per capita monthly income of up to Taka 1334, which is below the extreme poverty line,⁵ about 7% have per capita monthly income between TK. 1334 and Tk. 1476 indicating that 43% of the affected households are poor and only fifty Seven percent (57%) earn a moderate income above the upper poverty line (national).

1.6.3 Industrial and Commercial Structures

25. No industry will be affected by the project. But a good number of commercial structures will be affected near some important stations. Number of people engaged/employed in these small businesses can be understood from Table 13.

TABLE 13: EMPLOYMENT IN BUSINESSES

Thana	No. of Business	Number of employees				
		Self	Up to 1 employee	2 - 3 employee	4 and more	Total
Joydebpur	29	0	19	19	10	48
Kaliganj	8	0	4	5	10	19
Narshingdi Sadar	65	1	33	54	38	126
Polash	76	1	36	80	46	163
Raipura	65	0	39	48	31	118
Total	243	2	131	206	135	474

26. In 243 businesses, 474 persons are working of which only 2 are the owners and 472 are employees. About 28% of the businesses have single employees and the rest have 2 or more employees.

⁵ Extreme poverty line is calculated at Tk. 1334 per person per month in March 2008 based on HIES, BBS, 2005. The upper poverty line for 2008 was calculated at Tk. 1476 per capita monthly.

1.6.4 Agricultural Land Losers

27. A total of 348 households will be losing agricultural land from a total land holding of 205.30 acre or 83.08 ha of land. The agricultural landowners will lose 26.27 acres or 10.63 ha of land in this strip due to acquisition. From the Table 14 below it is evident that on an average the landowner would lose 12.80% of the total agricultural land they own. The census shows that 219 AHs will be losing more than 10% of their agriculture land holding. A total of 1,244 APs are attached to the 348 AHs in acquired agriculture land. The land losers will be identified by the LA section of the respective Deputy Commissioners in the process of land acquisition (Table 14).

TABLE 14: LOSS OF AGRICULTURAL LAND BY APS

Thana/ Upazila	No. of AHs losing agriculture land	Total land holding		Total land to be acquired		Average loss of land (%)	No. of AHs losing more than 10% of their land holding		Total number of APs losing agri-land
		(acre)	(ha)	(acre)	(ha)		No. of AHs	%	
Joydebpur	35	13.53	5.48	3.89	1.57	28.75	29	82.86	72
Kaliganj	74	71.65	29.00	7.89	3.19	11.01	42	56.76	264
Narshingdi Sadar	63	21.57	8.73	4.74	1.92	21.97	56	88.89	168
Polash	15	5.06	2.05	1.83	0.74	36.21	13	86.67	38
Raipura	161	93.49	37.83	7.92	3.21	8.47	79	49.07	702
Total	348	205.30	83.08	26.27	10.63	12.80	219	62.93	1,244

1.6.5 Affected communities

28. The survey data shows that the affected communities are predominantly Muslims. About 88.53% are Muslims, 10.37 % are Hindus and only 1.10% are Christians (Table 11). The population covered in Table 15 covers all APs including 14,512 structure losing ones.

TABLE 15: APS BY RELIGION

Thana	APs	Islam		Hinduism		Christianity	
		No.	%	No.	%	No.	%
Joydebpur	1461	1364	93.36	97	6.64	0	0
Kaliganj	1441	1140	79.11	142	9.85	159	11.03
Bhairab	43	43	100.00	0	0.00	0	0
Narshingdi Sadar	2709	2394	88.37	315	11.63	0	0
Palash	3058	2392	78.22	666	21.78	0	0
Raipura	5800	5515	95.09	285	4.91	0	0
Total	14512	12848	88.53	1505	10.37	159	1.10

1.6.6 Impact on Social Forestry

29. A total of 58,890 trees and saplings will be affected by land acquisition and vacating of BR land. There are trees of big, medium and small sizes, as well as saplings. This section of the BR alignment has a small number of trees. BR has a dilemma in planting trees in its alignment as the trees uprooted by storms may cause obstacle to the train operation. In many sections, plantation on BR land was organized by the Forest Department in association with the local people. The local people have shares on these trees.

TABLE 16: AFFECTED TREES AND SAPLINGS

Thana	Big	Medium	Small	Sapling	Total
Bhairab	12	14	15	17	58
Joydebpur	819	1003	1614	9780	13216
Kaliganj	1647	3109	1357	801	6914
Narshingdi Sadar	466	2013	833	2860	6172
Polash	2307	3125	3891	14876	24199
Raipura	1558	4377	1480	916	8331
Total	6809	13641	9190	29250	58890

1.6.7 Gender and vulnerability of affected households

30. According to estimate from census survey, 1130 households are extreme poor, 160 are female headed, 217 are elderly headed households and 219 households are losing more than 10% of their agricultural land holding. According to census (February-April and August 2008) no people from indigenous or ethnic minority groups will be affected by the Subproject.

TABLE 17: VULNERABLE HOUSEHOLDS BY CATEGORY

Thana	Extreme Poor	Female headed households	Elderly headed households (65+)	AH losing more 10% of their productive land
Joydebpur	106	28	29	29
Kaliganj	122	22	26	42
Bhairab	4	1	1	0
Narshingdi Sadar	183	37	45	56
Palash	203	26	41	13
Raipura	512	46	75	79
Total (vulnerable)	1130	160	217	219

Source: IPSA (2008)

1.7 Risks of HIV/AIDS and Other STIs

31. Development of infrastructure for passenger and goods transportation results in uncontrolled mixing of heterogeneous population and gives rise to unsafe human behavior including sex. Risks of STIs including HIV/AIDS is likely even in the construction period when huge number of non-local people work in the project sites for longer period. Internationally, Bangladesh is a low prevalent country in terms of HIV/AIDS infection (less than 1%). But due to higher risks in neighboring countries and incidence of huge cross border migration, it is under threat of increase in STIs. Cross border migration also intensifies trafficking in women and children. Estimates show that about 200-400 young women and children are smuggled and trafficked every month.
32. Improvement of the Tongi-Bhairab Bazar railway line will result in increased frequency of freight and passenger traffic thereby increasing the mobility of the people and interaction of non-local people. The improvement work during construction will involve a large number of local and non-local people for a long period. Due to the risk factors prevalent in the country, the construction period for the Subproject is likely to have risks of STIs including HIV. Besides, 2 cases of human trafficking in the Subproject area were reported during the social impact survey. However, a speedy and thorough transportation network through the construction of the rail line may help the human traffickers.
33. The Subproject should integrate programs to control sexual lives of the construction labour forces and mainstream those during operation of the projects as per national policy seeking prevention of HIV/AIDS. In addition, conscious efforts should be made by the field offices of the implementing NGO to counter human trafficking (women and children) from the project influence areas.

Text
Updated Full Resettlement Plan

Chapter 2

CHAPTER 2 LEGAL FRAMEWORK AND RESETTLEMENT PRINCIPLES

2.1 Legal Framework for Land Acquisition

34. The current legislation governing land acquisition for Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance 1982 (Ordinance II of 1982) and subsequent amendments during 1993 - 1994. The Ordinance requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Deputy Commissioner (DC) determines the market price of assets based on the approved procedure and in addition to that pays an additional 50 percent on the assessed value as the market price established by Land Acquisition Officer (LAO) which remains much below the replacement value. The 1994 amendment made provisions for payment of crop compensation to tenant cultivators. The Ordinance, however, does not cover project-affected persons without titles or ownership record, such as informal settler/squatters, occupiers, and informal tenants and lease-holders (without document) and does not ensure replacement value of the property acquired. The act has no provision of resettlement assistance and transitional allowances for restoration of livelihoods of the non-titled affected persons. The Acquisition and Requisition of Immovable Property Ordinance (1982) will be applied for this project including its subsequent amendments.

2.2 ADB Policy on Involuntary Resettlement

35. The Asian Development Bank's (ADB) Policy of Involuntary Resettlement (1995/2005) on the other hand, recognizes and addresses the project execution impacts on the affected persons, irrespective of their legal statues, due to such impacts. The policy therefore requires that resettlement plans are prepared and implemented where involuntary resettlement occurs. The ADB policy requirements in brief are:
- avoid or minimize impacts where possible;
 - consultation with the affected people in project planning and implementation;
 - payments of compensation for acquired assets at the replacement value;
 - ensure that no one is worse off as a result of resettlement and would maintain their at least original standard of living.
 - resettlement assistance to affected persons, including non-titled persons; and
 - special attention to vulnerable people/groups.

2.3 Land Acquisition and Resettlement Policy

2.3.1 General principles

36. Based on the government provisions and ADB policy the broad resettlement principle for this project shall be the following:
- The land acquisition and resettlement impacts on persons affected by the projects would be avoided or minimized as much as possible through alternate design options;
 - Where the negative impacts are unavoidable, the persons affected by the project and vulnerable groups will be identified and assisted in improving or regaining their standard of living.
 - Information related to the preparation and implementation of resettlement plan will be disclosed to all stakeholders and people's participation will be ensured in planning and implementation. The UFRP will be disclosed to the APs;
 - Land acquisition for the project would be done as per the Acquisition and Requisition of Immovable Property Ordinance 1982 and subsequent amendments during 1993-1994. Additional support would be extended for meeting the replacement value of the property. The affected persons who does not own land or other properties, but have economic interests or lose their livelihoods will be assisted as per the broad principles described in this document.

- Before taking possession of the acquired lands and properties, compensation and R&R assistance will be paid in accordance with the provisions described in this document;
- An entitlement matrix for different categories of people affected by the project has been prepared. People moving in the project area after the cut-off date will not be entitled to any assistance. In case of land acquisition the date of notification for acquisition will be treated as cut-off date. For non-titleholders such as informal settlers / squatters and encroachers the date of project census survey or a similar designated date declared by the executing agency will be considered as cut-off date.
- Appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes.
- All activities related to resettlement planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups.
- Consultations with the APs will continue during the implementation of resettlement and rehabilitation works.
- There should be a clause in the contract agreement that the construction contractor will compensate any loss or damage in connection with collection and transportation of borrow-materials.

2.3.2 Categories of APs

37. The resettlement framework recognizes seven (7) broad categories of affected persons in this Subproject. The categories often overlap and the impact may vary depending on ownership of assets, income and vulnerability. The APs are primarily divided into two; Directly Affected Persons and Indirectly Affected Persons. Directly Affected Persons are those who lose land or property due to acquisition of land and identified by DC for compensation under law. On the other hand, Indirectly Affected Persons are affected due to project intervention. Directly Affected Persons include:

- (i) Only homestead loser
- (ii) Both homestead and agricultural land loser
- (iii) Only agricultural land loser
- (iv) Commercial land loser
- (v) Structure loser (commercial/residential)
- (vi) Tree/crops/perennials losers
- (vii) Community structure loser

On the other hand, indirectly affected persons include

- (i) APs living on others land
- (ii) Squatters (people living on Govt. land)
- (iii) Wage loser
- (iv) Business loser
- (v) Employment loser
- (vi) Tenant/share-cropper
- (vii) Vulnerable people

2.3.3 Compensation and Entitlements

38. In accordance with the resettlement principles suggested for the project, all affected households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts including socio-economic vulnerability of the affected persons and measures to support livelihood restoration if livelihood impacts are envisaged. The affected persons will be entitled to

- (i) compensation for the loss of land, crops/ trees at their replacement value;
- (ii) compensation for structures (residential/ commercial) and other immovable assets at their replacement value;
- (iii) assistance for loss of business/ wage income;
- (iv) assistance for shifting, and

- (v) rebuilding and/ or restoration of community resources/facilities.
39. This will ensure that persons affected by land acquisition or displaced for project purpose – whether titled or non-titled – will be eligible for appropriate compensation/resettlement benefit. Persons having no legal title but using the land under acquisition if vacated for the project use would be provided with compensation and resettlement benefit for structures and shifting/reconstruction allowance. Households having customary rights to land and physical property like the lessees of homestead, commercial and agricultural land, sharecroppers, renters of land and structure, etc., are also covered under this UFRP.
40. The UFRP also includes opportunities for occupational skill development training and provision of micro credit for income generation activities for the APs, especially for poor households. The people involuntarily displaced from homes, assets, or income sources as well as non-titled people affected by the project will receive priority access to these income restoration measures. The resettlement activities of the Project will be carried out in consultation with the APs and all efforts will be made to minimize disruption during project implementation. APs preferences will be taken into account in the selection of alternative relocation sites.
41. An Entitlement Matrix has been prepared on the basis of census and socioeconomic survey conducted in February 2008 and the provision of the resettlement framework (2006). It identifies the categories of impact based on the census and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the lost assets, and various resettlement benefits. Cash Compensation under law (CCL) for lost assets (land, tree, structure & other physical establishments) will be accorded to the owners through the DCs as per market value assessed through legal procedure. The resettlement benefit for indirect losses and difference between replacement value and the CCL will be paid by BR directly to the APs.

TABLE 18: LAND ACQUISITION AND RESETTLEMENT ENTITLEMENT MATRIX*

Type of loss	Application	Definition of APs	Entitlement	Expected Results
1. Loss agricultural, commercial and homestead land	Land on the project right of way to be acquired by DC	Legal owner(s) of land	<ul style="list-style-type: none"> ▪ Replacement value of land at market price to be determined by PVAT. ▪ Refund of registration cost incurred for replacement land purchase at the replacement value. 	Replacement of land or the value to the APs
2. Loss residential /commercial structure	Structure on the ROW identified by DC and/or the Census	Legal owner(s) of structures and non-titled owners including renters and informal settlers / squatters identified by the Census for each household/shop /community unit	<ul style="list-style-type: none"> ▪ Transfer grant of Tk. 6,500 to legal owner(s), ▪ Transfer grant of Tk. 5,200 to non-titled owner(s) including renters and informal settlers, ▪ Reconstruction grant of Tk. 7,800 to both legal owner(s) and non-titled owner(s) ▪ For the homestead failures a plot in BR land for temporary relocation. ▪ Salvaged materials free of cost 	Reconstruction of structure at a new site
3. Loss of trees, crops, perennials	Standing crops, trees on the right of way	Legal owner(s) of land	<ul style="list-style-type: none"> ▪ Compensation at the rate estimated by the Forest Department and the Agriculture Extension Department fixed by DCs ▪ Salvaged materials free of cost 	Compensation for standing crops and trees
4. Loss of access to agricultural and commercial land by sharecroppers/tenants	Agricultural and commercial plots on the project right of way	Legal tenants of land identified by DCs and non-titled tenants / licensees/ lessees of land identified by the <u>Census</u>	<ul style="list-style-type: none"> ▪ Crop compensation to titled sharecroppers or lessees. ▪ Cash grant of Tk. 3,900 for non-titled sharecroppers and licensees of agricultural land; ▪ Cash grant of Tk. 5,200 for non-titled commercial lessees. 	Compensation for loss of access to farm/commercial land

Type of loss	Application	Definition of APs	Entitlement	Expected Results
5. Loss of Income and work days due to displacement	Households (both titled and non-titled) and employees in CBEs identified on the ROW	Head of poor households /employees identified by the Census	<ul style="list-style-type: none"> ▪ Cash grant of Tk. 6,500 per household as subsistence for lost income/workdays ▪ Cash grant of Tk. 7,800 for loss of business income by affected traders ▪ Cash grant of Tk. 3,900 to the affected employees/wager earners equivalent to 2 months' income. 	Subsistence and income in post-displaced period
6. Poor and vulnerable	Vulnerable households on the ROW (both titled and non-titled)	Poor and vulnerable households identified by Census	<ul style="list-style-type: none"> ▪ Additional cash grant of Tk. 6,500 for affected women headed households and poor households. ▪ Training and cash grant for income and livelihood restoration program (ILRP); ▪ Employment in the project construction work, if available 	Poverty reduction measures and development
7. Displacement of community structure	Community Structure on the project right of way, if removed for project interest	Community representative as identified by the Census	<ul style="list-style-type: none"> ▪ Cash compensation for structure to legal owner(s) as determined by DC ▪ Tk. 13,000 as transfer grant for relocation of the structure ▪ Dismantling and reconstruction cash assistance as per assessed value by PVAT. 	Restoration of community structure for common benefits
8. Access to community/ civic facilities at relocated sites	All households on the ROW if they relocate in group	Households Identified by Census/Joint verification	<ul style="list-style-type: none"> ▪ Community infrastructure facilities, access roads, plantation, tube-wells, sanitary latrines and drainage. 	Development of cluster settlements assisted by EA to ease host- guest relation
9. Temporary impact during construction	Land required for burrows and other construction purposes	Community / Individual	<ul style="list-style-type: none"> ▪ The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of borrow materials. ▪ All temporary use of lands outside proposed RoW to be through written approval of the landowner and contractor. ▪ Land will be returned to owner rehabilitated to original preferably better standard. 	Land returned and restored to original preferably better standard.

* Please note that grant for transfer of structure and reconstruction, loss of income and standing crops for the affected households has been calculated by increasing 10% per year (for 3 year flat rate 30%) over the base price of 2004 as shown in the DPP (FRP of 2005).

Text
Updated Full Resettlement Plan

Chapter 3

CHAPTER 3 RELOCATION, RESETTLEMENT AND INCOME RESTORATION

3.1 Scope of Displacement and Relocation

42. According to the census data, 1318 commercial, 971 residential and 66 community structures will require to be relocated. In addition, 348 households in the narrow strip will lose some agricultural land, and 183 licensees of agricultural land and 384 licensees of commercial land will lose their access to such land owned by BR.

3.2 Relocation of Housing and Establishment

43. The project is taking land over a long narrow strip. Organized relocation site for the APs is not encouraging in this situation. The project will therefore encourage "self-relocation" by affected households selecting replacement homestead land in the vicinity of their own. The objective is to minimize social disruption in the resettlement process and allow people to remain together within kin groups for mutual support. In case a number of households wish to relocate in a cluster, community infrastructure facilities like access roads, plantation, tube-wells, sanitary latrines and drainage will be provided in the relocated site.
44. The homestead failures will be given transitional support through allowing them temporarily on BR fallow land, for the project period under certain conditions. They can live there through reconstructing their houses on their own. It is expected that, using the resettlement, rehabilitation and poverty reduction assistance, they would be able to find suitable places for their relocation within this time.

3.3 AP Preference for Relocation

45. During the census survey, the relocation choices of the affected persons were enumerated (see Table 19). The households to be relocated are either homestead loser or squatter/occupier prefer to remain in the same village. About 10 per cent of the households preferred to be relocated near market place and other 10% opted for nearest thana town. The business losers opted to remain attached to the project area (34%) or any market place (61%). All the common property resources opted to remain near the project area.

TABLE 19: OPTIONS FOR RELOCATION

Impact Category	Tenancy	Market	Near Project area	Nearest Town
AH losing residence	Lessee	12	47	6
	Occupier	0	13	2
	Owner	2	97	18
	Squatter	26	154	14
	Tenant	4	11	2
	Total	44	322	42
	%	10.78	78.92	10.29
AH losing business	Lessee	147	201	18
	Occupier	3	13	1
	Owner	6	36	4
	Squatter	178	400	36
	Tenant	277	433	37
	Total	611	1083	96
%	34.13	60.50	5.36	
Common Property Resources	Lessee	0	7	0
	Owner	0	16	0
	Squatter	0	46	0
	Lessee	0	2	0
	Total	0	71	0
%	-	100.00	-	

3.4 AP Option for Resettlement Assistance

46. As for resettlement assistance, most of the affected persons opted for cash compensation and the second highest option is credit. Job and Skill training support are opted equally. Only one third of the APs opted for Job and Skill training support.

TABLE 20: RESETTLEMENT ASSISTANCE

Thana	Loss Type	Cash	Job	Skill Training	Credit
Kaliganj	Lessee	76	30	27	40
	Occupier	1	0	0	0
	Owner	85	4	13	82
	Squatter	105	30	32	59
	Tenant	31	15	12	23
Joydebpur	Lessee	56	18	28	34
	Occupier	4	1	1	2
	Owner	66	25	52	49
	Squatter	98	34	52	54
	Tenant	70	9	44	60
Bhairab	Lessee	1	1	1	1
	Occupier	1	0	0	1
	Squatter	6	1	0	3
Raipura	Lessee	208	66	62	122
	Occupier	10	3	1	8
	Owner	209	36	51	165
	Squatter	347	109	76	220
	Tenant	321	87	71	233
Narshingdi Sadar	Lessee	81	31	35	59
	Occupier	9	2	4	7
	Owner	115	24	32	85
	Squatter	169	63	54	114
	Tenant	162	49	70	124
Polash	Lessee	204	46	57	144
	Occupier	8	4	2	3
	Owner	28	11	10	22
	Squatter	186	50	54	139
	Tenant	190	50	57	147
Total		2847	799	898	2000

47. The affected households and shops are interested to remain close to the present location for their client base, income and livelihood opportunity associated with the railway stations and market places developed near the railway line.

3.5 Resettlement Options and Strategies

48. Based on consultation with the affected households the following resettlement options have been adopted.

3.5.1 Self-Relocation

49. As observed from the survey results, most affected residential households (titleholders and squatters) want to relocate within the existing village and majority sought assistance in terms of purchasing land and rebuilding structures. The project would assist these households in

identifying homestead land as per the AP's choice and assist them in rebuilding their structures. Thus affected households will receive the required support from the project during the process of relocation and receive compensation for structure, shifting and income restoration assistance to resettle and rehabilitate the household and their business as per the entitlement matrix.

50. During project implementation, in case a cluster of households (residential and commercial) wishes to relocate in a group, community infrastructure facilities like access roads, plantation, tube-wells and sanitary latrines and drainage will also be provided in the relocated site.
51. The market areas should be expanded to accommodate the APs losing commercial structures. As there is limitation for the EA to materialize the plan on its own, the Implementing NGO, under the rehabilitation program, may expand the market and allocate the plots to the APs at a replacement price. BR land is available at such points for expansion of market sites.
52. As the affected households (residential and commercial) have shown interest in relocating nearby to their original site, the project will provide support to the host area in the form of additional civic amenities (for example, provision for tube-well for drinking water, schools, market, access roads etc., if necessary) for community uses to develop relationship between the relocating APs and host.
53. The households losing rented accommodation will be assisted by the project to find alternative places to live and will be paid a one time transfer grant. Rental accommodation is available in the concerned areas.

3.5.2 Resettlement of APs with loss of trees, crops and agricultural land

54. As mentioned earlier, households losing agricultural land will lose minimal strips of their land holdings and will be paid cash compensation at replacement / market value. The stamp duty and registration cost determined for purchase of replacement land will be refunded. Affected crops and trees will be compensated by the DC.

3.5.3 Income and Livelihood Restoration (ILR) Assistance

3.5.3.1 Income and livelihood restoration strategy

55. Mitigation of loss of assets and livelihood is the main focus of the resettlement plan. Additional measures will be taken to provide appropriate support to the livelihood restoration aspects of the project-affected people, especially the vulnerable groups. According to the known impacts, the households and business units likely to be relocated from the project right of way will lose workdays and income during periods immediately after relocation. Also a number of households will lose access to agricultural and commercial land as well as employment and wage earning. Adequate compensation will be paid to these APs before relocation. In addition, the vulnerable APs will get preference for employment in the civil works construction.
56. The UFRP recognizes diminishing income and livelihood during and after relocation and anticipates the trend of pauperization. It also recognizes the time needed for social absorption of the affected population at their relocated social and economic setting. The UFRP policy therefore considers that the affected people will apply all the resources received in the form of compensation for their lost assets and resettlement assistance to regain their previous economic status. In addition to short-term income restoration assistance, the UFRP attempts sustainable income and livelihood restoration (ILR) involving the vulnerable project affected people in newer environment. The following categories of project-affected vulnerable people, among others, will be considered for income restoration and livelihood support under the ILRP:
 - (i) Poor households having no adult male members to shoulder household responsibility (women headed households). The women heading the household will preferably be the eligible member.
 - (ii) Poor households of the employees and daily wage earners of the diminished businesses or their nominated representatives.

- (iii) Poor households losing access to agriculture land including sharecropper, leaseholder, licensees.
- (iv) Poor households losing access to commercial land including business proprietors, renters, licensees.
- (v) Poor households losing more than 10% of their agricultural income due to acquisition of agricultural land. Eligible members of such family will be identified during planning the ILR program. Eligible members of the above mentioned categories will be identified during the UFRP implementation.
- (vi) Poor/vulnerable ethnic minorities.
- (vii) Other vulnerable groups.

3.5.3.2 Planning ILR Program

- 57. Both titleholders (big, small and marginal farmers, landless, share croppers, and licensees) and non-titleholders engaged in small business enterprises (shops, tea stalls, vehicle repairing shops, small restaurants, other rural /semi urban small activity based shops, commercial squatters, etc.) and non-titleholders will be affected by the project execution. The Implementing NGO will prepare a broad outline of an Income and Livelihood Restoration Program (ILRP) to cover the poor and vulnerable affected persons within the project influence areas.
- 58. The ILR schemes would be designed in consultation with the affected persons and explicitly approved through consultation in focus group meetings, so that it fits with the individual and economic environment of the society. The merits of such schemes can be identified and screened out in focus group meetings.
- 59. In the process, ILR schemes will take into consideration gender, AP diversity in terms of occupation and resources, market structure, communication network, and interest of the affected people. The ILR would necessarily accumulate all resources ranging from compensation, resettlement benefits and income restoration support.

3.5.3.3 Approaches for ILR Activities

- 60. A draft ToR will be prepared by the INGO for the approval of the employer. Based on that ToR the ILRP will be implemented by engaging a separate NGO.
- 61. Among others such a ToR will contain the following elements:
 - Identification of Target Groups
 - Identification of IR activities
 - Training (Human Resource Development and Occupational Skill Development)
 - Training Need Assessment (TNA)
 - Identification of trainers/training agencies
 - Arrangement of training
 - Participatory monitoring of the progress of the APs engaged in new vocations.
 - Benefit monitoring and assessment of the outcome ILRP implementation.
- 62. BR can engage an ILRP implementing NGO to implement such a program.
- 63. The people to be physically affected have no or a low level of education. There is no specific skill identified among the affected persons. The skill level of the affected persons to be understood during planning the ILR. The UFRP implementing NGO will undertake the ILR program with a set modality and terms of reference to be prepared by the project authority for the purpose.

3.5.3.4 Capital support

64. Funds for income restoration programs become a major constraint to the project affected people utilizing their skill obtained/enhanced through IR training. Capital support for potential income generation activities to the trained and efficient target group people will therefore be provided from own or outside source arranged by the executing agency in the form of credit. Technical support may be received from the financial institutions like Bangladesh Krishi Bank (BKB) and Polli Karma Sahayak Foundation (PKSF) or SDF while financial support may be sought from UNDP or JFPR. The project has a provision of Tk.13,000⁶ to be provided as seed money to each targeted AP. The sum is included in the budget.
65. The Implementing NGO should be experienced in income generation programs, credit and savings mobilization attempts and shall undertake implementation of the ILR program under the financing from the project and technical assistance from the government financial institutions for social investment including PKSF, SDF, etc.

3.5.4 Employment in Construction

66. Local people whose livelihood is impacted by the project will get preference in jobs associated with the project construction. The jobs, in the semi-skilled and unskilled category, shall be offered to the APs in preference to others.

3.5.5 Re-establishing Common Property Resources (CPR)/Utilities

67. In addition to the losses of personal properties and assets, the project will also have impacts on community structures. If acquired, CPR will receive replacement value determined by the PVAT and Tk 13,000 as transfer grant. In addition to that, based on the degree of impact, the EA will give some additional support in reconstructing the CPR.

3.5.6 Gender and Vulnerability Management

68. The ADB as well as Poverty Reduction Strategy Paper (PRSP) of GoB specify that vulnerable groups like women, indigenous people and ethnic minorities, very poor, elderly, disabled groups and households losing more than 10% of their production resources deserve special attention in planning and implementation of any development project to transform the outcomes into poverty reduction interventions. Under the policies, women and vulnerable groups among the affected persons deserve special attention in planning and implementation of the resettlement plan and that resettlement and rehabilitation represent an opportunity to help them improving their socioeconomic status.
69. The UFRP has special provisions for the project affected women to meet their needs and support their means of subsistence: for example (i) provision for additional allowance for subsistence to female headed households; (ii) provision for skill training for income generation activities; (iii) provision for cash grant for undertaking income generation programs; and (iv) priority for employment in project civil works construction, and turfing and tree plantation on railway embankments.
70. Vigilance campaign will be channeled through the UFRP implementing NGO to ensure gender-friendly work environment in the construction sites. The NGO will also design and conduct awareness campaign and ensure safety in STI management (as per national strategic plan for HIV/AIDS 2004-2010) during the construction period among the resident officers, lower level staff and workers of the contractors and consultants.
71. The SC resettlement specialists will ensure that implementation of UFRP maintains gender-specific attention in all area of land acquisition and resettlement process including monitoring and evaluation.

⁶ The provision has been enhanced by 30% on the RF provision due to time elapsed since 2004 for price escalation.

Text
Updated Full Resettlement Plan

Chapter 4

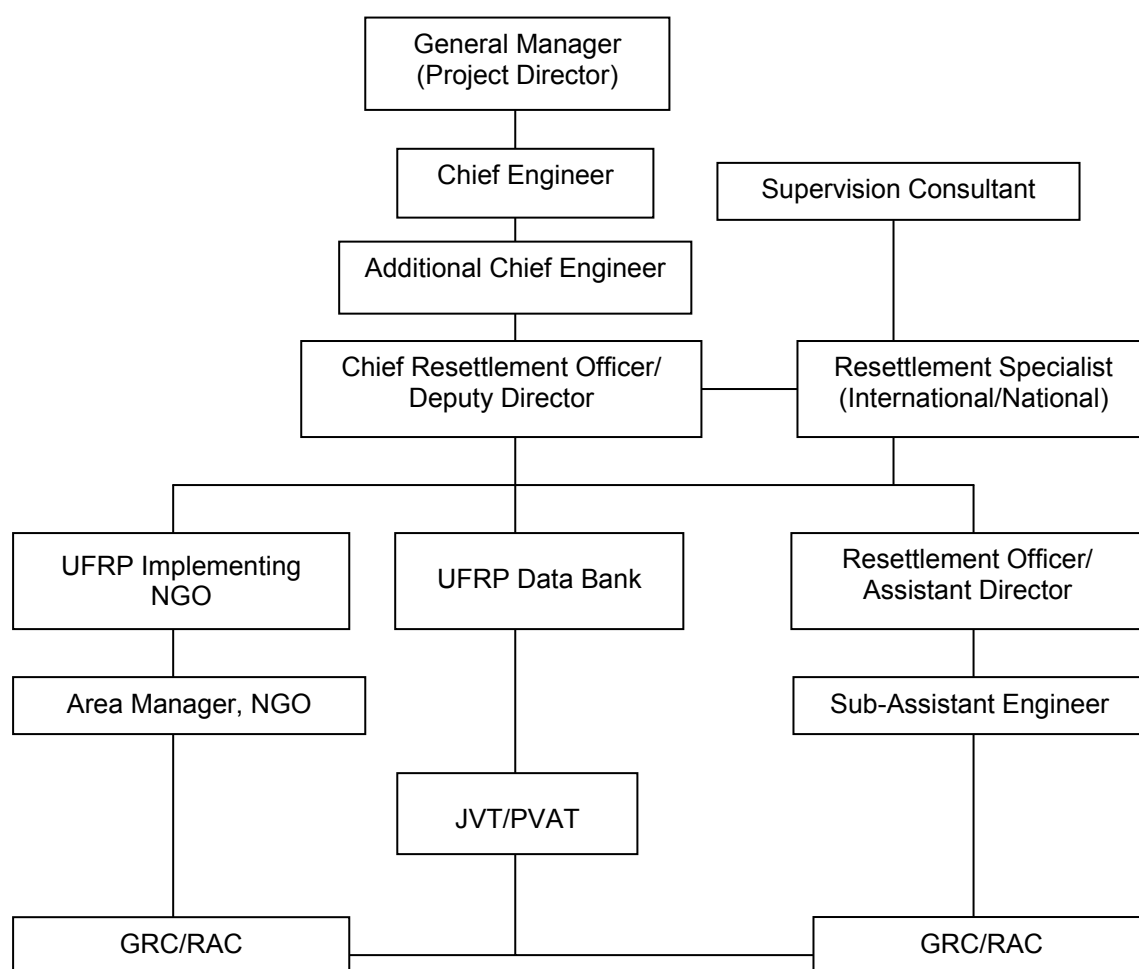
CHAPTER 4 COMMUNITY PARTICIPATION AND INSTITUTIONAL FRAMEWORK

4.1 Disclosure and Community Participation

72. Public consultation meetings were held at various locations involving affected persons, business community and the community leaders during the planning phase. Further consultation and disclosure was conducted during the census and socioeconomic survey in February 2008. The project concept and land acquisition requirements as per design were intimated to them. They were consulted for their options and restriction due to improved railway and impact on the trade and transportation of agricultural and industrial commodities. The APs had the opportunity to express their choices on relocation and resettlement in the consultation meetings. They provided suggestion how to minimize the adverse impact in designing the project. The resettlement policies of ADB were disseminated through the local BR officials during the video filming on 01.02.2008, 02.02.2008, 03.02.2008, 04.02.2008 should be considered as the cut off dates and subsequent socio-economic survey.
73. BR has disclosed the UFRP policy to Affected Persons to make them understand the project's benefits and provisions available for various types of APs. In addition, the Updated Full Resettlement Plan (UFRP) will be disclosed through the official websites of BR and ADB. The UFRP will be made available to the concerned district governments and BR field offices as an official public document. The RU and INGO, during implementation of the UFRP, will carry out consultation with individual APs to inform and explain the entitlement policy and various options to the affected people (APs) prior to payments of compensation and other assistance. The consultation would also focus on socially preparing the affected persons, particularly residents and shop owner-operators for relocation. This will also help prevent unnecessary distress, bring clarity on issues that might be raised by the affected persons including the affected households and shops about their entitlements and benefits through question-and-answer sessions and solicit help from the local community leaders and encourage their participation in UFRP implementation.
74. Finally, participation of project-affected people is ensured through their involvement in GRC, JVT and RAC. The BR field offices and RU will establish and continuously maintain an ongoing interaction with the APs and communities to identify problems and undertake remedial/corrective actions.

4.2 Institutional Framework

75. A Project Implementation Unit (PIU) headed by a Project Director (PD) has been set up at the head quarters for execution of the BRSIP including implementation of the Subproject. The PD will recruit and appoint an experienced NGO as required for implementation of resettlement activities. The PIU has also set up a Resettlement Unit (RU) within it responsible for planning and implementation of land acquisition and resettlement. The RU, under the overall responsibility of the PD, will undertake day-to-day activities with the appointed NGO and the Supervision Consultant. The RU has one HQ Deputy Director as Chief Resettlement Officer (CRO) who will implement the plan at the field level with assistance from Resettlement Officers (ROs) and other staff. The PD will ensure the land acquisition with assistance from Land Acquisition Offices (LAOs) of respective districts and the CRO.

FIGURE 1: PROJECT RESETTLEMENT ORGANOGRAM

76. The RU will coordinate land acquisition, manage resettlement and rehabilitation of the APs, disburse resettlement grants, and ensure AP access to development programs adequately. The RU will carry out the following specific tasks relating to UFRP implementation:
- Liaise with district LAOs to support land acquisition and UFRP implementation activities;
 - Discharge overall responsibility of planning, management, monitoring and implementation of resettlement and rehabilitation program;
 - Ensure availability of budget for all activities;
 - Synchronize resettlement activity and handover land with construction schedule;
 - Develop UFRP implementation tools and form necessary communities.
 - Monitor the effectiveness of entitlement packages and payment modality;
77. The appointed Implementing NGO (INGO) will open field offices, carry out information campaign and involve affected persons including women in the implementation process from the very beginning. The INGO will collect, collate, computerize and process data for identification of eligible persons correctly for resettlement benefits and assess their entitlements as per UFRP policy. However, the RU will effect the payments after necessary scrutiny. The CRO (RU) in charge of the land acquisition and resettlement management will report to the Project Director. He/she will work in close coordination with the respective field-based offices and INGO on the day-to-day activities of the resettlement implementation. Draft Terms of Reference (TOR) for engaging the INGO are included as Annex II.

78. The CRO through the field office, LA Office and the NGO will execute and monitor the progress of the LA and UFRP implementation work. He/she will ensure coordination between the relevant departments, INGO, the GRC, RAC, PVAT and the affected people (APs). Apart from the GRC, Joint Verification Team (JVT) for quantification of affected properties and Property Valuation Advisory Team (PVAT) for valuation of assets will be formed by the Ministry of Communications (MoC). The GRC will work for resolution of disputes. The composition and formation of committees and mechanisms for quantification and valuation of property and grievance resolution will be mandated through government gazette. People's participation will be ensured through recruiting their representatives in these committees.

4.3 Land Acquisition Process - Role of PVAT and JVT

79. The District LAO takes help of relevant departments for determination of market prices of land and other assets. Normally, the Public Works Department, the Forest Department, Sub-Registrar's Office, etc., are consulted. Land price from the Sub-Registrar's Offices for preceding one year from the date of serving notice under Section 3 is considered for valuation of land. But in most cases, the price remains far below the market rate. To ensure that the APs can replace the lost property, the transacted price, recorded price, existing price and expected prices are averaged to reach at Replacement Value (RV). For valuation of affected assets, a legal body called PVAT, with representatives from LAOs, BR-PIU, and the INGO will be formed by the concerned government agency.
80. PVAT will have representatives from the BR in the chair; representative from the implementing NGO as the member secretary, and representatives from the DCs (see Annexure-IV). RV is determined to ensure that the affected person can buy the lost property from the market. A land and property valuation survey by the INGO, based on the price recorded from formal and informal sources, will determine the RV of land and structure and be recommended by PVAT to the Executing Agency. BR will pay the positive difference between RV and CCL. Land purchase cannot be a bar in paying the difference. Stamp duty and land registration fees will be paid to the AP, if replacement land purchase is confirmed. Further, the INGO will assist in all possible ways, including finding land for the APs, in the purchase of replacement land, etc.
81. After issuance of notice under Section 3 by the DC, joint verification of the acquired properties will be carried-out by the requiring and acquiring bodies. The Joint Verification Team records the quality and quantity of the affected properties and identifies the structure owner on the spot. GOB now-a-days keeps a representative of the INGO in the JVT as a member of the team (see Annexure-IV for formation and role of JVT). The INGO computerizes the Joint Verification data to be used for payment of compensation/ resettlement benefits and operating MIS.

4.4 Grievances Redress Committees (GRC)

82. GRC will be established with representation from EA as convener, designated representative of DC of concerned district or sub-registrar's office of concerned Upazila, designated representative of PWD of concerned district, people's representatives from local government, representatives of APs and INGO representatives (see Annexure-IV). The RO field will chair the GRC. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance. However, the major grievances that might require mitigations (as per RF) include:
- (i) APs not enlisted;
 - (ii) Losses not identified correctly;
 - (iii) Compensation/assistance not as per entitlement matrix;
 - (iv) Dispute about ownership;
 - (v) Delay in disbursement of compensation/assistance;
 - (vi) Improper distribution of compensation/assistance in case of joint ownership.
 - (vii) Incorrect name in the award book of DC etc.
83. Preliminary list of EPs and their entitlement will be prepared on the basis of land acquisition records. EPs will be asked to bring any complain to the notice of the GRC with relevant records as proof against their claims. GRC will review and verify the claims/complaints on the basis of existing records (Census survey, land acquisition records and proofs submitted in support of the claims). The INGO will:

- Assist the APs in any usual manner (e.g., preparing applications, accompanying them to the hearing and explaining the grievance to the GRCs and the like) to bring the complaints to the committee.
 - Impartially investigate the veracity of the complaints and try to settle them amicably, fairly and transparently before they go to the redress committee or the courts of law.
84. Thus, the main objective of the grievance redress procedure will be to provide a mechanism to mediate conflict and cut down the lengthy litigation. It will also provide people, who might have objections or concerns about their assistance, a public forum to raise their objections and address these issues adequately. GRC will meet at least once a week and the decision of GRC would be final. The Committee shall deliver its decision within four to six weeks of registration of the cases. The functions of the GRC shall be to:
- (i) Provide support to APs on problems arising out of their land/property acquisition and/or eviction from the ROW land;
 - (ii) Record the grievance of the APs, categorize and prioritize the grievances that need to be resolved by the Committee; and
 - (iii) Report to the aggrieved parties about the developments regarding their grievances and the decision of the Project authorities.

4.5 Resettlement Advisory Committee (RAC)

85. To ensure peoples participation, the INGO will form Resettlement Advisory Committees (RAC) inducting the local leaders such as people's representatives, teachers, imams, knowledgeable persons, headmen etc., from both men and women (see Annexure-IV). The RAC shall advise on the best ways to implement the resettlement program smoothly and efficiently.
86. Apart from the PVAT, JVT, GRC, RAC, one international and one local Resettlement Specialist will be provided in the team of Supervision Consultant to provide technical assistance in resettlement planning, implementation and internal monitoring and evaluation. As indicated earlier, an implementing NGO will be hired to provide on-site assistance to the Project's field staff and DC offices in implementing this UFRP. An independent monitoring agency will be engaged by BR-PIU in concurrence with ADB to conduct periodic monitoring and evaluation of UFRP implementation activities.

4.6 Staff Training in Resettlement Management

87. All concerned staff at the headquarters in Dhaka and in the field offices related to land acquisition and resettlement activities, including CRO/RO, representatives from the local government and INGO staff will undergo a week-long orientation and training in resettlement policy and management. The training program will focus on issues concerning principles and procedures of land acquisition, public consultation and participation, entitlements and compensation & assistance in disbursement mechanisms, grievance redress and monitoring of resettlement operations. Participation of senior RU officials in training, conferences and seminars at home and abroad on the resettlement and rehabilitation issues should be arranged to enrich their capacity and quality of jobs.

4.7 Implementation Schedule

88. The overall schedule of UFRP implementation is based on the principle that people affected by land acquisition and displacement due to vacating the BR land are paid their legal compensation and due resettlement benefits prior to relocation. House transfer will be assisted prior to or during relocation of the households from the right of way. BR will initiate some advance actions such as the placement of resettlement unit staff for the headquarters and the field offices, formation of PVAT, JVT, GRCs, and hiring of INGO for resettlement implementation. The PIU will provide adequate advance notification to the APs and will pay their due resettlement benefits, after payment of CCL by DC, including relocation and income restoration/assistance prior to start of construction work. All activities related to land acquisition and resettlement will be completed prior to award of civil works contract. BR will soon initiate the process of land acquisition for the proposed doubling and process of land acquisition.

89. Payment of compensation will be made prior to the actual possession of the acquired lands and removal of the structures from the ROW so that they have sufficient time to dismantle and remove all salvageable material for rebuilding of houses and reestablishment of businesses.
90. Payment of compensation for other types of losses and structures lost by the non-titled holders will be paid directly by the RU. BR will announce the cut-off-date based on the date of census and the video filming carried out for the affected households in February-April 2008. BR reserves the right of demolishing unauthorized structures without paying any compensation but simply by serving a notice of eviction for a maximum of two weeks, provided it gets established that those structures were constructed on the active ROW after the "cut-off" date was declared. Any grievances and objections will be referred to the Grievances Redress Committee (GRC).
91. Efforts will be made to complete the UFRP implementation process in about 2 years time including a margin of 6 months to redress any unforeseen situations or circumstances that may arise during the UFRP implementation process. The INGO should be fielded simultaneously with the commencement of land acquisition. A tentative Implementation Schedule has been included as Figure 4.2. See for a sample practical schedule of implementation Table A2 of the RF.

4.8 Land Acquisition and Resettlement Budget and Financing

92. The land acquisition and resettlement budget covers all costs for acquisition of assets, involuntary resettlement and rehabilitation program. The management and implementation of UFRP activities include additional studies for needs assessment, capacity building, hiring INGO, transport, monitoring and evaluation, etc. The replacement cost of land and structure is based on current market price. The market value was assessed on the basis of recent transactions, sale and purchase of lands and consultation with local real estate agents, DC office and the affected persons. The total estimated cost is Tk. 1892.82 million (\$ 27.30 million) and will be financed by GoB where land acquisition cost is estimated at Tk. 1020.27 million (\$ 14.73 million). The budget excludes the cost associated with the running of the RU.

TABLE 21: LAND ACQUISITION AND RESETTLEMENT BUDGET

LA&R Items	Unit	Quantity	Rate (BDT)	Amount (BDT)	Amount (Million BDT)	Amount (Million USD)
A. Land Acquisition						
1) Market price of land	acre	40.50	17,500,000	708,750,000	708.75	10.22
2) Market price of structure	sft	193,490	1,300	251,537,000	251.54	3.63
3) Market price of trees	No.	36500	850	31,025,000	31.03	0.45
4) Market price of crops	Kg	42000	25	1,050,000	1.05	0.02
5) Business loss and others	LS	LS	LS	8060000	8.06	0.12
6) Overhead for LAO @ 2%				19,847,240	19.85	0.29
Subtotal				1,020,269,240	1020.27	14.73
B. Resettlement						
1) Additional grant for replacement value of land	acre	40.50	9,540,000	386,370,000	386.37	5.57
2) Refund of registration cost @15% (applicable in case of replacement land purchase for 50% acquisition land)	acre	20.25	1,950,000	39,487,500	39.49	0.57

3) Replacement value and additional cost of Structures (including BR land)*	sft	500,000	400	200,000,000	200.00	2.88
4) Replacement value of Crops on BR Land*	Kg	171000	25	4,275,000	4.28	0.06
5) Replacement value of Trees on BR Land*	No.	22600	850	19,210,000	19.21	0.28
6) Transfer grant for residential and commercial structure(owners)	No.	500	7,000	3,500,000	3.50	0.05
7) Transfer Grant for Squatters & nontitle Owners)	No.	1810	5,800	10,498,000	10.50	0.15
8) Transfer Grant for CPR structures	No.	75	14,500	1,087,500	1.09	0.02
9) Reconstruction Grant to displaced households	No.	2400	8,600	20,640,000	20.64	0.30
10) Cash Grant to vulnerable households	No.	1200	7,200	8,640,000	8.64	0.12
11) Cash Grant to employees	No.	500	9,000	4,500,000	4.50	0.06
Subtotal				<u>698,208,000</u>	<u>698.21</u>	<u>10.06</u>
C. Rehabilitation						
1) Subsistence grant to all poor households for lost workdays	No.	1200	7,200	8,640,000	8.64	0.12
2) grant to business losers for lost income	No.	1500	9,000	13,500,000	13.50	0.20
3) Cash grant to agri. licensees and tenants for loss of crops and access to land (incl. ponds, homestead etc.)	No.	350	4500	1,575,000	1.58	0.02
4) Cash grant to commercial licensees for loss of income and access to land	No.	400	6,000	2,400,000	2.40	0.03
5) Training for skill development of poor and vulnerable APs (50%)	No.	600	7,200	4,320,000	4.32	0.06
6) Credit/Grant for Income Generation Activity (50% vulnerable APs)	No.	600	14,500	8,700,000	8.70	0.13
7) Social afforestation Program	LS	LS	LS	400,000	0.40	0.01

8) Replacement and transfer grant of CPR units	LS	LS	LS	5,000,000	5.00	0.07
Subtotal				<u>44,535,000</u>	<u>44.54</u>	<u>0.64</u>

D. Administrative Cost						
1) Implementing NGO	LS	LS	LS	38,630,000	38.63	0.56
2) Supervision and Monitoring	LS	LS	LS	1,045,000	1.05	0.01
Subtotal				<u>39,675,000</u>	<u>39.68</u>	<u>0.57</u>
Total Estimated Cost				<u>1802,687,240</u>	<u>1802.69</u>	<u>26.00</u>
E. Contingency @ 5%				90,134,362	90.13	1.30
				<u>1892,821,602</u>	<u>1892.82</u>	<u>27.30</u>

4.9 Valuation of Land and Assets

93. The budget was prepared based on quantities obtained from IOL and replacement value (RV) of land and structure and market value (MV) of trees and crops obtained from land market and property valuation survey in February-April and August 2008, which has been updated. For determination of RV of land, recorded price, transacted price, existing price and expected price have been averaged. For other assets, prices were obtained from relevant formal sources (PWD for structure, Forest Department for trees and Agriculture Extension Department for crops). A legally constituted Property Valuation Advisory Team (PVAT) will determine the RV of land and structure and MV of trees and crops. The UFRP implementing NGO will collect and process data on price of land and assets from formal sources and primary sources like informal survey to include people's opinion as per RF procedure and the design suggested by the PVAT. The PVAT will review the UFRP budget and the findings of the NGO for acceptable RVs and MVs for assets.

FIGURE 2: UFRP IMPLEMENTATION SCHEDULE IN BAR CHART

SI	LA& Activities	1 st Year												2 nd Year											
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1	Recruitment and Deployment of NGO	■																							
2	Assist in LA process	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
3	Assist in CCL payment	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
4	Design information brochure/payment modality	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
5	Detailed Measurement Survey of Assets	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
6	Information Campaign	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
7	Formation of committees on UFRP.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
8	Surveys and joint verifications	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
9	Identification of EPs & distribution of ID cards	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
10	Development of software for preparation of EP files, ECs and MIS.	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
11	Data processing and determination of individual entitlements	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
12	Assist APs in the process of Resettlement	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
13	Payment of Transfer Grant and Reconstruction grants	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
14	Payment of other resettlement grant	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
15	Assist AP/EPs in Income restoration activities	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
16	Plantation program for APs	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
17	Relocation and Resettlement of Households	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
	Handing over land	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
18	Monitoring and evaluation	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■
19	Performance Reporting	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■	■

Text
Updated Full Resettlement Plan

Chapter 5

CHAPTER 5 MONITORING AND EVALUATION

5.1 Monitoring and Evaluation

94. Monitoring & Evaluation are critical activities in involuntary resettlement. Monitoring involves periodic checking to ascertain whether activities are progressing as per schedule while evaluation is essentially a summing up, at the end of the project, and assessment of the actual achievement in comparison to those aimed at during the Planning phase. UFRP implementation will be monitored both internally and externally. RU will be responsible for internal monitoring through their field level offices and will prepare monthly reports on the progress of UFRP implementation. The Supervision Consultant will monitor the UFRP implementation and will report on a quarterly basis to PIU and ADB on the progress of resettlement activities. The services of an external monitoring agency may be required to conduct an independent review of resettlement implementation.

5.2 Internal Monitoring

95. The UFRP includes indicators and benchmarks for achievement of the objectives under the resettlement program, which can be categorized as follows:
- (i) *Process indicators*, which includes project inputs, expenditures, staff deployments, etc.;
 - (ii) *Output indicators* are results in terms of numbers of affected persons compensated and resettled, incomes restored, additional assistance provided etc; and
 - (iii) *Impact indicators* related to the long-term effect of the project on people's lives in the project-affected area.
96. The first two types of indicators, related to process, immediate outputs and results, will be monitored internally by RU/PIU. RU/PIU will collect these information from the project site and assimilate in the form of a monthly progress report to assess the progress and results of UFRP implementation, and adjust the work program, where necessary, in case of any delays or problems. Specific activities under UFRP implementation that will be monitored internally by PIU are the following:
- Consultation with APs on individual entitlements and compensation packages
 - Status of land acquisition and payments of land compensation
 - Compensation for affected structures (households) and other assets Relocation of APs
 - Payments for loss of income
 - Income restoration activities
97. BR Field Offices will be responsible for monitoring the day-to-day resettlement activities of the Subproject. Baseline socio-economic and census data and the land acquisition data will provide the necessary benchmark for internal monitoring. Field level monitoring will be carried out through (i) review of census information for all APs; (ii) consultation and informal interviews with APs; (iii) in-depth case studies; (iv) informal sample survey of APs; (v) key informant interviews; and (vi) community public meetings.
98. A performance data sheet will be developed to monitor the Subproject at the field level. Quarterly reports will be received from the field offices for overall Subproject level monitoring by PIU. The resettlement specialist in the Supervision Consultant will supervise, monitor and assist implementation of the UFRP. The supervision and monitoring work shall involve review of resettlement implementation, verification of the results of internal monitoring in the field, and consultation with APs, officials and community leaders for preparing review reports. A computerized management information system (CMIS) will be in place for monitoring UFRP implementation efficiently both at the field and the HQ of the EA and INGO. Records of payment made by DC and BR should be collected from relevant offices and fed into computer to cross-verify if the payment corresponds with the quantity of land and the plot lost by the AP. All the important databases should be maintained with proper care.

5.3 External Monitoring and Evaluation

99. As mentioned earlier, an external monitoring agency may be engaged to carry out the evaluation of the UFRP implementation. A review may be carried out throughout the Subproject period. The agency will be selected by ADB and will (i) assess the result of internal monitoring (ii) check if the resettled persons have been able to restore the livelihood/living standard and (iii) check if the compensation money has been utilized appropriately. The Supervision Consultant will prepare a Terms of Reference (TOR) for engagement of external monitoring agency for reviewing the UFRP implementation. A sample TOR for the external monitoring agency is given in Annexure III.
100. The key tasks of the external monitoring agency may include:
- Review and verify the internal monitoring reports prepared by PIU and the field offices;
 - Review the socio-economic baseline census information of pre-displaced persons;
 - Identification and selection of impact indicators;
 - Impact assessment through formal and informal surveys with the affected persons;
 - Consultation with APs, officials, community leaders for preparing review report;
 - Assess the resettlement efficiency, effectiveness, impact and sustainability, drawing lessons for future resettlement policy formulation and planning.
101. Monitoring will also pay close attention to the status of affected vulnerable groups such as female-headed households, physically handicapped and economically backward families (i.e., below poverty line). The following should be considered as the indicators in monitoring and evaluation of the Subproject: (i) socio-economic conditions of the APs in the post-resettlement period; (ii) communications and reactions from APs on entitlements, compensation, options, alternative developments and relocation timetables etc.; (iii) changes in housing and income levels; (iv) rehabilitation of informal settlers; (v) valuation of property; (vi) grievance procedures; (vii) disbursement of compensation; and (viii) level of satisfaction of APs in the post resettlement period.

5.4 Reporting Requirements

102. The Project Director, responsible for supervision and implementation of the UFRP, will review monthly progress reports of the Implementing Agency on resettlement activities for onward submission to ADB for comments. The Supervision Consultant will monitor UFRP implementation progress and submit quarterly progress reports to the PD. **The external monitoring will submit its report to BR and ADB on bi-annual basis.** Monitoring and evaluation of the UFRP implementation are expected to show whether or not resettlement goals, as envisaged in the UFRP, have been achieved. Also such benefit monitoring and evaluation exercise will seek to ascertain whether the APs have been adequately benefited by various project assistance provided to the APs so as to enable them to regain their pre-project level standard of living and/or further improve their social and economic conditions.

ANNEXURES

Annexure I

Detailed Upazilawise Breakdown of the Budget

Annexure I

21.1 UPAZILA-WISE BREAKDOWN OF LAND ACQUISITION AND RESETTLEMENT BUDGET

21.1.1: LAND ACQUISITION & RESETTLEMENT BUDGET SUMMARY

SL	District	Upazila	Private Land	BR Land	Gr. Total LA & R Cost in Tk.
1	Gazipur	Kaliganj	307,328,716		
2	Gazipur	Kaliganj		32,639,100	
3	Gazipur	Joydebpur	511,106,570		
4	Gazipur	Joydebpur		34,207,063	
5	Narshingdi	Narshingdi Sadar	624,120,583		
6	Narshingdi	Narshingdi Sadar		50,456,458	
7	Narshingdi	Palash	37,951,190		
8	Narshingdi	Palash		121,548,194	
9	Narshingdi	Raipura	64,530,256		
10	Narshingdi	Raipura		107,794,834	
11	Kishoreganj	Bhairab Bazar		1,138,638	
	Total		1,545,037,315	347,784,287	1,892,821,602

21.1.2: UPAZILA-WISE BREAKDOWN OF LAND ACQUISITION AND RESETTLEMENT BUDGET FOR PRIVATE LAND ACQUISITION IN KALIGANJ UPAZILA UNDER GAZIPUR DISTRICT

SI No	Land Acquisition and Resettlement & Rehabilitation Budget	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition Cost					
	Market price of Land					
	Homestead	Decimal	115.78	140,000	16,209,200	233,747.21
	Cultivable Agri. Land	Decimal	792.92	175,000	138,761,000	2,001,023.87
	Commercial	Decimal	39.50	210,000	8,295,000	119,619.29
	Pond	Decimal	21.50	120,000	2,580,000	37,205.28
	Fallow land	Decimal	0	0	0	0
	Total				165,845,200	2,391,595.65
	Business loss & Others				767,113	11,062.27
B	Standing Crops	Kg	18,812	25	470,300	6,782.03
C	Trees	No.	10,000	850	8,500,000	122,575.53
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	9950	2000	19,900,000	286,970.94
	Semi-pucca structure	Sft	2012	940	1,891,280	27,273.49
	Thatched	Sft	7982	310	2,474,420	35,682.75
	Tin	Sft	1926	270	520,020	7,499.03
	Toilet (Kutchha)	No.	1	1056	1,056	15.23
	Toilet (Pucca)	No.	1	3,777	3,777	54.47
	Total Replacement Value				24,790,553	357,495.91
E	Overhead for DC/AB				4,007,463	57,790.22
	Total of Land Acquisition				204,380,629	2,947,301.59
F	Resettlement Cost					
	Additional grant for replacement value of land				75,758,824	1,092,491.51
	Refund of registration cost @15% (applicable in case of replacement land purchase for 50% acquisition land)				9,385,257	135,341.51
	Transfer grant - Residential structure	Each	47	7000	329,000	4,744.39
	Transfer grant - Commercial structure	Each	3	7000	21,000	302.83
	Transfer grant - Community structure	Each	2	14,500	29,000	418.20

SI No	Land Acquisition and Resettlement & Rehabilitation Budget	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
	Reconstruction grant - Residential structure	Each	47	8600	404,200	5,828.83
	Reconstruction grant - Commercial structure	Each	3	8600	25,800	372.05
	Total Relocation Cost				85,953,081	1,239,499.32
G	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	0	0	0	0
	Lessees Agri & others	Each	0	0	0	0
	Subsistence grant to all poor households	Each	22	7200	158,400	2,284.23
	Affected employees	Person	10	9000	90,000	1,297.86
	Business losers for lost income	Each	1	9000	9,000	129.79
	Additional grant for vulnerable household	Household	22	7200	158,400	2,284.23
	Training	Household	12	7200	86,400	1,245.94
	Interest free credit	Household	12	14,500	174,000	2,509.19
	Plantation Program	Lump			20,000	288.41
	Replacement and transfer grant of CPR units				506,061	7,297.73
	Total Rehabilitation Cost				1,202,261	17,337.38
H	Implementation Cost					
	Implementation NGO	Lump			1,127,540	16,259.86
	Monitoring and evaluation	Lump			30,505	439.90
	Total Implementation Cost				1,158,045	16,699.76
	Sub Total (A to H)				292,694,016	4,220,838.07
I	Contingency (@5% on total)				14,634,700	211,041.90
	Grand total				307,328,716	4,431,879.98

21.1.3: UPAZILA-WISE BREAKDOWN OF LAND ACQUISITION AND RESETTLEMENT BUDGET FOR BR LAND ACQUISITION IN KALIGANJ UPAZILA UNDER GAZIPUR DISTRICT

SI No	Land Acquisition and Resettlement & Rehabilitation Budget	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition	No Land Acquisition Implication				
	Market Price of Land					
	Homestead	Decimal	0	0	0	0
	Cultivable Agri. Land	Decimal	0	0	0	0
	Commercial	Decimal	0	0	0	0
	Pond	Decimal	0	0	0	0
	Fallow land	Decimal	0	0	0	0
	Total land value		0	0	0	0
B	Standing Crops	Kg	22,960	25	574,000	8,277.45
C	Trees	No.	4610	1,495	6,800,000	98,060.42
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	534	961.32	513,174	7,400.30
	Semi-pucca structure	Sft	11349	656	7,444,944	107,360.93
	Thatched	Sft	23369	250.65	5,857,479	84,468.66
	Tin	Sft	1696	229.00	388,384	5,600.75
	Toilet (Kutchra)	No.	5	1000.00	5,000	72.10

SI No	Land Acquisition and Resettlement & Rehabilitation Budget	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
	Toilet (Pucca)	No.	9	3000.00	27,000	389.36
	Total Replacement Value				14,235,981	205,292.10
E	Resettlement Cost					
	Transfer grant - Residential structure	Each	88	5800	510,400	7,360.30
	Transfer grant - Commercial structure	Each	80	5800	464,000	6,691.18
	Transfer grant - Community structure	Each	9	14500	130,500	1,881.89
	Reconstruction grant - Residential structure	Each	88	8600	756,800	10,913.55
	Reconstruction grant - Commercial structure	Each	80	8600	688,000	9,921.41
	Total Relocation Cost				2,549,700	36,768.33
F	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	25	6000	150,000	2,163.10
	Lessees Agri & others	Each	69	4500	310,500	4,477.61
	Subsistence grant to all poor households	Each	92	7200	662,400	9,552.24
	Affected employees	Person	22	9000	198,000	2,855.29
	Business losers for lost income	Each	81	9000	729,000	10,512.65
	Additional grant for vulnerable household	Household	98	7200	705,600	10,175.21
	Training	Household	46	7200	331,200	4,776.12
	Interest free credit	Household	46	14,500	667,000	9,618.57
	Plantation Program	Lump			50,000	721.03
	Replacement and transfer grant of CPR units	Lump			250,500	3,612.37
	Total Rehabilitation Cost				4,054,200	58,464.19
G	Implementation Cost					
	Implementation NGO	Lump			2,795,359	40,310.89
	Monitoring and evaluation	Lump			75,618	1,090.46
	Total Implementation Cost				2,870,977	41,401.35
	Total (A to G)				31,084,858	448,263.87
H	Contingency (@5% on total)				1,554,242	22,413.19
	Grand total				32,639,100	470,677.06

21.1.4: LAND ACQUISITION AND RESETTLEMENT BUDGET (PRIVATE LAND) JOYDEBPUR UPAZILA, GAZIPUR

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition					
	Homestead	Decimal	659.70	310,000	122,942,728	1,772,914.10
	Cultivable Agri. Land	Decimal	342.59	275,000	94,212,250	1,358,601.92
	Commercial	Decimal	73.97	350,000	25,889,500	373,343.43
	Pond	Decimal	7.94	275,000	2,183,500	31,487.49
	Fallow land	Decimal	0	0	0	0
	Total Land value				245,227,978	3,536,346.94
	Business loss & others				950,000	13,699.62
B	Standing Crops	Kg	350	25	8,750	126.18
C	Trees	No.	12000	850	10,200,000	147,090.63

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	23,000	2185.13	50,258,000	724,753.05
	Semi-pucca structure	Sft	16,375	950	15,556,250	224,331.24
	Thatched	Sft	17,572	305	5,359,460	77,286.90
	Tin	Sft	12,633.68	260	3,284,757	47,368.33
	Toilet (Kutchha)	No.	4	1,055	4220	60.86
	Toilet (Pucca)	No.	5	3,750	18750	270.39
	Total replacement value				74,481,437	1,074,070.77
E	Overhead for DC/AB				6,456,162	93,102.05
	Total of Land Acquisition				337,324,327	4,864,436.18
F	Resettlement Cost					
	Additional grant for replacement value of land				132,577,941	1,911,860.13
	Refund of registration cost @15% (applicable in case of replacement land purchase for 50% acquisition land)				12,083,659	174,254.22
	Transfer grant - Residential structure	Each	112	7000	784,000	11,305.79
	Transfer grant - Commercial structure	Each	19	7000	133,000	1,917.95
	Transfer grant - Community structure	Each	0	0	0	0
	Reconstruction grant - Residential structure	Each	112	8600	963,200	13,889.97
	Reconstruction grant - Commercial structure	Each	19	8600	163,400	2,356.33
	Total Relocation Cost				146,705,200	2,115,584.39
G	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	0	0	0	0
	Lessees Agri & others	Each	0	0	0	0
	Subsistence grant to all poor households	Each	37	7200	266,400	3,841.66
	Affected employees	Person	10	9000	90,000	1,297.86
	Business losers for lost income	Each	9	9000	81,000	1,168.07
	Additional grant for vulnerable household	Household	35	7200	252,000	3,634.00
	Training	Household	18	7200	129,600	1,868.92
	Interest free credit	Household	18	14500	261,000	3,763.79
	Plantation Program	Each			20,000	288.41
	Replacement and transfer grant of CPR units	Lump			227,272	3,277.41
	Total Rehabilitation Cost				1,327,272	19,140.12
H	Implementation Cost					
	Implementation NGO	Lump			1,374,190	19,816.71
	Monitoring and evaluation	Lump			37,173	536.06
	Total Implementation Cost				1,411,363	20,352.77
	Total (A to H)				486,768,162	7,019,513.48
I	Contingency (@5% on total)				24,338,408	350,975.67
	Grand total				511,106,570	7,370,489.15

21.1.5: LAND ACQUISITION AND RESETTLEMENT BUDGET (BR LAND) JOYDEBPUR UPAZILA, GAZIPUR

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition	No Land Acquisition Implication				
	Market price of Land					
	Homestead	Decimal	0	0	0	0
	Cultivable Agri. Land	Decimal	0	0	0	0
	Commercial	Decimal	0	0	0	0
	Pond	Decimal	0	0	0	0
	Fallow land	Decimal	0	0	0	0
	Total Land Value		0	0	0	0
B	Standing Crops	Kg	15,040	25	376,000	5,422.16
C	Trees	No.	2023	1,038	2,100,000	30,283.37
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	1750	961.32	1,681,750	24,251.93
	Semi-pucca structure	Sft	14,272	656	9,362,432	135,012.36
	Thatched	Sft	28,749	251	7,215,999	104,059.40
	Tin	Sft	3,742	229	856,918	12,357.31
	Toilet (Kutchra)	No.	11	1,000	11,000	158.63
	Toilet (Pucca)	No.	4	3,000	12,000	173.05
	Total Replacement Value				19,140,099	276,012.68
E	Resettlement Cost					
	Transfer grant - Residential structure	Each	120	5800	696,000	10,036.77
	Transfer grant - Commercial structure	Each	87	5800	504,600	7,276.66
	Transfer grant - Community structure	Each	3	14,500	43,500	627.30
	Reconstruction grant - Residential structure	Each	120	8600	1,032,000	14,882.11
	Reconstruction grant - Commercial structure	Each	87	8600	748,200	10,789.53
	Total Relocation Cost				3,024,300	43,612.37
F	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	34	6000	204,000	2,941.81
	Lessees Agri & others	Each	45	4500	202,500	2,920.18
	Subsistence grant to all poor households	Each	96	7200	691,200	9,967.55
	Affected employees	Person	44	9000	396,000	5,710.58
	Business losers for lost income	Each	121	9000	1,089,000	15,704.09
	Additional grant for vulnerable household	Household	101	7200	727,200	10,486.70
	Training	Household	51	7200	367,200	5,295.26
	Interest free credit	Household	51	14,500	739,500	10,664.07
	Plantation Program	Lump			50,000	721.03
	Replacement and transfer grant of CPR units	Lump			202,101	2,914.43
	Total Rehabilitation Cost				4,668,701	67,325.70
G	Implementation Cost					
	Implementation NGO	Lump			3,182,952	45,900.24
	Monitoring and evaluation	Lump			86,103	1,241.66
	Total Implementation Cost				3,269,055	47,141.9
	Total (A to G)				32,578,155	469,798.18
H	Contingency (@5% on total)				1,628,908	23,489.91
	Grand total				34,207,063	493,288.09

21.1.6: LAND ACQUISITION AND RESETTLEMENT BUDGET (PRIVATE LAND) NARSINGDI SADAR
UPAZILA, NARSINGDI

SI No	Particulars of Losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition					
	Homestead	Decimal	286.46	385,000	110,287,100	1,590,411.71
	Cultivable Agri. Land	Decimal	407.53	366,125.60	149,207,161	2,151,664.30
	Commercial	Decimal	40.96	400,000	16,384,000	236,267.94
	Pond	Decimal	9.55	250,000	2,387,500	34,429.30
	Fallow land	Decimal	0	0	0	0
	Total Land Value				278,265,761	4,012,773.25
B	Standing Crops	Kg	3612	25	90,300	1,302.18
C	Trees	No.	5545	850	4,713,250	67,968.13
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	35,812	2600	93,111,200	1,342,724.06
	Semi-pucca structure	Sft	16,910	1200	20,292,000	292,623.84
	Thatched	Sft	12020	1045	12,560,900	181,136.35
	Tin	Sft	7100	592.75	4,208,565	60,690.24
	Toilet (Kutchha)	No.	1	1,056	1056	15.23
	Toilet (Pucca)	No.	7	3,880	27,160	391.66
	Total replacement value				130,200,881	1,877,581.38
E	Overhead for DC/AB				8,288,404	119,524.18
	Total of Land Acquisition				422,708,596	6,095,732.87
F	Resettlement Cost					
	Additional grant for replacement value of land				151,517,647	2,184,983.01
	Refund of registration cost @15% (applicable in case of replacement land purchase for 50% acquisition land)				14,055,716	202,692.57
	Transfer grant - Residential structure	Each	120	7000	840,000	12,113.35
	Transfer grant - Commercial structure	Each	32	7000	224,000	3,230.23
	Transfer grant - Community structure	Each	9	14,500	130,500	1,881.89
	Reconstruction grant - Residential structure	Each	120	8600	1,032,000	14,882.11
	Reconstruction grant - Commercial structure	Each	32	8600	275,200	3,968.56
	Total Relocation Cost				168,075,063	2,423,751.72
G	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	0	0	0	0
	Lessees Agri & others	Each	0	0	0	0
	Subsistence grant to all poor households	Each	32	7200	230,400	3,322.52
	Affected employees	Person	6	9000	54,000	778.72
	Business losers for lost income	Each	13	9000	117,000	1,687.22
	Additional grant for vulnerable household	Household	30	7200	216,000	3,114.86
	Training	Household	18	7200	129,600	1,868.92
	Interest free credit	Household	18	14,500	261,000	3,763.79
	Plantation Program	Lump			20,000	288.41
	Replacement and transfer grant of CPR units	Lump			707,075	10,196.48
	Total Rehabilitation Cost				1,735,075	25,020.92

SI No	Particulars of Losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
H	Implementation Cost					
	Implementation NGO	Lump			1,832,256	26,422.32
	Monitoring and evaluation	Lump			49,565	714.76
	Total Implementation Cost				1,881,821	27,137.08
	Total (A to H)				594,400,555	8,571,642.58
I	Contingency (@5% on total)				29,720,028	428,582.13
	Grand Total				624,120,583	9,000,224.71

21.1.7: LAND ACQUISITION AND RESETTLEMENT BUDGET (BR LAND) NARSINGDI SADAR UPAZILA, NARSINGDI

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition	No Land Acquisition Implementation				
	Homestead	Decimal	0	0	0	0
	Cultivable Agri. Land	Decimal	0	0	0	0
	Commercial	Decimal	0	0	0	0
	Pond	Decimal	0	0	0	0
	Fallow land	Decimal	0	0	0	0
	Total Land Value		0	0	0	0
B	Standing Crops	Kg	13,040	25	326,000	4701.13
C	Trees	No.	3,474	461	1,600,000	23,073.04
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	3482	963	3,353,437	48,358.74
	Semi-pucca structure	Sft	18,105	656	11,876,880	171,272.33
	Thatched	Sft	38,341	251	9,623,591	138,778.44
	Tin	Sft	6052	229	1,385,908	19,985.69
	Toilet (Kutcha)	No.	11	1000	11,000	158.63
	Toilet (Pucca)	No.	7	3,000	21,000	302.83
Total Replacement Value				26,271,816	378,919.03	
E	Resettlement Cost					
	Transfer grant - Residential structure	Each	110	5800	638,000	9200.37
	Transfer grant - Commercial structure	Each	215	5800	1,247,000	17,982.55
	Transfer grant - Community structure	Each	11	14,500	159,500	2,300.09
	Reconstruction grant - Residential structure	Each	110	8600	946,000	13,641.93
	Reconstruction grant - Commercial structure	Each	230	8600	1,978,000	28,524.04
Total Relocation Cost				4,968,500	71,648.98	
F	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	72	6000	432,000	6,229.72
	Lessees Agri & others	Each	38	4,500	171,000	2,465.93
	Subsistence grant to all poor households	Each	169	7200	1,216,800	17,547.04
	Affected employees	Person	116	9000	1,044,000	15,055.16
	Business losers for lost income	Each	301	9000	2,709,000	39,065.54
Additional grant for vulnerable household	Household	167	7200	1,202,400	17,339.39	

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
	Training	Household	84	7200	604,800	8,721.60
	Interest free credit	Household	84	14,500	1,218,000	17,564.35
	Plantation Program	Lump			50,000	721.03
	Replacement and transfer grant of CPR units	Lump			606,061	8,739.79
	Total Rehabilitation Cost				9,254,061	133,449.55
G	Implementation Cost					
	Implementation NGO	Lump			5,485,014	79,097.46
	Monitoring and evaluation	Lump			148,378	2,139.70
	Total implementation cost				5,633,392	81,237.16
	Total (A to G)				48,053,769	692,966.60
H	Contingency (@5% on total)				2,402,688	34,648.33
	Grand Total				50,456,458	727,614.93

21.1.8: LAND ACQUISITION AND RESETTLEMENT BUDGET (PRIVATE LAND) PALASH UPAZILA, NARSHINGDI

SI No	Particulars of Losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition					
	Homestead	Decimal	80.50	6,097.46	490,846	7,078.32
	Cultivable Agri. Land	Decimal	150	30,357.43	4,553,615	65,666.09
	Commercial	Decimal	50	388.76	19,438	280.31
	Pond	Decimal	50	78,933.24	3,946,662	56,913.43
	Fallow land	Decimal	2.25	1,179.55	2,654	38.27
	Total of Land Value				9,013,215	129,976.42
B	Standing Crops	Kg	8000	25	200,000	2,884.13
C	Trees	No.	2433	850	2,068.05	29,822.63
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	1058	1,900.57	2,010,800	28,997.04
	Semi-pucca structure	Sft	1,722	900.12	1,550,000	22,352.01
	Thatched	Sft	1750	300	525,000	7,570.84
	Tin	Sft	1586	270.06	428,314	6,176.57
	Toilet (Kutchha)	No.	1	1,055	1055	15.21
	Toilet (Pucca)	No.	1	5,634	5,634	81.25
	Total Replacement Value				4,520,803	65,192.92
E	Overhead for DC/AB				328,534	4,737.67
	Total of Land Acquisition				16,755,222	241,621.20
F	Resettlement Cost					
	Additional grant for replacement value of land				15,151,765	218,498.31
	Refund of registration cost @15% (applicable in case of replacement land purchase for 50% acquisition land)				1,692,065	24,400.68
	Transfer grant - Residential structure	Each	27	7000	189,000	2,725.50
	Transfer grant - Commercial structure	Each	12	7000	84,000	1,211.33
	Transfer grant - Community structure	Each	5	14500	72,500	1,045.50
	Reconstruction grant - Residential structure	Each	27	8600	232,200	3,348.48
	Reconstruction grant - Commercial structure	Each	12	8600	103,200	1,488.21
	Total Relocation Cost				17,524,730	252,718.01

SI No	Particulars of Losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
G	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	0	0	0	0
	Lessees Agri & others	Each	0	0	0	0
	Subsistence grant to all poor households	Each	13	7200	93,600	1,349.77
	Affected employees	Person	5	9000	45,000	648.93
	Business losers for lost income	Each	4	9000	36,000	519.14
	Additional grant for vulnerable household	Household	13	7200	93,600	1,349.77
	Training	Household	8	7200	57,600	830.63
	Interest free credit	Household	8	14,500	116,000	1,672.80
	Plantation Program	Lump			10,000	144.21
	Replacement and transfer grant of CPR units	Lump			809,092	11,667.63
	Total Rehabilitation Cost				1,260,892	18,182.88
H	Implementation Cost					
	Implementation NGO	Lump			587,260	8,468.67
	Monitoring and evaluation	Lump			15,886	229.09
	Total Implementation Cost				603,146	8,697.76
	Total (A to H)				36,143,990	521,219.84
I	Contingency (@5% on total)				1,807,200	26,060.99
	Grand Total				37,951,190	547,280.83

21.1.9: LAND ACQUISITION AND RESETTLEMENT BUDGET (BR LAND) PALASH UPAZILA, NARSINGDI

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition					
	No Land Acquisition Implication					
	Homestead	Decimal	0	0	0	0
	Cultivable Agri. Land	Decimal	0	0	0	0
	Commercial	Decimal	0	0	0	0
	Pond	Decimal	0	0	0	0
	Fallow land	Decimal	0	0	0	0
	Total Land Value		0	0	0	0
B	Standing Crops	Kg	39,600	25	990,000	14,276.44
C	Trees	No.	9,353	417	3,900,000	56,240.54
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	11,957	961.32	11,490,677	165,703.04
	Semi-pucca structure	Sft	89,380	656	58,633,280	845,530.03
	Thatched	Sft	41,583	251	10,437,333	150,513.13
	Tin	Sft	13,701	229	3,137,529	45,245.21
	Toilet (Kutchha)	No.	15	1000	15,000	216.31
	Toilet (Pucca)	No.	2	3,000	6000	86.52
	Total Replacement Value				83,719,819	1,207,294.24
E	Resettlement Cost					
	Transfer grant - Residential structure	Each	146	5800	846,800	12,211.41
	Transfer grant - Commercial structure	Each	337	5800	1,954,600	28,186.60
	Transfer grant - Community structure	Each	13	14,500	188,500	2,718.29
	Reconstruction grant - Residential structure	Each	146	8600	1,255,600	18,106.57
	Reconstruction grant - Commercial structure	Each	364	8600	3,130,400	45,142.40

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
	Total Relocation Cost				7,375,900	106,365.27
F	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	131	6000	786,000	11,334.63
	Lessees Agri & others	Each	100	4500	450,000	6,489.29
	Subsistence grant to all poor households	Each	211	7200	1,519,200	21,907.85
	Affected employees	Person	164	9000	1,476,000	21,284.88
	Business losers for lost income	Each	384	9000	3,456,000	49,837.77
	Additional grant for vulnerable household	Household	211	7200	1,519,200	21,907.85
	Training	Household	105	7200	756,000	10,902.01
	Interest free credit	Household	105	14500	1,522,500	21,955.44
	Plantation Program	Lump			25,000	360.52
	Replacement and transfer grant of CPR units	Lump			303,030	4,369.89
	Total Rehabilitation Cost				11,812,930	170,350.13
G	Implementation Cost					
	Implementation NGO	Lump			7,751,838	111,786.55
	Monitoring and evaluation	Lump			209,698	3,023.98
	Total Implementation Cost				7,961,536	114,810.53
	Total (A to G)				115,760,185	1,669,337.15
H	Contingency (@5% on total)				5,788,009	83,466.86
	Grand Total				121,548,194	1752804.01

21.1.10: LAND ACQUISITION AND RESETTLEMENT BUDGET (PRIVATE LAND) RAIPURA UPAZILA, NARSINGDI

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition					
	Homestead	Decimal	129.06	34,052	4,394,757	63,375.25
	Cultivable Agri. Land	Decimal	655.25	7,526	4,931,453	71,114.76
	Commercial	Decimal	110.83	9,190.81	1,018,617	14,689.12
	Pond	Decimal	1.5	3,346	53,019	764.57
	Fallow land	Decimal	0	0	0	0
	Total of Land				10,397,846	149,943.70
	Business loss and others				4,568,267	65,877.38
B	Standing Crops	Kg	11,226	25	280,650	4,047.16
C	Trees	No.	6522	850	5,543,700	79,943.76
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	4519	1,900.12	8,586,624	123,824.70
	Semi-pucca structure	Sft	6204	900.05	5,583,886	80,523.27
	Thatched	Sft	1673	300.05	501,992	7,239.05
	Tin	Sft	10,527	270.01	2,842,387	40,989.07
	Toilet (Kutchha)	No.	5	1682	8410	121.28
	Toilet (Pucca)	No.	5	4,005.60	20,028	288.82
	Total Replacement Value				17,543,327	252,986.19
E	Overhead for DC/AB				766,676	11,055.96
	Total of Land Acquisition				39,100,466	563,854.15

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
F	Resettlement Cost					
	Additional grant for replacement value of land				11,363,824	163,873.73
	Refund of registration cost @15% (applicable in case of replacement land purchase for 50% acquisition land)				2,270,803	32,746.46
	Transfer grant - Residential structure	Each	74	7000	518,000	7,469.90
	Transfer grant - Commercial structure	Each	54	7000	378,000	5,451.01
	Transfer grant - Community structure	Each	6	14500	87,000	1,254.60
	Reconstruction grant - Residential structure	Each	74	8600	636,400	9,177.30
	Reconstruction grant - Commercial structure	Each	54	8600	464,400	6,696.95
	Total Relocation Cost				15,718,427	226,669.95
G	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	0	0	0	0
	Lessees Agri & others	Each	0	0	0	0
	Subsistence grant to all poor households	Each	92	7200	662,400	9,552.24
	Affected employees	Person	8	9000	72,000	1038.29
	Business losers for lost income	Each	20	9000	180,000	2,595.72
	Additional grant for vulnerable household	Household	89	7200	640,800	9,240.75
	Training	Household	43	7200	309,600	4,464.63
	Interest free credit	Household	43	14500	623,500	8991.28
	Plantation Program	Lump			40,000	576.83
	Replacement and transfer grant of CPR units	Lump			1,010,020	14,565.19
	Total Rehabilitation Cost				3,538,320	51,024.93
H	Implementation Cost					
	Implementation NGO	Lump			3,018,519	43,529.01
	Monitoring and evaluation	Lump			81,655	1,177.52
	Total implementation cost				3,100,174	44,706.53
	Total (A to H)				61,457,387	886,255.49
I	Contingency (@5% on total)				3,072,869	44,312.77
	Grand total				64,530,256	930,568.26

21.1.11: LAND ACQUISITION AND RESETTLEMENT BUDGET (BR LAND) RAIPURA UPAZILA, NARSINGDI

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition	No Land Acquisition Implementation				
	Homestead	Decimal	0	0	0	0
	Cultivable Agri. Land	Decimal	0	0	0	0
	Commercial	Decimal	0	0	0	0
	Pond	Decimal	0	0	0	0
	Fallow land	Decimal	0	0	0	0
	Total Land Value		0	0	0	0
B	Standing Crops	Kg	80,360	25	2,009,000	28,971.09
C	Trees	No.	2911	1,580.21	4,600,000	66,334.99
D	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	4642	961.32	4,460,962	64,329.97
	Semi-pucca structure	Sft	23177	655	15,182,464	218,941.01
	Thatched	Sft	121,598	251	30,521,098	440,134.08
	Tin	Sft	26032	228.75	5,955,011	85,875.13
	Toilet (Kutchha)	No.	8	1000	8000	115.37
	Toilet (Pucca)	No.	8	3,000	24000	346.10
	Total Replacement Value				56,151,535	809,741.66
E	Resettlement					
	Transfer grant - Residential structure	Each	136	5800	788,800	11,375.01
	Transfer grant - Commercial structure	Each	482	5800	2,795,600	40,314.37
	Transfer grant - Community structure	Each	17	14500	246,500	3,554.69
	Reconstruction grant - Residential structure	Each	136	8600	1,169,600	16,866.39
	Reconstruction grant - Commercial structure	Each	530	8600	4,558,000	65,729.32
	Total Relocation Cost				9,558,500	137,839.78
F	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	137	6000	822,000	11,853.77
	Lessees Agri & others	Each	97	4500	436,500	6,294.61
	Subsistence grant to all poor households	Each	432	7200	3,110,400	44,853.99
	Affected employees	Person	115	9000	1,035,000	14,925.37
	Business losers for lost income	Each	565	9000	5,085,000	73,329.01
	Additional grant for vulnerable household	Household	430	7200	3,096,000	44,646.33
	Training	Household	213	7200	1,533,600	22,115.51
	Interest free credit	Household	213	14500	3,088,500	44,538.18
	Plantation Program	Lump			80,000	1,153.65
	Replacement and transfer grant of CPR units	Lump			378,788	5,462.37
		Total Rehabilitation Cost				18,665,788
G	Implementation Cost					
	Implementation NGO	Lump			11,369,365	163,953.64
	Monitoring and evaluation	Lump			307,559	4,435.20
	Total implementation cost				11,676,924	168,388.84
	Total (A to G)				102,661,747	1,480,449.16
H	Contingency (@5% on total)				5,133,087	74,022.46
	Grand total				107,794,834	1,554,471.61

21.1.12: LAND ACQUISITION AND RESETTLEMENT BUDGET (BR LAND) BHAIRAB UPAZILA, KISHOREGANJ

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)	
A	Land Acquisition	No Land Acquisition Implementation					
	Homestead	Decimal	0	0	0	0	
	Cultivable Agri. Land	Decimal	0	0	0	0	
	Commercial	Decimal	0	0	0	0	
	Pond	Decimal	0	0	0	0	
	Fallow land	Decimal	0	0	0	0	
	Total land value		0	0	0	0	
B	Standing Crops	Kg	0	0	0	0	
C	Trees	Nos	135	1555.55	210,000	3,028.34	
D	Structures						
	Replacement Value of structure						
	Pucca structure	Sft	0	0	0	0	
	Semi-pucca structure	Sft	0	0	0	0	
	Thatched	Sft	778	250	194,500	2,804.82	
	Tin	Sft	1250	229	286,250	4,127.91	
	Toilet (Kutchha)	No.	0	0	0	0	
	Toilet (Pucca)	No.	0	0	0	0	
	Total Replacement Value				480,750	6,932.73	
E	Resettlement Cost						
	Transfer grant - Residential structure	Each	7	5800	40,600	585.48	
	Transfer grant - Commercial structure	Each	2	5800	11,600	167.28	
	Transfer grant - Community structure	Each	0	0	0	0	
	Reconstruction grant - Residential structure	Each	7	8600	60,200	868.12	
	Reconstruction grant - Commercial structure	Each	2	8600	17,200	248.04	
		Total Relocation Cost				129,600	1868.92
F	Rehabilitation Cost						
	Cash Grant for Income Subsistence						
	Lessees Commercial	Each	1	6000	6000	86.52	
	Lessees Agri & others	Each	1	4500	4500	64.89	
	Subsistence grant to all poor households	Each	4	7200	28,800	415.31	
	Affected employees	Person	0	0	0	0	
	Business losers for lost income	Each	1	9000	9000	129.79	
	Additional grant for vulnerable household	Household	4	7200	28,800	415.31	
	Training	Household	2	7200	14,400	207.66	
	Interest free credit	Household	2	14500	29,000	418.20	
	Plantation Program	Lump			35,000	504.72	
	Replacement and transfer grant of CPR units	Lump			0	0	
		Total Rehabilitation Cost				155,500	2242.40
G	Implementation Cost						
	Implementation NGO	Lump			105,707	1524.36	
	Monitoring and evaluation	Lump			2,860	41.24	
		Total Implementation Cost				108,567	1565.60
		Total (A to G)				1,084,417	15,638.00
H	Contingency (@5% on total)				54,221	781.90	
	Grand Total				1,138,638	16,419.90	

21.1.13: LAND ACQUISITION AND RESETTLEMENT BUDGET FOR BR LAND

SI No	Particulars of losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition					
	Standing Crops on BR land	Kg	171,000	25	4,275,000	61,648.28
B	Trees	Nos	23,725	809.69	19,210,000	277,020.69
C	Structures					
	Replacement Value of structure					
	Pucca structure	Sft	22,365	961.32	21,500,000	310,043.98
	Semi-pucca structure	Sft	156,283	655.86	102,500,000	1,478,116.66
	Thatched	Sft	254,418	250.96	63,850,000	920,758.53
	Tin	Sft	52,473	288.88	12,010,000	173,192.01
	Toilet (Kutchha)	No.	50	1000	50,000	721.03
	Toilet (Pucca)	No.	30	3,000	90,000	1,297.86
	Total Replacement Value				200,000,000	2,884,130.07
	Total				223,485,000	3,222,799.04
D	Resettlement Cost					
	Transfer grant - Residential structure	Each	607	5800	3520600	50769.34
	Transfer grant - Commercial structure	Each	1203	5800	6977400	100618.6
	Transfer grant - Community structure	Each	53	14500	768500	11082.27
	Reconstruction grant - Residential structure	Each	607	8600	5220200	75278.68
	Reconstruction grant - Commercial structure	Each	1293	8600	11119800	160354.7
	Total Relocation Cost				27606500	398103.59
E	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	400	6000	2400000	34,609.56
	Lessees Agri & others	Each	350	4500	1575000	22712.52
	Subsistence grant to all poor households	Each	1004	7200	7228800	104243.99
	Affected employees	Person	461	9000	4149000	59831.28
	Business losers for lost income	Each	1453	9000	13077000	188578.84
	Additional grant for vulnerable household		1011	7200	7279200	104970.79
	Training	Household	501	7200	3607200	52018.17
	Interest free credit	Household	501	14500	7264500	104758.81
	Plantation Program	Lump			290000	4181.99
	Replacement and transfer grant of CPR units	Lump			1,740,479.90	25,098.85
	Total Rehabilitation Cost				48,611,179.9	701,004.80
F	Implementation Cost					
	Implementation NGO	Lump			30,690,235	442,573.15
	Monitoring and evaluation	Lump			830,216	11,972.25
	Total Implementation Cost				31,520,451	454,545.4
	Total (A to F)				331,223,131	4,776,452.96
G	Contingency (@5% on total)				16561157	238822.65
	Grand Total				347,784,287	5,015,275.61

21.1.14: LAND ACQUISITION AND RESETTLEMENT BUDGET FOR PRIVATE LAND

SI No	Particulars of Losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
A	Land Acquisition					
	Market Price of Land					
	Homestead	Decimal	1,271.50	200,019.37	254,324,631	3,667,526.58
	Cultivable Agri. Land	Decimal	2348.29	166787.52	391665479	5648070.94
	Commercial	Decimal	315.26	163695.22	51606555	744200.08
	Pond	Decimal	90.49	123225.56	11150681	160800.07
	Fallow land	Decimal	2.25	1179.55	2654	38.27
	Total Land Value				708,750,000	10,220,635.94
	Business loss & others				8,060,000	116,230.44
B	Standing Crops	Kg	42,000	25	1,050,000	15141.68
C	Trees	No.	36,500	850	31,025,000	447,400.68
D	Structures					
	Replacement Value of Structure					
	Pucca structure	Sft	74339	2338.83	173866624	2507269.79
	Semi-pucca structure	Sft	43223	1038.18	44873416	647103.84
	Thatched	Sft	40997	522.52	21421772	308915.88
	Tin	Sft	33772.68	332.12	11284042.8	162723.23
	Toilet (Kutchā)	No.	12	1316.42	15797	227.80
	Toilet (Pucca)	No.	19	3965.74	75349	1086.58
	Total Replacement Value				251537000.8	3627327.14
E	Overhead for DC/AB				19847238.8	286210.09
	Total of Land Acquisition				1020269240	14712945.99
F	Resettlement Cost					
	Additional grant for replacement value of land				386370001	5571706.69
	Refund of registration cost @15% (applicable in case of replacement land purchase for 50% acquisition land)				39487500	569435.43
	Transfer grant - Residential structure	Each	380	7000	2660000	38358.93
	Transfer grant - Commercial structure	Each	120	7000	840000	12113.35
	Transfer grant - Community structure	Each	22	14500	319000	4600.18
	Reconstruction grant - Residential structure	Each	380	8600	3268000	47126.68
	Reconstruction grant - Commercial structure	Each	120	8600	1032000	14882.11
	Total Relocation Cost				433,976,501	6258223.37
G	Rehabilitation Cost					
	Cash Grant for Income Subsistence					
	Lessees Commercial	Each	0	0	0	0
	Lessees Agri & others	Each	0	0	0	0
	Subsistence grant to all poor households	Each	196	7200	1411200	20350.42
	Affected employees	Person	39	9000	351000	5061.65
	Business losers for lost income	Each	47	9000	423000	6099.94
	Additional grant for vulnerable household		189	7200	1360800	19623.62
	Training	Household	99	7200	712800	10279.04
	Interest free credit	Household	99	14500	1435500	20700.84
	Plantation Program	Lump			110000	1586.27

SI No	Particulars of Losses	Unit	Quantity	Rate (Tk.)	Amount (Tk.)	Amount (US\$)
	Replacement and transfer grant of CPR units	Lump			3259520.11	47004.40
	Total Rehabilitation Cost				9063820.11	130706.18
H	Implementation Cost					
	Implementation NGO	Lump			7939765	114496.58
	Monitoring and evaluation	Lump			214784	3097.32
	Total Implementation Cost				8154549	117593.90
	Total (A to H)				1471464110	21219469.46
I	Contingency (@5% on total)				73573205.5	1060973.47
	Grand Total				1545037315	22280442.93

Annexure II

Terms of Reference (ToR) for
Implementing NGO for UFRP

IMPLEMENTATION OF UPDATED FULL RESETTLEMENT PLAN FOR TBDLP

Terms of Reference (ToR) for The Implementing NGO

1.0 INTRODUCTION

The Government of Bangladesh (GoB) has obtained a loan (ADB Loan No. 2316-BAN) from the Asian Development Bank (ADB) for financing the Bangladesh Railway Sector Investment Program Project.

An 'Umbrella DPP', (Development Project Proposal) has been approved by the GoB (2006) for the implementation of these ADB funded Subprojects.

A component of this Program includes a Sample Project for the Construction of Double Line Track from Tongi to Bhairab Bazar, including Signalling, hereinafter referred to as Tongi-Bhairab Bazar Double Line Project (TBDLP). The main objective of the TBDLP is to increase the line capacity of Tongi-Bhairab Bazar single line section for efficient train operation and meet the demand of fast growing freight and Intercity passenger traffic.

Bangladesh Railway (BR), under the Ministry of Communications, is the Executing Agency of the Project. The Government of Bangladesh has appointed SMEC International Pty Ltd., Australia, as the Implementation Consultant for this Double Line Project.

The 64 km TBDLP section, starting from Tongi in Gazipur District, passes through Gazipur, Narsingdi and Kishoreganj Districts touching six thanas, namely Joydebpur, Kaliganj, Palash, Narsingdi Sadar, Raipura and Bhairab. By design, the new track will pass mainly through the existing Railway Right of Way (RoW) and needs some additional land at certain points. Although a major portion of the TBDLP passes through agricultural land, some areas with settlements will also be affected. Besides, the land previously acquired by BR has to be vacated, as at present, many squatters, encroachers, renters, and agricultural and commercial licensees are occupying and using the land.

A Draft Full Resettlement Plan was prepared by BR in 2004 for resettling and rehabilitating the land and other asset losers, squatters and occupiers and licensees that likely to be affected by the execution of the TBDLP. This Draft Resettlement Plan has now been updated as an Updated Full Resettlement Plan (UFRP) for implementation. The UFRP, once under implementation, can be called the Resettlement Action Plan (RAP) for the TBDLP.

Bangladesh Railway (hereinafter called the Employer) now intends to engage an NGO for implementing the UFRP. To become eligible for the purpose, the NGO must be a Resettlement Implementing Organization (Non-Government) duly registered with the Bureau of NGO, Government of Bangladesh and Ministry of Social Welfare, Government of Bangladesh, having the necessary expertise and experience in carrying out the implementation of the Resettlement Plan, and all other associated Resettlement activities as and when required, to implement this ToR. The Implementing NGO in the process will meticulously follow the ADB Involuntary Resettlement Policy and Guidelines and the BR Resettlement Framework (RF) prepared for this Project adhering to national legal requirements. The Implementing NGO will hereinafter be referred to as the Implementing Agency. The term 'Proposer' refers to all invited NGOs which submit proposals for this work during the proposal preparation, submission, evaluation and selection stage.

The UFRP contains, among others, the basic Resettlement Policy and Plan including its Implementation Framework based on relevant ADB Policy and Guidelines and the RF. The UFRP also contains detailed pre-land acquisition baseline, socioeconomic information on the conditions of the likely affected people due to project execution. The Implementing Agency will be required to implement the UFRP within the contours of such broad Policy and Framework subject to any further guidelines issued to them by the Employer as when required.

The main component of the UFRP comprises institutional and financial assistance for the Affected Persons (APs) for the replacement of their lost properties and assets, such as, private land, residential and commercial structures, also income generation and employment opportunities for the vulnerable groups. The Draft Full RP has been updated in such a manner so as to mitigate all the losses of APs

identified in the UFRP. If any further losses or resettlement and rehabilitation requirements are recognized by the UFRP's institutional mechanism during its implementation, the UFRP may be amended, incorporating into it all such requirements, and in that case a Revised Resettlement Plan (RRP) will be made as per ADB Involuntary Resettlement Policy and Guidelines.

1.1 Affected Persons (APs)

APs may be broadly divided into two categories:

- i) Directly Affected Persons include those who lost land, homesteads, structures and other properties as a consequence of execution of the TBDLP; and
- ii) Indirectly Affected Persons include those who have been indirectly affected in the form of loss of employment and sources of income consequent upon the acquisition of land for the TBDLP. Such persons also include squatters and encroachers displaced from the acquired areas and/or BR land.

A local Consultant conducted an Initial Poverty and Social Analysis (IPSA), a Land Market Survey and a Property and Asset Valuation Survey within the TBDLP Project influence area of the likely Affected Persons (APs) and carried out video filming of the affected structures. Thus, the IPSA database together with that of Land Acquisition will form the database of the RAP for the implementation of the UFRP.

1.2 Objectives of the UFRP

The basic objective of the UFRP is to pay compensation to the APs at replacement value of the properties lost as a consequence of the execution of the Project and to enable them to regain, or improve, the standard of living to which they were accustomed before the Project. It is intended that APs will not be any worse off as a consequence of the Project execution. This will be achieved through implementation of the UFRP and associated resettlement activities, if any, to be undertaken by the Employer for the benefit of the APs.

1.3 Core Component of UFRP

The core component of the UFRP is to provide institutional and financial assistance to the people in the process of resettlement and rehabilitation. The required land, both acquired and belonging to the Employer, will be handed over to the construction contractors after full payment of compensation to the APs. The Employer, for this purpose, has undertaken the implementation of this UFRP.

In the course of the acquisition of land, the land acquisition office of the Deputy Commissioner prepares award books containing details of all legal compensation entitlements for the APs. The gap between legal compensation and the replacement value or current market price of the acquired land and properties, if any, needs to be paid by the Project. In addition to this, compensation for the non-titled holders is also to be paid. Implementation of the RAP, among others, will undertake such activities.

1.4 Need for Implementing Agency

The Employer recognizes the very complex nature of the field level operation of the Updated Full Resettlement Plan. It is neither possible nor feasible for the Employer, to develop all in-house expertise and capacity within a reasonable period of time to implement the UFRP. As agreed with ADB, the Employer seeks to engage an Implementing Agency to undertake the implementation of the UFRP. The experience and ability of NGOs in carrying out resettlement activities, among others, are required in the implementation of the UFRP.

2.0 OBJECTIVE OF INVOLVING IMPLEMENTING AGENCY

The total amount of land required for acquisition for the Project as per the Land Acquisition Plan (LAP), will be as follows:

TABLE 1: QUANTITY OF LAND TO BE ACQUIRED & REQUIRED FOR SAMPLE PROJECT

Sl. No.	District	Land to be Acquired (ha)	BR Land (ha)	Total Land requirement (ha)
1	Gazipur	8.62	14.15	21.51
2	Kishoreganj	0.00	0.09	0.09
3	Narsingdi	9.52	72.28	80.27
	Total	18.14	86.52	101.87

The Implementing Agency will use the Land Acquisition Plans prepared by the Employer, and the total land to be acquired, as indicated in Table 1, as the initial basis for implementation of the UFRP.

Acquisition of the above quantum of land will entail in its process, physical displacements from homes, dislocation of business, losses to properties and assets and sufferings to the affected persons (APs). The UFRP has been prepared to mitigate such losses and sufferings of the APs. The UFRP notes, inter alia, all such losses, their mitigation measures and incorporates an Entitlement Matrix with various compensation items for the affected persons entitled to receive such compensation.

The primary objective of involving an Implementing Agency is to strengthen the implementation and delivery capabilities of the Employer at the field level to implement the UFRP. The Implementing Agency will provide, through a team of trained field workers and other personnel, the necessary institutional support to the Employer in identifying, informing and mobilizing all APs during the implementation of the UFRP and ensuring that all eligible APs receive their respective entitlement and can resettle properly in terms of acquiring/replacing homestead, agricultural land and/or other properties.

3.0 SCOPE OF WORK AND RESPONSIBILITIES

3.1 General

The Implementing Agency will be responsible to the Project Director, TBDLP, for payment of grants and relocation of the APs based on Cash Compensation under Law (CCL) payment made by concerned DCs within 2 years of signing the Contract. Responsibility for the effective, timely and efficient execution of the resettlement activities will lie with the Implementing Agency.

It is essential that the Implementing Agency ensure accuracy in all aspects of the implementation work because the EPs will receive payment of entitlements and other assistance from the Employer on the basis of EP files and ECs prepared by the Implementing Agency. The Implementing Agency will particularly ensure that all APs with a genuine loss as per UFRP policy are identified and that no EP is excluded from the resettlement program and that data provided in reports, files and computer discs are accurate and reliable. The Implementing Agency will also ensure that the ID card is issued to the correct person and will also keep track of each and every EP.

The Implementing Agency will also assist the Employer to socio-economically rehabilitate the Affected Persons (APs) and communities through various social safeguard measures as envisaged in the UFRP. The Implementing Agency will design programmes on the basis of the extent and severity of the adverse project impacts assessed by the Initial Poverty and Social Assessment/ Analysis (IPSA) during the UFRP implementation. The IPSA also shows differentiated impacts in terms of vulnerability relating to gender inequality, ethnic minorities and overall socioeconomic conditions of the Affected Persons (APs). UFRP implementation will seek to iron out such differentiated impacts by the application of the required mitigation measures as envisaged in the UFRP.

The Database of the UFRP will be prepared on the basis of all such information relating to the APs, their losses and compensation. To compensate APs for their losses, it will be necessary to digitally process, in a comprehensive Database of the Entitled Persons (EPs) incorporating into it and all other UFRP needs and requirements, such as, preparation of Entitled Person (EP) Files, issuance of ID Cards to all EPs, Budget and Accounts, Disposal of EP files, and others. The Implementing Agency will develop, operate and administer such a Database for efficiently implementing the UFRP.

In the light of the above, the UFRP process will entail 3 distinct phases of activities, although often overlapping with each other:

- i) Preparatory Phase;

- ii) Project Assistance and Service Delivery Phase; and
- iii) Monitoring and Evaluation Phase encompassing the entire Process.

The Implementing Agency will carry out the Major Tasks and Processes listed in these Terms of Reference. The following sections provide a summary of the implementation activities to be undertaken by the Implementing Agency.

3.2 Preparatory Phase

The Implementing Agency shall assist the Employer to successfully implement all the provisions of the UFRP in their entirety, fairly and transparently. The Implementing Agency shall coordinate with the Employer, Deputy Commissioners and Supervision Consultant on a regular basis to discuss progress and constraints in UFRP implementation. In case any issue of critical nature not covered by the provisions of the UFRP, the Implementing Agency can make necessary recommendations to cover such gaps for the consideration of the Employer. If necessary, the Implementing Agency shall consult different stakeholders and different committee (PVAT, RAC, GRC and JVT) members to resolve the problems amicably.

The Implementing Agency will collect all the relevant information about the project including Survey Reports, Land Acquisition maps and mouza maps, Layout Plan of the Project, Civil Works Schedule, and other relevant information. The general scope of work for the Implementing Agency will include, among others:

- i) design, production and dissemination of information such as information brochure and leaflet regarding UFRP policies;
- ii) assisting Project Director and his staff in Land Acquisition and implementation of Resettlement Plan and associated other programs like Social Development Program (SDP); and
- iii) coordination with the Employer's staff, departments/line agencies, local government officials in the performance of tasks.

The Implementing Agency will also assist the relevant district administrations in processing Land Acquisition, carrying out joint verification of properties and property valuation exercise maintaining soft and hard databases with detailed information in this regard.

3.2.1 Development of UFRP Strategy

The Implementing Agency will, within 4 (four) weeks of the commencement of the assignment, develop a draft Strategy for the implementation of the UFRP. In the process the Implementing Agency will be required to take all necessary steps to synchronize the resettlement activities with the construction schedules of the construction contractors so that UFRP implementation does not fall behind.

3.2.2 Information Dissemination

A major purpose of the UFRP implementation is to make the APs aware of the land acquisition process and assist them to claim their legal compensation from the office of the Deputy Commissioner (DC) as well as various kinds of project assistance from the Employer. The Implementing Agency will disseminate necessary resettlement information to the APs and host communities, local administration, etc., so that the UFRP can be implemented effectively and transparently.

The Implementing Agency shall undertake extensive consultation and collaboration with key stakeholders on a continuous basis. As and when necessary, the Implementing Agency will assist the Employer and the Supervision Consultant in organizing such consultation meetings to understand and appreciate the field conditions, identify implementation bottlenecks, if any, and take necessary steps to resolve such problems.

The Implementing Agency will design, plan and implement an information campaign in the affected areas primarily to inform the APs about the entitlement policy and how to avail of their respective entitlements. The campaign would include measures such as distribution of information booklets, leaflets, notices and other materials among the APs, carrying out community meetings, public announcements and any other

measures necessary to provide information to all APs in the project influence area. In addition the Implementing Agency will-

- ensure that dissemination of the project and resettlement policy related information is made among the project-affected persons and other stakeholders;
- translate the UFRP into vernacular language (Bangla version) easily understandable to all concerned and important excerpts from it relating to compensation, mode of payment, etc., will be distributed among the APs;
- ensure that information brochures, leaflets, etc., on important aspects of the UFRP are displayed in the respective community halls, market centres, other vantage points within the project influence areas (PIA) for the information of the APs and other concerned stakeholders;
- communicate the resulting public reaction to such information to the Employer for policymaking purpose;
- assist the Employer in displaying the UFRP on the Employer's and ADB websites for the information of the concerned viewers/stakeholders at a global level.

3.2.3 Land Acquisition Process

The Implementing Agency is required to assist the Employer in the land acquisition process by liaising with the concerned office of the Deputy Commissioner (DC) and keep the Employer informed of the latest acquisition status. The Implementing Agency will also take part in the negotiation process, where required, between the DC and the concerned affected APs and/or The Employer and the concerned affected APs regarding acquisition of the required land and property. In addition, as a member of the Joint Verification Team (JVT) and the Property Valuation Advisory Team (PVAT), the Implementing Agency will assist the Employer in implementing the UFRP in time. Among others, the following activities will be undertaken by the Implementing Agency to expedite the land acquisition process:

- i) Assist the Employer in the submission of the Land Acquisition Plan (LAP) to DCs, if required, and pursue the entailing follow-up activities;
- ii) In consultation with the Employer, liaise with the DCs during the process of LAP approval;
- iii) Participate in the JVT (a legal body with representatives from AB and RB for jointly verifying the quantity and quality of land under acquisition);
- iv) Suggest, on the basis of past experience, the applicable method of joint verification. One common method can be to check the veracity of LAP/IPSA/Census/UFRP data with the DC's award book data and the JVT data. Discrepancies, if any, in the databases, will be resolved by the Implementing Agency through the JVT;
- v) Arrange Joint Verification Forms for all parties concerned in the field, and the filled in and signed copies will be verified by the Implementing Agency to check manipulation of records, etc., and to control fraudulent compensation claims, if any. However, the Implementing Agency will also record/document disputes of a special or peculiar nature, if any, that the Awardees/EPs might face, and on the basis of this, prepare a list of the 'problem cases' and send it to the Employer for their possible speedy resolution;
- vi) Represent the the Employer in the Property Valuation Advisory Team (PVAT), to ensure the interest of the concerned EPs against any probable miscarriage of justice, if any, in respect of the quality, quantity and replacement value of their respective properties and also safeguard the interest of the Employer against any possible fraudulent claim/calculation/transaction;
- vii) Ascertain current market price/replacement value of the affected property under the supervision of the PVAT;
- viii) Carry out updating of Land Market and Property and Asset Valuation Surveys if the JVT and/or PVAT consider such surveys necessary;
- ix) Prepare Identity Cards (ID cards) with photos to the EPs with due certification from the U/P members or Ward Commissioners. Designated Employer officials will attest such ID cards, if

necessary. Authenticity of all required legal documents in connection with UFRP implementation shall be determined and attested by the Acquiring Body (AB) and the Requiring Body (RB);

- x) Prepare the final list of the titled EPs on the basis of IPSA/Census/JVT/PVAT and DC Award Book data and carry out revision as and when required; and
- xi) Prepare final list of the non-titled EPs on the basis of IPSA/Census/JVT/PVAT data and carry out revision as and when required.

3.3 Project Assistance and Service Delivery Phase

The Implementing Agency will assist the Employer in processing entitlements for the APs for payment of resettlement benefits to them. The Implementing Agency will compile and process data and develop and operate a menu driven Database of the APs to undertake such activities covering both legal compensation from the DCs and necessary top-up payment from the Employer. It will also assist the Employer to make compensation payment to those non-titled holders determined as EPs in accordance with the provisions of the UFRP. In order to successfully implement the UFRP, the Implementing Agency will, among others, undertake the following activities:

- i) Ensure receipt of the applicable acquisition Notices under Land Acquisition Law by the individual EPs/Awardees and explain to them the contents, meanings and implications of such Notices;
- ii) Consult socio-economic baseline survey database and DC office land acquisition database to identify EPs and issue ID Cards. This work includes identification of EPs, preparation of ID Cards, taking photograph of EPs and issuing ID Cards to EPs at the spot;
- iii) Inform the EPs / Awardees about the legal documents required for claiming compensation from the DCs and check the current status of their legal documents in order to minimize dispute over legal entitlement / ownership, etc., and the time to make such claims. At the outset, the following tasks, among others, will be performed;
 - check with the Awardees and see that they have all the required legal documents to claim compensation (under law) from the concerned DCs;
 - assist the Awardees /EPs regarding their respective ownership records to ensure that those are up-to-date in cases of purchase/sale or inheritance of the property being acquired, and advise and assist the Awardees / EPs to procure those documents from different sources;
 - verify if there are usufruct rights of others on the properties and inform the incumbents of such rights regarding compensation policies;
- iv) Inform the EPs households, especially the vulnerable ones, about different compensation options as stipulated in the UFRP ensuring fulfillment of their respective choices;
- v) Assist the Awardees / EPs to locate available and replaceable homesteads, land for agricultural and other productive uses and purchase such properties by the amount of compensation received, and later assisting them to reimburse the stamp duties required in such transactions and/or any other costs associated with such purchases as per their entitlements;
- vi) Assist the homestead-losers to move out and relocate their households in new places of their own choice and/or inhabited locations including host communities/villages and help them adjust to new environmental conditions;
- vii) Assist the APs not covered by the law, such as tenant cultivators, agricultural and non-agricultural salaried / wage laborers, owners of businesses on public lands, squatters, and occupants –users those identified during conducting Socio-Economic Survey (SES) to prepare the IPSA, to get their entitlements, if any, from the Project;
- viii) Counsel the Awardees / EPs / APs regarding their income losers on alternative sources of income;
- ix) Assist the EPs to get their compensation entitlements in full and in time;
- x) With the Employer's approval, pursue the DC offices to arrange for on-site payment of compensation, and organize the EPs in groups and accompany them to the respective DC offices or the project sites – if on-site spot payment is agreed upon by the concerned DCs and ensure that they get their compensation in full in time;

- xi) Assist the EPS to open Bank Accounts to deposit their compensation Bank Cheques and help them, if necessary, encash their cheques safely and securedly;
- xii) Arrange distribution of individual shares in jointly owned plots "compensated by the district administration;
- xiii) Assist the EPs in purchasing replacement land; and
- xiv) Undertake all the required follow-up activities in respect of UFRP implementation until all the EP files are successfully disposed of and closed.

Compensation payment records should be collected by the Implementing Agency from DC offices regularly and compared with the payment data of the Implementing Agency so that the progress achieved, mistakes made, if any, by the Implementing Agency in the process of UFRP implementation are checked and verified immediately. Before making payment of entitlement, land schedule and census data will be compared by the Implementing Agency with the payable amount to avoid mistakes and/ or fraudulent dealings (if any);

The Implementing Agency will coordinate with the Employer, DC and SC on a monthly basis at monthly coordination meetings to discuss progress and constraints of the previous month. Key actors for the relevant tasks will be assigned the tasks for undertaking the needed actions. In case of any items not covered by the UFRP, the coordination meeting should come up with recommendations for the consideration of the Employer.

On the basis of monitoring findings and periodic survey of implementation activities to measure the degree of implementation achieved, the Implementing Agency will conduct Formative Evaluations of to date achievements and /or failures in attaining the expected impact of the UFRP in the Project Influence Areas (PIA). One element in such exercise will be "Self-evaluation" of the implementation progress. Formative Evaluation of project impact will mark the conclusion of the UFRP;

3.3.1 Grievance Redress Committee (GRC) and Procedures

The institutional arrangements established for the UFRP implementation envisage setting up of Grievance Redress Committees (GRC) in respective PIAs to redress AP grievances with regard to their claims, identifications, and so forth. GRC will be a quasi-judicial semi-structured body of representative nature. Members to the GRC will be drawn from among the Public Representatives at the local level (preferably Chairman/Member of the respective Union Parishad), selected AP representatives, the Employer and Implementing Agency and other representatives. The main function of the GRC will be to resolve AP grievances and complaints which can be settled outside a court of law.

Several GRCs would function in the field level to help APs resolve the grievances, complaints and other difficulties faced by them. The grievances should necessarily be settled at the spot through detailed verification if necessary. The GRC would also assist the EPs to get entitlements and to purchase replacement land. The local representatives in the GRC may be paid honourarium as compensation for time spent.

In this, among others, the Implementing Agency will:

- i) Participate in the Grievance Redress Committees (GRCs);
- ii) Ensure that the APs are fully aware of the grievance redress procedures and the process of bringing their complaints to the Grievance Redress Committee (GRC);
- iii) Assist the APs in preparation of Complaint Application, accompanying them to the GRC for hearing of their cases, etc.) to bring their complaints to the GRC;
- iv) Investigate the complaints and try to settle them amicably before bringing the concerned aggrieved parties to the GRC and/or advising them to seek redress in a court of law; and
- v) Prepare a list of 'problem cases' (based on ownership documents and property related disputes coming to light while checking the status of legal documents, information from the APs themselves and other sources) which would be updated as and when necessary, during UFRP implementation.

3.3.2 Advisory Services

The Implementing Agency shall computerize DC data on land, structure, trees and other properties lost by the APs. Necessary software shall be developed to prepare EP files and Entitlement Cards (ECs) from computerized DC data and socio-economic survey data which will show the losses of an EP, compensation received from DC and the entitlements due to the EP as per entitlement policy matrix. The EP file will also contain other information taken from socio-economic survey data. The computerized EP files and ECs will be used for making payments of entitlements to the EP and monitoring the progress of resettlement works.

Records in EP files and ECs may have to be corrected/updated on a regular basis. Computerization of different types of field survey data would have to be done. Data for Computerized Database System (CDS) will have to be supplied on a regular basis. Report generation on accounts has to be done in a timely manner.

3.3.3 Income & Livelihood Restoration Programme

The Implementing Agency shall identify the vulnerable and extremely vulnerable groups, including women headed families and women destitute and prepare a draft ToR of an Income and Livelihood Restoration Programme for them for the approval of the Employer incorporating the elements of para 60 and 61 of UFRP.

3.4 Monitoring and Evaluation Phase

3.4.1 Measuring UFRP Implementation Progress

The Implementing Agency will closely monitor on a daily basis the implementation activities/performance of supporting staff and record implementation progress as well as bottlenecks. Monitoring output will be reflected in the Monthly/Quarterly/Interim and Final Progress Reports. In the process, the Implementing Agency will prepare and apply, among others, the following monitoring tools to correctly monitor the implementation progress to date and inform the Employer and the Supervision Consultant accordingly. Preparation and application of the following monitoring tools can be useful in this respect:

- Data Sheet for Monitoring Implementation Progress;
- Data Sheet for Monitoring Land Acquisition (LA) Progress;
- Data Sheet for Monitoring LA Compensation Payment (CCL) Progress;
- Data Sheet for Monitoring Resettlement Compensation Payments;
- Preparation and distribution of Information Brochures, Leaflets in vernacular language (Bangla version);
- Translation into vernacular of the UFRP;
- Display of important information at the vantage points for the awareness and understanding of all the stake holders including the APs; and
- Timely preparation and providing Monthly/Quarterly/Interim/Final Progress Reports to the Employer and the Supervision Consultant showing implementation progress to date.

The above monitoring format can be used to show completion or non-completion of each activity relating to UFRP implementation. No weightage will be attached to any particular activity. Each compensation file of each EP is required to be successfully disposed of and closed to indicate completion of work for the said EP.

3.5 Development, Operation and Updating of Computerized Database System (CDS)

3.5.1 Introduction

The resettlement and rehabilitation of APs have been conceived as a development plan having a separate budgetary provision for implementation of the policy. The Updated Full Resettlement Plan comprises the following elements:

- detailed proposals to provide resettlements with compensation at replacement cost;

- help them with entitlements to develop a new productive base for restoring their lost incomes, living standards, and general well-being.

Success of overall project depends on the adequate implementation of the Updated Full Resettlement Plan. Proper implementation depends on the right kind of data/information reaching the desk of the decision-makers on time. Only a Computerized Database System (CDS) can ensure such timely supply of information on the desk of the managers. The right kind of information will enable management to identify the implementation bottlenecks, assess progress, and coordinate the diverse activities involved in the implementation of the updated Full Resettlement Plan.

3.5.2 Objectives of Computerized Database System

The main objective of the CDS is to provide the management of the project with an efficient tool for better planning and control of different project tasks and proper decision making on resettlement issues including delivery of benefits to the APs.

The CDS will provide:

- Integrity of data and records
- Better planning and decision making
- Improved resettlement services to the affected people
- Detection of problems on resettlement issues
- Keep project expenses within budget limit and project completion within time limit
- Establish a link between the MIS or resettlement and MIS of the overall project.
- Ensure security of the databases.

3.5.3 Framework/Scope of Work

The framework for use of the CDS is:

- Computers at site offices and headquarters
- Due to geographical locations of Sites, computer systems will be designed so that the site offices can use their computer resources independent of the computer at the head office:
- Application developed will have site convenient interfaces so that data entered into site computers can be used directly to update the database at the head office computer;
- Since, the initial database to be used by the system is based on the data files received from the socio-economic baseline survey and the acquisition data received from the DC's office as well as databases created by field offices during the implementation of UFRP reconciliation of the these databases is required before integration in the system;
- Hardware selection should be appropriate to port the software and databases as well as to meet the processing and reporting requirements of the project;
- To ensure quality and uninterrupted power supply to the computer and to increase the productive time of the computer system, a proper backup power supply system will be selected.

3.5.4 Input and Output Requirements of CDS

- i) The major input into the system will be:
 - Details of the updated Full Resettlement Plan
 - Household data of APs
 - Land acquisition data
 - Data on losses
 - Resettlement entitlement and delivery data
 - Resettlement monitoring and evaluation data
 - APs file and ID card data
 - Other management related data
 - Progress on contracted work

ii) The Output Data will involve the following:

- Household file for APs containing loss details and entitlements, and other basic family information
- ID cards for entitled APs including individual losses
- Scheduled Monitoring Reports-detailed and summary
- On call reports
- Progress reports
- Financial reports

The application system will be developed based on the above mentioned input and output requirements. The system will be made as user friendly as possible so that the users with little or no computer background are able to use the system. The RU/HQ personnel will be trained on the system so that they can enter the collected field data directly into the system and maintain the files with the help of Database Managers, and retrieve the above output.

3.6 Reporting Requirements and Deliverables

3.6.1 Progress Reports

The Implementing Agency will formally report progress to the Employer mainly through monthly progress reports. Each report will contain a concise description of the activities relevant to the assigned tasks as follows:

- i) A clear and complete account of work performed in each project component;
- ii) Work planned for the next reporting period;
- iii) Status of funding and expenditure;
- iv) Identification of any problems encountered or anticipated that would affect the completion of the project within the time and fund constraints set forth in the agreement, together with recommended solution to such problems;
- v) The Implementing Agency will highlight any issue that might be hindering progress;
- vi) The status of issuance of the major LA notices (under section 3, 6 and 7 of the Land Acquisition Law) by DC under the Land Acquisition law, maintain the land schedule including the categories and valuation of the affected properties, placement of funds with DCs by the Employer, etc.;
- vii) Total number of Awardees identified by DCs for Award / Compensation under Law (CUL) and the cumulative progress made in disbursement of CUL by loss categories;
- viii) Total number of EPs (recognized by DCs) eligible for additional payment from the Employer and cumulative progress made in payment by loss and entitlement categories;
- ix) Total number of the EPs, who are not covered by the law (but are socially recognized owners/users of the affected properties), identified for compensation/entitlement from the Employer and cumulative progress made in disbursement by loss and entitlement categories;
- x) Number of cases received by the Grievance Redress Committee indicating the types of grievance made in favor of or against the complainants;
- xi) Total number of home lot losers needing relocation and resettlement provisions stipulated in the UFRP;
- xii) Any other issues that are relevant to implementing the policies stipulated in the UFRP; and
- xiii) The Implementing Agency will submit the monthly progress report on or before the 10th day of the following month.

3.6.2 Deliverables

The Implementing Agency will carry out the tasks defined in the UFRP and this ToR and any other requirements suggested time to time by the Project Director in writing and submit to the Employer and other relevant agencies following documents and reports in number and language specified as follows:

- i) Monthly, Quarterly, Annual, and Final Reports on progress of work and self-evaluation of planned tasks in English Language in 20 copies each;
- ii) Entitled Persons File (provisional, closed and pending) quarterly, annually and at project completion in English Language in 3 copies for each entitled person (EP);
- iii) Software for electronic database, preparation of Entitled Persons Files, determination of losses and entitlements as appropriate in the computer of the Project Director and at the field offices of the Employer;
- iv) Computerized database developed and updated time to time during the implementation period of the UFRP in CDs and transfer such data to the computer of the Project Director; and
- v) All hard data and soft data collected and developed during the implementation period will be handed over to the Employer on Project completion.

3.7 Methodology

The Implementing Agency will carry its work in the following manner:

- i) Select appoint and train Resettlement Assistants (RA) who would implement the RP at the village level. Interested APs having requisite qualification to be given preference in recruitment of field staff.
- ii) The work of the RAs will be supervised by the Implementing Agency for which it will appoint necessary supervisory staff. As far as possible, persons having work experience in similar projects have to be selected for the position of RAs and Supervisors. The RAs will be the most important link between the BR and the APs. They would assist the APs by providing them all information related to the entitlement policy and procedure by helping them to complete all procedural and administrative formalities for receiving their respective entitlements and by counseling them with regard to grievances and other types of difficulties. They would also distribute Entitled Persons (EP) identity Cards and Entitlement Cards (EC) and carry out its periodic revisions. They would collect information required for the monitoring and review of the implementation process.

The Resettlement Assistants will stay at villages but will be responsible to the Supervisor for their progress. Implementing Agency may entertain incentives on top of their salary as per their progress and sincerity.

The Implementing Agency would be responsible for drawing up the detailed job description of the RAs.

- iii) Motivation and Mobilization of APs through Information Campaign

The Implementing Agency will design, plan and implement motivation and mobilization program in the project affected areas primarily to inform the APs about the entitlement policy and how to avail of their respective entitlement(s).

The motivation and mobilization program shall include formation of small groups of EPs carrying on information campaigns, collection of field information and conducting surveys as and when necessary.

Information campaign should be executed through distribution of brochures, leaflets, publication of notices in newspapers and village consultation meetings.

- iv) Supervision and Management

Facilities and logistics required for carrying out the implementation activities have to be made available in due time at the field and head office level. Proper supervision and monitoring has to be ensured in consultation with the field officers of the Employer for smooth and efficient implementation of the Work. Constant liaison with the Employer would have to be maintained. Renting necessary accommodation at field level may have to be done as necessary.

3.8 The Employer's Role

The Employer is responsible for overall supervision of the Implementing Agency. The Employer will assist the Implementing Agency:

- i) to supply CCL payment data to the Implementing Agency in time so that data can be computerized and recognized owners of property lost to the Project can be identified;
- ii) by making timely payment of all bills (as per the Contract);
- iii) by providing a full set of socio-economic base-line survey database for the areas acquired so the EP files and ECs can be prepared and other resettlement activities can be carried out;
- iv) by providing basic data and fixing the criteria for entitlements of the EPs as may be deemed necessary for the contracted work;
- v) by issuing cheques (Authorized official of the Employer will sign the cheques);
- vi) by requesting the full co-operation of the staff of the Employer, District Administration, Union Parishads, and all other stakeholders in the implementation activities and arranging regular meetings between the Implementing Agency and the Employer, the Supervision Consultants and other relevant organizations; and
- vii) by addressing any other issues considered appropriate in relation to UFRP implementation.

3.9 Supervision Consultants' Role

The Supervision Consultant (SC), acting on behalf of the Employer, will provide advice and guidance to ensure that sound methodologies are applied for implementation of the UFRP.

The SC team will:

- i) Monitor and supervise overall work of the implementing Agency and provide feedback to the Employer on issues relating to implementation of the Updated Full Resettlement Plan;
- ii) Advise on any changes in the implementation activities which may be required due to changing field conditions;
- iii) Participate in conducting the training of the RAs and other staff of the Implementing Agency prior to mobilization of the Implementing Agency field staff, and during implementation of the UFRP from time to time;
- iv) Review on behalf of the Employer the implementation progress report submitted by the implementing Agency on a regular basis; and
- vi) Participate in regular meetings with the Implementing Agency and the Employer to advise on implementation problems, if any.

3.10 Time Frame

The Work is scheduled to start by 1 September 2009 and will end on 30 August 2011 matching the construction schedule of the project. This means the Contract with the Implementing Agency will be for a period of 24 months. However, the inputs and staffing of the Implementing Agency might be required to be staggered (including demobilization and remobilization of staff) if there are changes in the schedule of the construction project activities. The Implementing Agency will submit along with the offer a detailed time schedule for all core activities. NGOs should note that the Employer is committed to providing the Construction Contractor 50% of the Site, which will include land for construction of site offices of the Construction Contractor and the Employer's Engineer, within 28 days of the Commencement Date of the Construction Contract and the remaining 50% within 88 days of the Commencement Date of the Construction Contract.

3.11 Work Plan

Proposers will submit along with their proposals a Work Plan containing a detailed time schedule for all core activities based on the above timeframe, and in accordance with this ToR, which should show the different implementation activities in detail, and the anticipated time for completion of each activity. In addition, key milestones of the Updated Full Resettlement Plan should be clearly identified in the Work Plan. Key milestones to be shown in the Work Plan should include the following:

- Mobilization of Team, including:
 - ✓ Recruitment
 - ✓ Training
 - ✓ Establishing Head office and Field offices
 - ✓ Logistics and Transport
- Information campaign including
 - ✓ Public Announcements
 - ✓ Newspaper Circulars
 - ✓ Preparation and distribution of Information Leaflets
 - ✓ Preparation and distribution of brochures/booklets
 - ✓ Village Consultation Meetings
- Preparation of ID Cards and Entitlement Cards
- Preparation EP files
- Preparation of CDS
- Disposal/Closure of 30% EP Files
- Disposal/Closure of 60% EP Files
- Disposal/Closure of 100% EP Files
- Submission of Final Implementation Report.

4.0 STAFFING

4.1 Staffing Input

NGOs, in their Proposals, will show their staffing inputs for each of the components in order to carry out the works under the Request for Proposal as per their proposed respectively assigned man-months. Designation of the staff members and their respective durations of inputs should be shown as in Table 2. These represent the minimum requirement of staff required for the Work. The Implementing Agency has to mobilize additional personnel as required for timely completion of the Work.

TABLE 2: STAFFING INPUT

	Position	Number	Time in months	Total man-month
A	Headquarter			
	1. Team Leader	1	24	24
	2. Deputy Team Leader	1	24	24
	3. Land Acquisition Specialist	2	12	24
	4. Gender Specialist	1	18	18
	3. Database Manager	1	24	24
	4. Computer Operator	2	12	24
	5. Administrative Staff			
	1) Project Administrator	1	24	24
	2) Accounts Officer	1	24	24
	6. Support Staff			
	1) Office Assistant	2	12	24
	2) Security	2	12	24
	3) Attendant	2	12	24
B	Field Level			
	1. Area Manager	2	12	24
	2. GRC Member	2	12	24
	3. Supervisor	2	12	24
	4. Computer Operator	2	12	24
	5. Resettlement Assistant (RA)	10	24	240
	7. Support Staff			
	1) Accounts	2	12	24
	2) Office Assistant	2	12	24
	3) Security	5	24	120
	4) Supporting Staff	4	24	96

Annexure III

Terms of Reference (ToR) for
External Monitoring Agency

Annexure III**TOR for External Monitoring Agency****I. Introduction**

In order to implement resettlement plan (RP) properly, independent monitoring by a third party, an external monitor (consultant) in addition to internal monitoring by resettlement implementing/executing agencies has been considered effective. Through independent monitoring, the executing agency can help ensure RP implementation activity effective. It becomes possible to locate the bottlenecks and amend/improve the RP implementation procedure or payment modality through executive order, if needed.

In the Tongi-Bhairab Bazar Subproject, the RP implementation will be monitored by a local independent expert or agency through periodic visits to the project sites. To make it meaningful in real sense, the BR will select and engage the independent monitor in consultation with ADB.

II. TOR General

- To review and verify the progress in the RP implementation.
- To assess whether resettlement objectives, particularly income generating activities, have been achieved.
- To assess resettlement effectiveness, impact and sustainability, drawing both on policies and practices and to suggest any corrective measures, in case of mistakes and problems encountered.

III. Specific Tasks and Methodology

- Review pre-project baseline data on income and expenditure, occupational and livelihood patterns, leadership and community organizations and cultural parameters.
- Identify an appropriate set of indicators for gathering and analyzing information on resettlement/rehabilitation impacts; the indicators shall include but not limited to issues like relocation of affected people, delivery of entitlement, and level of satisfaction by the beneficiaries of programs.
- Review result of internal monitoring and verify claims through random checking at the field level to assess whether resettlement/rehabilitation and income restoration objectives have been generally met. Involve the APs and community groups in assessing the impact of resettlement programs for monitoring and evaluation purposes.
- Conduct both individual and community level impact analysis through the use of formal and informal surveys, key informant interviewers, focus group discussions, community public meetings, and in-depth case studies of APs/women from the various social classes to assessing the impact of RP implementation.

IV. Mobilization and Work Plan

Independent monitor will be engaged within 3 months of loan effectiveness and would be on board as per schedule of civil works construction and placement of RP implementing NGO. Independent review will be carried out twice annually for the total project period.

Format 1: Monitoring Quarterly Achievement

Sub-Project Name

Report No:.....

Reporting Date:.....

Reporting Period:.....

Sl. No.	Broad Activities	Sub-activities	Units	Total target (quantity)	Progress durina the auarter			Remarks
					Target for the quarter	Achievement	%	
1	Consultation, information campaign and disclosure							
2	Payment of CCL for land acausition							
3	Payment of resettlement benefit to the APs.							
4	Relocation of APs from the ROW land							
5	Resettlement Of Relocated ROW PAPs							
6	Rehabilitation And income restoration							

Reporting person I D:.....

Name:..... Position:..... Signature with date.....

Format 2: Monitoring Quarterly Actions, Problems and Suggested Actions

Sub-Project Name

Report No:.....

Reporting Date:

Reporting Period:.....

Sl. No.	Broad Activities	Sub-activities	Progress during the auarter			Problem code	Remarks
			Target for the Quarter	Achievement	%		
1	Consultation, information campaign and disclosure						
2	Payment of CCL						
3	Payment of resettlement benefit						
4	Relocation of ROW APs						
5	Resettlement of ROW APs						
6	Rehabilitation and Income restoration						

Reporting person ID: Name: Position: Signature:.....

Format 3: Evaluation of RP implementation Progress (automated)

Major items of action	Item weight (%)	Specific action steps (sub-items)	Distribution of Sub-Item Weight (%)	Unit	Planned Total	Progress in quantity			Commutative Progress in%			Progress during the month in%		
						Up to the month	till last month	during the month	Sub-item Progress	Item Progress	Project Progress	Sub-item Progress	Item Progress	Project Progress
1) Recruitment, training and deployment	5	1. Deployment of managerial staff Consultants	30	Man-month										
		2. Deployment of resettlement workers	30	Man-month										
		3. Training and mobilization	40	No. 0 RWs										
2) Adopting The Resettlement Action Plan	5	1. Review of RAP	25	%										
		2. Devise corrections to the RAP	25	%										
		3. Submission of comments to BR	25	%										
		4. Approval of RAP with corrections	25	%										
[3] Socio-economic survey	10	1. Designing the surveys	15	%										
		2. Field survey and collection of data	35	%										
		3. Computerization of field data	25	%										
		4. Data analysis and Report generation	25	%										
4) Valuation of Affected property	10	1. Formation of PVAT	20	%										
		2. Planning for valuation	20	%										
		3. Communication and collection of data	45	%										
		Recommendation	15	%										

Major items of action	Item weight (%)	Specific action steps (sub-items)	Distribution of Sub-Item Weight (%)	Unit	Planned Total	Progress in quantity			Commutative Progress in%			Progress during the month in%		
						Up to the month	till last month	during the month	Sub-item Progress	Item Progress	Project Progress	Sub-item Progress	Item Progress	Project Progress
5) Information campaign	6	1. Distribute information brochure	40	EP										
		2. Personal contacts	30	EP										
		3. Public consultation meetings	30	Times										
6) Relocation of project Affected Persons	15	1. Motivate EPs	40	EP										
		2. Payment of Transfer Grant	60	EP										
7) Identification of Eps	12	1. Collection of award data	20	EP										
		2. Assigning 10 numbers	20	EP										

V. Monitoring through Focus Group

The other important task of the independent monitoring agency is to be done through Focused Group Discussion (FGD) with stakeholders. FGD should also be organized with the poor and vulnerable groups. Separate FGD with the women group should be organized with the assistance from Gender Specialist in PIC. Starting from the progress in collecting required documents for CCL, collection of all other benefits and how efficiently the compensation and resettlement benefits have been utilized by the people should come under the purview of monitoring.

VI. Evaluation

- RP evaluation by independent agency will carry out the followings:
- Has the RP implementation been carried out as designed
- Assessment of the result of internal monitoring
- Has resettled persons been able to restore the livelihood living standard and improve
- Has the compensation for resettlement been appropriately utilized

VII. Monitoring Report

Half yearly and yearly monitoring report should be submitted to the ADB with copies to the BR. An evaluation report at the end of the project should be submitted to the BR and concerned parties with critical analysis of the achievement of the program and performance of the EA and NGO. The format-3 should be used for quantitative information about the progress.

The monitoring and evaluation agency to be selected for the tasks must have proven experience in resettlement planning and implementation. The agency must be able to present certificate from the concerned authorities *Agencies* to verify their satisfactory performance in resettlement planning and implementation, monitoring and evaluation through effective computerized information management system (CMIS) and preparation of analytical/evaluation reports meeting the standards of the external financiers.

The consultant must be able to present evidence of sufficient experienced and trained manpower to be mobilized to this end. The consultant should show the duration of their services

Technical and financial proposals 1 original and 3 certified copies to be submitted to the Project Director, Railway Sector Improvement Project, during office hours on date mentioned in the notice for submitting proposal. The technical and financial proposals are to be submitted in two separate sealed envelopes clearly marking the name of the project and contact address of the consultant.

The contents of the proposal should be as follows:

- i) Proposal -objectives
- ii) Competence of organization;
- iii) Understanding of the Terms of Reference;
- iv) Approaches and methodology;
- v) Work plan;
- vi) Competence of professionals to be involved supplemented with signed CVs.

VIII. Selection of Independent External Monitoring Agency

The independent external monitoring consultant will be an independent expert or agency (firm or NGO) selected through quality and cost based selection (QCBS) method. The Technical Proposal will have 80% marks while the Financial Proposal will bear 20% marks. The evaluation of the technical proposal and financial proposals as above will rank the proposals. The first ranked consultant will be called for negotiation first. This financial proposal of the Consultant will be revised in the negotiation meeting if needed. Upon successful negotiation, the consultant will be awarded contract. If failed, the second ranked consultant will be invited and so on.

Annexure IV

Draft Information Brochure

ANNEXURE IV

Draft Information Brochure
Land Acquisition, Compensation, Resettlement and Rehabilitation
Tongi-Bhairab Bazar Railway Subproject

A. Introduction

1. The Bangladesh Railway Sector Improvement Project includes double tracking and improvement of Tongi-Bhairab Bazar railway line for capacity enhancement of the Dhaka - Chittagong rail corridor for increased passenger and freight movement. Length of the subproject railway is approximately 64-km from Tongi Railway station to Bhairab Bazar railway station. The Government of the Peoples Republic of Bangladesh has undertaken the subproject through Bangladesh Railway (BR) for increasing efficiency and carrying capacity of Bangladesh Railway to boost the local and international trade through the Chittagong Sea Port. The subproject therefore carries importance for public benefits in terms of speed, lower transport cost, safety and security in freight and passenger movement between Dhaka and Chittagong. The proposed project will require 104.66 ha land in the left hand side of the existing railway embankment of which 86.52 ha belongs to BR and the remaining 18.14 ha private land and 14.94 ha other land to be acquired under Gazipur and Narsingdi districts.

2. All households and persons likely to lose land and any property due to acquisition of land for the subproject will receive compensation from concern Deputy Commissioners (DCs) as per legal ownership records (within the framework of Ordinance II of 1982 with amendments). In addition to the compensation to be paid by the DCs, BR will provide additional cash and material assistances for resettlement and livelihood restoration of the affected households and persons including those not recognized by the DCs but experience material and livelihood losses due to undertaking of the subproject. A resettlement plan has been adopted for resettlement and rehabilitation of the affected persons both titled and non-titled and will be implemented by the BR through engaging an experienced NGO.

3. Bangladesh Railway on behalf of the Government of the Peoples Republic of Bangladesh expects that the local communities, respected persons, community based organizations, non-government organizations will be extending cooperation for successful implementation of the resettlement plan.

B. RP CONCEPTS AND DEFINITIONS

4. Various terms used in the domain of resettlement and rehabilitation of affected persons are defined as follows:

Directly Affected Person (DAP): Persons living within the right of way of the project at the time of serving notice under section 3 of the Ordinance II of 1982 for land acquisition or at the time of census and video archiving in February 2008 or any person losing their land, other assets including residence, or source of livelihood will be considered as Directly Affected Person.

Indirectly Affected Person (IAP): Persons losing only their place of residence or livelihood resources but are not owner of any land within the right of way of the project, will be considered as indirectly affected person.

Compensation: Compensation refers to compensation to affected households and persons under the Ordinance II of 1982 (with amendments) paid by the Deputy Commissioners for acquired assets (land, structure and trees).

Assistance: Assistance refers to resettlement assistance extended in cash and/or in kind over and above the compensation under law. The replacement price of land and physical assets is generally provided by the RP implementing NGO.

Cut off date: The first day of conducting the census survey will be considered as the "cut-off" date for payment of resettlement benefits. Video filming of all structures on the ROW was prepared to control fraudulent claims. The cut-off date of eligibility for resettlement assistance under this RP is 1st February 2008.

Encroacher: Households or shop owners in the neighborhood of BR alignment who encroached into BR land.

Entitled Person: An entitled person (EP) is one who has lost his/her assets like land (on the ROW), fish pond, built structures, etc. and/or business /employment as a direct/indirect impact of the project and is eligible to receive compensation from the DC office and/or cash grant from BR.

Grievance Redress Committee (GRC): Redressal of grievances lodged by the EPs is to be carried out by the Grievance Redress Committee. GRC will be established with representation from EA, local government and NGOs representatives. The Resettlement Officer will chair the GRC. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance.

Homestead failure: Households fail to organize land for homestead immediately after relocation are considered as homestead failure and provided with transitional support for alternative place of residential plot.

Household: A household includes all persons living, cooking and eating together as a single-family unit. The socioeconomic survey used this definition and the survey data forms the basis for identifying the household unit. There may be one or more persons in a household who are entitled to resettlement benefits based on the nature of losses and ownership.

Households require relocation: May consist of both vulnerable and non vulnerable households needing relocation from the right of way land.

Licensee: Taking lease of agricultural or commercial land of BR on a yearly basis.

Occupier: They live on BR land without permission or paying any lease money to BR but have their own land elsewhere.

Relocation/Resettlement: Relocation refers to physically moving of the APs from the affected area to a new area/site and rebuilding homes, assets, including productive land/employment while resettlement means re-establishing income, livelihoods, living and social system.

Replacement Land: In most cases the project can't provide replacement land in the vicinity of the project due to scarcity of land. A land and property valuation survey, based on price recorded from formal and informal sources, will determine the Replacement Value (RV) of land and structures at current market price and be approved by PVAT. BR will pay the difference between CCL and RV, including stamp duty and land registration fees for land purchase. Further, the implementing agency/NGO will assist in all possible ways, including finding land for the APs, in the purchase of replacement land, if available.

Replacement Value (RV): RV is to ensure that the affected person can buy the lost property from the market. The valuation is done through a survey by an independent agency based on the methodology approved by PVAT. RV is recommended to the MOC by the PVAT for approval. The RP implementing NGO (INGO) will be the member secretary of the PVAT.

Right of Way: The land identified for construction project facilities including extension of embankment, station buildings, etc.

Squatter: People who squat (for residential purpose) on the govt. land without permission (BR land or other government land).

Vulnerable Groups: (i) women-headed households; (ii) landless households (those without agricultural land, and depend largely on wage labor for survival); (iii) disabled households heads; (iv) poor households losing more than 10% of his agricultural land due to the project; and (v) households having an income below the poverty line.

C. COMPENSATION AND RESETTLEMENT ELIGIBILITY AND ENTITLEMENTS

5. All families residing in affected areas and holding affected assets or incomes before the eligibility cut-off date for the Subproject (February 1, 2008, the date of the start of the census survey) will be entitled to compensation and/or rehabilitation for their losses. This provision includes legal owners, non-titled users, leaseholders and squatters as detailed in table 1.

Table 1: Eligibility, compensation and entitlements

Type of Loss	Definition of APs	Entitlement
1. Loss of agricultural, commercial and homestead land	Legal owner(s) of land	<ul style="list-style-type: none"> ▪ Replacement value of land at market price to be determined by PVAT. ▪ Refund of registration cost incurred for replacement land purchase at the replacement value.
2. Loss of residential /commercial structure	Legal owner(s) of structures and non-titled owners including renters and informal settlers/squatters identified by the Census for each household/shop/ community unit	<ul style="list-style-type: none"> ▪ Replacement value of structure to legal owner(s) as determined by PVAT ▪ Transfer grant of Tk. 6,500 to legal owner(s), ▪ Transfer grant of Tk. 5,200 to non-titled owner(s) including renters and informal settlers, ▪ Reconstruction grant of Tk. 7,800 to both legal owner(s) and non-titled owner(s) ▪ For the homestead failures a plot in BR land for temporary relocation. ▪ Salvaged materials free of cost
3. Loss of trees, crops, perennials	Legal owner(s) of land	<ul style="list-style-type: none"> ▪ Compensation at the rate estimated by the Forest Department and the Agriculture Extension Department fixed by DCs ▪ Salvaged materials free of cost
4. Loss of access to agricultural and commercial land by sharecroppers/ tenants	Legal tenants of land identified by DCs and non-titled tenants /licensees/lea sees of land identified by Census	<ul style="list-style-type: none"> ▪ Crop compensation to titled sharecroppers or lessees. ▪ Cash grant of Tk. 3,900 for non-titled sharecroppers and licensees of agricultural land; ▪ Cash grant of Tk. 5,200 for non-titled commercial lessees.
5. Loss of income and work days due to displacement	Head of poor households / employees identified by Census	<ul style="list-style-type: none"> ▪ Cash grant of Tk. 6,500 per household as subsistence for lost income/workdays ▪ Cash grant of Tk. 7,800 for loss of business income by affected traders ▪ Cash grant of Tk. 3,900 to the affected employees/wager earners equivalent to 2 months income.
6. Poor and vulnerable	Poor and vulnerable households identified by Census	<ul style="list-style-type: none"> ▪ Additional cash grant of Tk. 6,500 for affected women headed households and poor households. ▪ Training and cash grant for income and livelihood restoration program (ILRP); ▪ Employment in the project construction work ,if available
7. Displacement of community structure	Community representative as identified by Census	<ul style="list-style-type: none"> ▪ Cash compensation for structure to legal owner(s) as determined by DC ▪ T.k 13,000 as transfer grant for relocation of the structure

Type of Loss	Definition of APs	Entitlement
		<ul style="list-style-type: none"> ▪ Dismantling and reconstruction cash assistance as per assessed value by PVAT.
8. Access to community/ civic facilities at relocated sites	Households identified by Census/Joint verification	<ul style="list-style-type: none"> ▪ Community infrastructure facilities, access roads, plantation, tube-wells, sanitary latrines and drainage.
9. Temporary impact during construction	Community / Individual	<ul style="list-style-type: none"> ▪ The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of burrow materials. ▪ All temporary use of lands outside proposed RoW to be through written approval of the landowner and contractor. ▪ Land will be returned to owner rehabilitated to original or preferably better standard.

* Please note that grant for transfer of structure and reconstruction, loss of income and standing crops for the affected households has been calculated by increasing 10% per year (for 3 year flat rate 30%) in updated budget 2008.

D. OBTAINING RESETTLEMENT AND REHABILITATION ENTITLEMENTS

The Bangladesh Railway will engage an experience NGO for implementation of the resettlement plan for resettlement and rehabilitation of the affected persons. All cash and material assistance will be determined based on assessment of the Joint Verification Team and valuation by the Property Valuation Advisory Team at replacement cost. The staff of the NGO will identify, communicate and contact the eligible affected persons recognized by the DCs for directly affected persons and by census for indirectly affected persons. Any grievances of the eligible affected persons (entitled persons - EPs) will be received by the implementing NGO staff and all such grievances if not litigable under law will be resolved through the Grievance Redress Committee resolution.

1 – Entitled Person

Persons receiving compensation from the DCs and those will be identified for providing resettlement assistance by Bangladesh Railway will be considered as entitled persons (EPs). Payment data from award books and data on inventory of losses from census updated as per final engineering design (following eligibility cut-off date) will be the basis for identification of EPs. Bangladesh Railway will provide each of the entitled persons an ID Card with attested photographs of the bearers. This ID card will hold all relevant information of the affected households. The NGO will assist the affected persons to get an ID card from Bangladesh Railway. The willing EP will produce his/her National ID Card to obtain the resettlement ID card, however, the local communities including elected representatives will certify the holder.

2 – Entitled Person's File

All the losses at all locations of the project right of way as per the resettlement plan will be accumulated in a single file called the Entitled Person's File (EP File). The losses will be processed in computer using specialized software, preserved in computerized MIS and printed in EP File format. Basis for losses will be the final award book produced by the DCs and the updated loss database by census as per final engineering design.

3 – Entitlement Card

Entitlements against all recognized losses as per the EP File will be calculated in computer using specialized software, preserved in computerized MIS for entitlements and printed in a format called Entitlement Card (EC) time to time with the development of payment by the DCs. Basis for entitlements will be the provision of non-asset entitlements in the resettlement plan and the replacement value determined by the PVAT for land, structure, trees and crops.

4 – Replacement Land Purchase

In case of replacement land purchase, the EP will negotiate with the owner/seller of land to determine the price, and register the land transfer in his/her name. The EP must scrutinize the records of rights of the seller of the parcel of land to be purchased and be sure that they are alright for a transaction. The deed value of the replacement land purchase will be considered for determination of entitlement for replacement land purchase. If the deed value is more than the replacement value of the parcel of land acquired for the subproject, entitlement will be prorated up to the replacement value. If it is less than replacement value, the entitlement will be prorated on the deed value.

For receiving entitlements for replacement land purchase, the EP has to produce the documents to prove that he/she has purchased replacement land. The NGO will scrutinize the documents, pay field verification and on being satisfied, will recommend the claim for consideration.

Bangladesh Railway seeks cooperation from all concerned to cooperate the affected persons willing to buy replacement land by providing information on availability of land.

5 – Grievances Redress Process

Any affected person may file a complaint or grievance to BR regarding resettlement. BR will set up a platform for grievance resolution within the Resettlement Unit of the Field Office at district level for each union where anybody will be affected due to the Subproject. Grievance redress committees (GRCs) will full representation of the affected persons, their elected representatives, the BR and the NGO assisting BR for implementation of the RP. During implementation of the Subproject, you will be informed through open consultation, personal contact and written documents about your right to grievance redress from the BR. APs will have the right to call upon support of implementing NGO to assist them in presenting their grievances to the GRCs.

Grievances will be redressed within a month from the date of lodging the complaints using the following procedure:

1. All complaints from the APs will be received at the field office of the NGO, the member secretary of the GRCs with a copy to the concerned LGI representatives.
2. The representative of the NGO in the GRCs upon receipt of complaints will organize a hearing session from the complainants in concerned GRC of the Union from where the complaint was receipt.
3. The GRC will review the proceedings and pass verdicts to convey to the concerned AP through the NGO.
4. If there are such matters relating to arbitration through the courts, the matter will be referred to the court.
5. The GRC will settle the disputes within 15 days of receiving the complaints from the APs.
6. Resolution of the GRCs will be final and adopted in the process of resettlement for issuance of ID cards, determination of loss and entitlements and payment thereof.

6 – Joint Verification of Assets

The loss and disturbances of the potential affected persons have been documented and entered into computer database through census which is further updated as per the detail engineering design. The implementing NGO will carry out physical verification of the recognizable losses and a legally constituted Joint Verification Team comprised of the Assistant Director - Resettlement of Bangladesh Railway, nominated representative of the concerned Deputy Commissioners and Area Manager of the NGO engaged by Bangladesh Railway for implementation of the resettlement plan.

Scope of Work of the JVT is as follows:

- (a) Review and update the data from physical verification conducted by Implementing NGO and compare them with the DCs' assessment of loss of physical assets and their owners. Signing on the Joint Verification Forms, determining the loss of the affected persons, preparing budget and produce to the Project Director and the concerned Deputy Commissioners.

- (b) Identify the squatters on BR or government land (khas land) on the right of way, determine their losses, sign on Joint Verification Forms, determine the compensation and budgets, and produce to the Project Director and the concerned Deputy Commissioners.
- (c) Identify the lease holders of BR land on the right of way, determine their losses, sign on Joint Verification Forms, determine the compensation and budgets, and produce to the Project Director and the concerned Deputy Commissioners.
- (d) Perform the above activities in connection with the execution of the Tongi-Bhairab Bazar Railway Subproject and submit the documents and reports as applicable to the Project Director.

7 – Replacement Value of Assets

The Bangladesh Railway will ensure compensation for land and assets at full replacement cost. A legally constituted body (Property Valuation Advisory Team-PVAT) comprising of representative of Bangladesh Railway, designated representative of DC of concerned district, representative of RP Implementing NGO and local elected representatives will be responsible for determination of replacement value of land, structure and trees considering the current market prices.

Scope of Work of the PVAT is as follows:

- (a) Design and conduct valuation survey for affected land and property due to land acquisition and execution of the project, determine the current market price of land and other property. The members will sign on the price list.
- (b) Design and conduct valuation survey for affected property of the lease holders of BR land and squatters on the BR or other government land within the right of way, and determine the current market price. The members will sign on the price list.
- (c) The implementing NGO as the member secretary will conduct the surveys as per design adopted by the PVAT and produce the results to the PVAT for their review and signing.
- (d) The PVAT will perform the above tasks and submit the relevant documents and reports to the Project Director and the concerned Deputy Commissioners.

E. SOME IMPORTANT INFORMATION FOR THE EPs

1. The titled affected persons will not be considered for resettlement assistance until and unless they receive compensation under law from the Deputy Commissioners.
2. Within the implementation period of the Resettlement Plan, any EP can produce documents to the implementing NGO for claiming refund of registration cost.
3. All entitled persons will be provided with an ID card containing the holders photograph issued by the Chief Resettlement Officer of Bangladesh Railway for the subproject. The entitled persons have to produce this ID card for any claim from BR.
4. The affected persons should obtain all records of rights including ownership deed, Parcha (settlement records), Tax Receipt, Kharij (Mutation), Farayez in favour of the owner beforehand to ensure timely receipt of compensation under law.
5. The EP has to open a bank account in nominated Bank as per advice of the RP implementing NGO. The BR will pay cash assistance through crossed cheques cashable through bank account only.
6. Any additional information regarding land acquisition and resettlement will be available from the BR field office and the RP implementing NGO.

F. RESPONSIBILITY FOR RESETTLEMENT OF AFFECTED PERSONS

Bangladesh Railway on behalf of the Government is responsible for implementation of resettlement programs. An experienced NGO will implement the program under direction and supervision of Bangladesh Railway and the Project's Supervision Consultant. This resettlement information brochure can be modified at the discretion of the Government of Bangladesh and/or the Asian Development Bank. Such changes will be informed to the affected persons and their community in due course. This information brochure is applicable for the Tongi-Bhairab Bazar Railway Subproject only.

For further information about the project as a whole, and/or the RP for the Tongi-Bhairab Bazar Railway Subproject, or if you would like to receive a full copy of the *Resettlement Framework* for the Project, please contact the Project Director.

Project Director
Bangladesh Railway Sector Investment Project
Bangladesh Railway
House 9B/ Road – 71, Gulshan-2
Dhaka, Bangladesh

Annexure V

Formation and Role of JVT,
PVAT, GRC and RAC

ANNEXURE V**Formation and Scope of Work of JVT, PVAT, GRC and RAC****Background**

Tongi-Bhairab Bazar Railway Subproject requires implementation of Resettlement Plan for resettlement, and income and livelihood restoration of project affected people following the resettlement framework (RF) approved in June 2006 by Bangladesh Railway (BR) and accepted by the Asian Development Bank (ADB). BR will establish a Resettlement Unit (RU) headed by a Chief Resettlement Officer (CRO) not below the rank of Deputy Director. The CRO will be assisted by assistant engineers as Resettlement Officers (ROs) at the field level. The RU will use the services of an experienced NGO for implementation of the RP. The RU will also take assistance of various committees constituted legally and formally (as the case may be as per the RF) namely (i) Joint Verification Team (JVT), (ii) Poverty Valuation Advisory Team (PVAT), (iii) Grievance Redress Committee (GRC), and (iv) Resettlement Advisory Committee (RAC).

The JVT, PVAT and GRC will be mandated by the Ministry of Communications through gazette notification while the RAC will be formed by the RP implementing NGO approved by the Project Director, Tongi-Bhairab Bazar Railway Subproject.

Formation and Scope of Work of the Committees**Joint Verification Team (JVT)**

Formation: The JVT will be comprised of three members as follows:

1. Representative of RU, Bangladesh Railway (Resettlement Officer/Assistant Director) – Chairman;
2. Designated representative of DC of concerned district – member;
3. Area Manager, RP Implementing NGO – member secretary;

Scope of Work:

- (a) Review and update the data from physical verification conducted by Implementing NGO and compare them with the DCs' assessment of loss of physical assets and their owners. Signing on the Joint Verification Forms, determining the loss of the affected persons, preparing budget and produce to the Project Director and the concerned Deputy Commissioners.
- (b) Identify the squatters on BR or government land (khas land) on the right of way, determine their losses, sign on Joint Verification Forms, determine the compensation and budgets, and produce to the Project Director and the concerned Deputy Commissioners.
- (c) Identify the lease holders of BR land on the right of way, determine their losses, sign on Joint Verification Forms, determine the compensation and budgets, and produce to the Project Director and the concerned Deputy Commissioners.
- (d) Perform the above activities in connection with the execution of the Tongi-Bhairab Bazar Railway Subproject and submit the documents and reports as applicable to the Project Director.

Property Valuation Advisory Team (PVAT)

Formation: The PVAT will be comprised of 3 members as follows:

1. Representative of RU, Bangladesh Railway (Resettlement Officer/Assistant Director) – Chairman;
2. Designated representative of DC of concerned district – member;
3. Area Manager, RP Implementing NGO – member secretary;

Scope of Work:

- (a) Design and conduct valuation survey for affected land and property due to land acquisition and execution of the project, determine the current market price of land and other property. The members will sign on the price list.
- (b) Design and conduct valuation survey for affected property of the lease holders of BR land and squatters on the BR or other government land within the right of way, and determine the current market price. The members will sign on the price list.
- (c) The implementing NGO as the member secretary will conduct the surveys as per design adopted by the PVAT and produce the results to the PVAT for their review and signing.
- (d) The PVAT will perform the above tasks and submit the relevant documents and reports to the Project Director and the concerned Deputy Commissioners.

Grievances Redress Committee (GRC)

Formation: GRC will be a 7-member committee for each union where the affected persons live. The members of the GRCs will be as follows:

- | | |
|---|------------------|
| 1. Representative of RU, Bangladesh Railway
(Resettlement Officer/Assistant Director – Field) | Chairman |
| 2. Designated representative of DC of concerned district, or
sub-registrar's office of concerned Upazila | Member |
| 3. Designated representative of PWD of concerned district | Member |
| 4. Area Manager, RP Implementing NGO | Member Secretary |
| 5. Local elected Representative | Member |
| 6. Local women U/P member | Member |
| 7. Representative of APs | Member |

Scope of Work:

- (a) Receive complaints from aggrieved APs and organize hearing;
- (b) If the complaint(s) relates to any issues subject to Arbitration under the Ordinance II of 1982 or any other conventional law of the country, the GRC will advise the complainant to produce the complain(s) to the relevant government agencies or the court.
- (c) If the complaint(s) is not litigable under law, the GRC will prepare recommendations to settle the disputes.
- (d) The GRCs will execute similar process to prepare recommendations for affected landless persons, non-titled persons and lease holders.
- (e) The recommendations of the GRC will be produced to the Project Director, Tongi-Bhairab Bazar Railway Subproject for approval.

Process for receiving complaints and disposal:

- (a) Any aggrieved AP can produce his/her complaints in writing to the Chairman of the GRC within one month of receiving ID Card or within one month of notification from Bangladesh Railway about his/her entitlements;
- (b) The GRC will organize session for resolution of the grievance(s) within one month of receiving complains from the aggrieved APs and reserve all records and proceedings in its connection.
- (c) All sessions and hearings pertaining to the resolution of grievances will be held at the office of the Chairman of GRC.
- (d) The GRC must mention of the basis for adopting a decision and making recommendations.
- (e) The rules of grievance resolution and the rights of the affected persons in this connection will be disclosed to them in local community meetings and through distribution of leaflets.

Resettlement Advisory Committee (RAC)

Formation: The 7-member RAC will be formed for each union of the affected persons with representations as follows:

- | | |
|--|------------------|
| 1. Representative of RU, Bangladesh Railway
(Resettlement Officer/Assistant Director – Field) | Chairman |
| 2. Designated representative of Union Parishad/ Municipality | Member |
| 3. Imam of local mosque designated by community | Member |
| 4. Area Manager, RP Implementing NGO | Member Secretary |
| 5. Teacher of local school/college designated by community | Member |
| 6. Local women U/P member | Member |
| 7. Representative, local bodies | Member |

Scope of work:

- (a) Identify conflicts and complexes regarding physical implementation of land acquisition, relocation and resettlement;
- (b) Identify special groups, their interests and resolution of conflicts for smooth execution of the project.
- (c) Sit with problem groups and devise corrective measures to advise RU on conflict management and smooth operation of the resettlement program.
- (d) Document all proceedings of RAC exercises and preserve them in the office of the Chairman and the Implementing NGO.
- (e) Prepare reports on a monthly basis for the Project Director on the activities of the RACs.

Annexure VI

Resettlement Framework

Resettlement Planning Document

Resettlement Framework
Document Stage: Final
Project Number: 32234
June 2006

BAN: Railway Sector Investment Program

Prepared by Bangladesh Railway, Dhaka, Bangladesh

The resettlement framework is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

Resettlement Framework

Note: *This RF applies to the MFF. During preparation of each PFR, the RF will be reviewed to assess whether it needs to be updated to reflect (i) changes in Government and ADB's policies and applicable regulations; (ii) changes in prices, impacts on affected persons and entitlements; (iii) institutional arrangements; (iv) any other. Standards agreed in the RF will not be lowered. Any change will be reflected in a revised RF in discussion with ADB.*

A. Introduction

1. The proposed Bangladesh Railway Sector Investment Program will concentrate on enhancing capacity to overcome constraints to increasing rail services in the Dhaka-Chittagong, western corridor to India and other corridors where there is high demand for IC passenger and freight (principally transportation of container, iron and steel, coal and petroleum products) services. In addition to capacity improvements to the Dhaka-Chittagong corridor, other components include improvement of signal systems and loop lines in the western zone, rehabilitation of bridges, and procurement of rolling stock. The total project length would be approximately 500 km and will comprise of 7 subprojects namely (i) Construction of double line between Tongi to Bhairab Bazar; (ii) Construction of chord line from Dhaka to Laksam; (iii) Strengthening of Jamuna Bridge for higher axle load; (iv) Line Capacity Improvement between Dhaka and Tongi by introducing intermediate block signaling (v) Upgrade signaling in 14 stations between Ishurdi and Darsana; (v) Rehabilitation of yards and extension of loops at different stations between Khulna to Parbatipur and (vii) Improvement of railway track from Rajshahi to Rohanpur. Out of the 7 sub-projects Construction of double line between Tongi to Bhairab Bazar (64 Km) has been selected as the “core” sub-project for loan processing under the Multitranchise Financing Facility (MFF).

2. This Resettlement Framework (RF) has been formulated to guide the preparation of subproject RPs for the subsequent phases during MFF implementation. The RF identifies the broad scope of the Project and outlines the policy, procedures and institutional requirements for preparation and implementation of subproject RPs. The Project Implementation Unit (PIU) of Bangladesh Railway (BR) will be responsible for conducting the social assessment and formulating RPs for non-core sub-projects, as per procedure outlined in this RF. The draft RPs will be disclosed to the affected persons in local language and submitted to ADB for review and approval prior to award of civil works contract. Compensation and other assistances will have to be paid to APs prior displacement or dispossession of assets or 6 months prior to commencement of construction activities whichever comes first

B. Review of Government Policy and ADB Requirements

3. The current legislations governing land acquisition for Bangladesh is the Acquisition and Requisition of Immovable Property Ordinance 1982 and subsequent amendments during 1993-1995. The Ordinance requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Deputy Commissioner (DC), determines the market price of assets based on the approved procedure and in addition to that pays an additional 50 percent on the assessed value as the market price established by Land Acquisition Officer (LAO) which remains much below the replacement value. The 1994 amendment made provisions for payment of crop compensation to tenant cultivators. The Ordinance, however, does not cover project-affected persons without titles or ownership record, such as informal settler/squatters, occupiers, and informal tenants and lease-holders (without document) and does not ensure replacement value of the property acquired. The act has no provision of resettlement assistance and transitional allowances for restoration of livelihoods of the non-titled affected persons. The Acquisition and Requisition of Immovable Property Ordinance (1982) will be applied for this project. . The Asian

Development Bank's (ADB) Policy of *Involuntary Resettlement* (1995) on the other hand, recognize & address the R&R impacts of all the affected persons irrespective of their titles and requires for the preparation of RP in every instance where involuntary resettlement occurs. The ADB policy requirements are:

- avoid or minimize impacts where possible;
- consultation with the affected people in project planning and implementation;
- payments of compensation for acquired assets at the replacement value;
- ensure that no one is worse off as a result of resettlement and would maintain their at least original standard of living.
- resettlement assistance to affected persons, including non-titled persons; and
- special attention to vulnerable people/groups.

C. Resettlement Principles for the Project

4. Based on the above analysis of the government provisions and ADB policy the broad resettlement principle for this project shall be the following:

- The land acquisition and resettlement impacts on persons affected by the subprojects would be avoided or minimized as much as possible through alternate design options;
- Where the negative impacts are unavoidable, the persons affected by the project and vulnerable groups will be identified and assisted in improving or regaining their standard of living.
- Information related to the preparation and implementation of resettlement plan will be disclosed to all stakeholders and people's participation will be ensured in planning and implementation. All sub-project RPs will be disclosed to the APs;
- Land acquisition for the project would be done as per the Acquisition and Requisition of Immovable Property Ordinance 1982 and subsequent amendments during 1993-1995. Additional support would be extended for meeting the replacement value of the property. The affected persons who does not own land or other properties, but have economic interests or lose their livelihoods will be assisted as per the broad principles described in this document.
- Before taking possession of the acquired lands and properties, compensation and R&R assistance will be paid in accordance with the provisions described in this document;
- An entitlement matrix for different categories of people affected by the project has been prepared. People moving in the project area after the cut-off date will not be entitled to any assistance. In case of land acquisition the date of notification for acquisition will be treated as cut-off date. For non-titleholders such as informal settlers / squatters and encroachers the date of project census survey or a similar designated date declared by the executing agency will be considered as cut-off date.
- Appropriate grievance redressal mechanism will be established to ensure speedy resolution of disputes.
- All activities related to resettlement planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups.
- Consultations with the APs will continue during the implementation of resettlement and rehabilitation works.

5. In accordance with the resettlement principles suggested for the project, all affected households and persons will be entitled to a combination of compensation packages and

resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts including socio-economic vulnerability of the affected persons and measures to support livelihood restoration if livelihood impacts are envisaged. The affected persons will be entitled to (i) compensation for the loss of land, crops/ trees at their replacement value; (ii) compensation for structures (residential/ commercial) and other immovable assets at their replacement value; (iii) assistance for loss of business/ wage income; (iv) assistance for shifting, and (v) rebuilding and/ or restoration of community resources/facilities. This will ensure that persons affected by land acquisition – whether titled or non-titled – will be eligible for appropriate compensation/resettlement benefit. Persons having no legal title but using the land under acquisition if vacated for the project use would be provided with compensation and resettlement benefit for structures and shifting/reconstruction allowance. Households having customary rights to land and physical property like the lessees of homestead, commercial and agricultural land, sharecroppers, renters of land and structure, etc. is also covered under the resettlement framework. The framework also includes opportunities for occupational skill development training and provision of micro credit for income generation activities for the APs, especially for poor households. The people involuntarily displaced from homes, assets, or income sources as well as non-titled people affected by the project will receive priority access to these income restoration measures. The resettlement activities of the Project will be carried out in consultation with the APs and all efforts will be made to minimize disruption during project implementation. APs preferences will be taken into account in the selection of alternative relocation sites.

6. An Entitlement Matrix was prepared on the basis of currently known impacts. It identifies the categories of impact based on surveys carried out so far and shows the entitlements for each type of loss. In case, during MFF/loan implementation additional impacts are identified the entitlement matrix will be updated by including provision of compensation and assistance for the additional impacts as per the Resettlement Framework. All rates related to resettlement provided in the entitlement matrix will be reviewed and revised at the time of updation of resettlement plan for core-subproject and preparation of resettlement plan for non-core subprojects based on detailed design. The rates prescribed in the entitlement matrix will not be lowered.

Table 1: Resettlement Entitlement Matrix

Type of Loss	Application	Definition of APs	Entitlement	Expected Results
1. Loss of agricultural, commercial and homestead land	Land on the project right of way along the ROW acquired by DC	Legal owner(s) of land	<ul style="list-style-type: none"> Replacement value of land at market price to be determined by PVAT Refund of registration cost incurred for replacement land purchase at the replacement value determined by a legally constituted body (PVAT) 	Replacement of land or the value to the APs
2. Loss of residential /commercial structure	Structure on the ROW identified by DC	Legal Titleholder Owner(s) of structures identified by DC	<ul style="list-style-type: none"> Replacement value of structure at market price Transfer grant of Taka 5,000 Reconstruction grant of Tk10,000 Salvaged materials free of cost For homestead failures a plot on BR land for temporary relocation. 	Reconstruction of structure at a new site
3. Loss of residential /commercial structure	Structure on the ROW identified by SES	Informal settlers / squatters / non-titled APs identified by the SES losing	<ul style="list-style-type: none"> Replacement value of structure at market price Transfer grant of Taka 4000 Reconstruction grant of Tk10,000 Salvaged materials free of cost For homestead failures a plot on BR 	Reconstruction of structure at a new site

Type of Loss	Application	Definition of APs	Entitlement	Expected Results
		residential and commercial structure	land for temporary relocation.	
3. Loss of residential /commercial structure by renters	Structure on the ROW identified by DC/SES	Renters of Residential and commercial structures	<ul style="list-style-type: none"> Transfer grant of Tk 4,000 as rental assistance. Salvaged materials free of cost 	Alternate rental arrangement.
4. Loss of trees, crops, perennials	Standing crops, trees on the right of way land	Legal owners of land	<ul style="list-style-type: none"> Compensation at the rate estimated by the Forest Department and the Agriculture Extension Department Salvaged materials free of cost 	Compensation for standing crops and trees
5. Loss of access by tenants/ sharecroppers to agricultural land for crop production and commercial land	Agricultural and commercial plots on the project rights of way	Tenants / licensees of the land as identified by the SES	<ul style="list-style-type: none"> Crop compensation to titled sharecropper and lessees. Cash grant of Tk3000 for non-titled sharecroppers and licensees of agricultural land and Cash grant of Tk4000 for non-tilted commercial lessees. 	Compensation for loss of access to farm land
7. Loss of income and work days due to displacement	Households identified on the ROW	Head of households / employees / wage earners identified by the SES	<ul style="list-style-type: none"> Taka 5000 per poor household as subsistence allowance for lost work days for households Taka 6000 for loss of business by affected traders Employees will receive 2 months salary and wage earners will receive 3 months wages. 	Subsistence and income in post-displaced period
8. Poor and vulnerable	Vulnerable households on the ROW (both titled and non-titled)	Poor and vulnerable households including informal settler, squatters / nontitled APs identified by SES	<ul style="list-style-type: none"> Additional cash grants of Tk5000 for affected women headed households and other vulnerable households. Training and cash grant under income generation program (IGP); Employment in the project construction work, if available 	Poverty reduction measures and development
9. Displacement of community structure	Community structure on the project rights of way, if removed for project interest	Community representative as identified by the SES	<ul style="list-style-type: none"> Replacement value of structure at market price Taka 10,000 as transfer grant for relocation of the structure Dismantling and reconstruction cash assistance as per assessed value by PVAT. 	Restoration of community structure for common benefits
10. Access to community/civic facilities at relocated sites	All households on the ROW if they relocate in group	Households identified by SES/Joint verification	<ul style="list-style-type: none"> Community infrastructure facilities like access roads, plantation, tube-wells and sanitary latrines and drainage. 	Development of cluster settlements assisted by EA
Temporary impact during construction	Land required for burrows and other	Community / Individual	<ul style="list-style-type: none"> The contractor shall bear the cost of any impact on structure or land due to movement of machinery and in connection with collection and transportation of burrow materials. 	Land returned and restored to original preferably better standard.

Type of Loss	Application	Definition of APs	Entitlement	Expected Results
	construction purposes		<ul style="list-style-type: none"> All temporary use of lands outside proposed RoW to be through written approval of the landowner and contractor. Land will be returned to owner rehabilitated to original preferably better standard. 	
11. Unforeseen impact	Any impact recognized at the detailed design stage	Unforeseen impacts will be assessed on case by case basis and suitable compensation/ assistance will be paid as deemed fit by the Executive Agency.		

The rates used in the entitlement matrix has been derived based on current market rates, findings from the socio-economic survey and in consultation with APs,

D. Valuation of Affected Assets

7. The District Land Acquisition office takes help of relevant departments for determination of prices of land and other properties. Normally, the Public Works Department, the Forest Department, Sub-Registrar's Office, etc. are consulted. Land price from the Sub-Registrar's Offices for preceding one year from the date of serving notice under Section 3 is considered for valuation of land. But in most cases, the price remains far below the market rate. To ensure that the APs can replace the lost property, the transacted price, recorded price, existing price and expected prices are averaged to reach at Maximum Allowable Replacement Value (MARV). For Valuation of affected properties, a legal body called Property Valuation Advisory Team (PVAT), with representatives from acquiring body (AB), requiring body (RB), and NGO will be formed by Ministry of Communications (MOC).

8. PVAT will have representatives from the BR as the chairman, representative from the implementing NGO as the member secretary and representatives from the DCs. A land and property valuation survey by the NGO, based on the price recorded from formal and informal sources, will determine the MARV of land and structure and be recommended by PVAT to MOC. BR will pay the difference between MARV and - Cash Compensation under Law (CCL). Land purchase can't be a bar in paying the difference. Stamp duty and land registration fees will be paid to the AP, if replacement land purchase is confirmed. Further, the implementing agency/NGO will assist in all possible ways, including finding land for purchasing replacement land, etc. After issuance of notice under section 3 by the DC and census cut-off date for non-titleholders or a similar designated date declared by BR, joint verification of the acquired properties will be carried-out by the requiring and acquiring bodies. The Joint Verification Team records the quality and quantity of the affected properties and identifies the structure owner on the spot. A representative of the Implementing NGO will also be present in the JVT as a member of the team. The NGO will computerize the Joint Verification data to be used for payment of compensation/resettlement benefits.

9. After payment of compensation, APs would be allowed to take away the materials salvaged from their dismantled houses and shops and no charges will be levied upon them for the same. A notice to that effect will be issued intimating that APs can take away the materials. Payment of compensation will be made at least 6 months prior to the actual possession of the acquired lands and removal of the structures from the ROW so that they have sufficient time to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses. Further, all compensation and assistance will be paid to all APs in the first section of each contract package prior to displacement or dispossession of assets or 6 months' before

commencement of civil works in first section whichever comes first. The subsequent sections under each contract package will be handed over to the contractor after payment of compensation/assistance to the APs is completed for each section. BR will provide satisfactory evidences of payment of compensation and assistances for each section prior to displacement and possession of assets or 6 months prior to commencement of civil works in the respective sections whichever comes first.

E. Income Restoration and Relocation Strategy

10. The vulnerable APs, including those experiencing indirect or secondary impact, will be eligible for assistance due to loss of employment/wage because of dislocation. The eligible members of AP families will receive training and credit support for Income Generation Activities (IGA) for sustainable income restoration. The poor and the vulnerable APs will be covered under IGA through Human Resource Development (HRD) and Occupational Skill Development training and subsequent credit support. The RPs will have provisions to provide assistance to affected businesses to restore and regain their businesses. All businesses irrespective of titled/non-titled owners of business premises, will receive a cash grant for loss of access to business premise, plus shifting or moving allowance, and one-time cash grant for loss of income. This assistance is intended to supplement the income loss during transitional period to re-establish businesses in new locations.

11. Consultation will be carried out with affected persons in terms of the choice of their relocation options. The affected households who would have to relocate their residential and commercial structure, the project would assist in identifying sites that minimizes the social disruption and have access to services and facilities similar to those available in the lands affected. The affected households can also opt for resettlement sites (subject to availability of land) and the project would carry out necessary consultation with the affected households in site selection, consultation with host population, necessary environmental assessment and provide sufficient civic infrastructure prior to relocation. All relocation sites will be established with appropriate civic infrastructure and relocation will be implemented only once the sites have been completed. Land plots in the resettlement site will also be allocated to the affected households and titles to land will be provided to non-title holders moving to the resettlement site. For affected households who are tenants, the project would assist them in finding suitable alternate rental accommodation and provide cash assistance to cover rental charges.

F. Procedure for RP Preparation

12. Resettlement Plans for each sub-project will be prepared in the following manner:

- (a) the PIU with support from international resettlement specialist and Domestic social development / resettlement specialist/s from the Supervision Consultant will undertake census and a socio-economic survey of at least 10% of affected people and 20% of seriously affected people, together with local-level impact data for each identified sub-project based on detailed engineering design and detailed measurement survey (DMS) of affected assets..
- (b) if impacts are found to be significant¹, full RPs will be prepared for each sub-project. A full resettlement plan includes a statement of involuntary resettlement objectives and strategy, with (i) organizational responsibilities; (ii) community participation and disclosure arrangements; (iii) findings of the socioeconomic survey and social and gender analysis; (iv) legal framework, including eligibility

¹ Resettlement is significant when 200 or more people experience major impacts. Major impacts are defined as involving affected people being physically displaced from housing and/or having 10% or more of their productive, income generating assets lost.

criteria and an entitlement matrix; (v) mechanisms for resolution of conflicts and appeals procedures; (vi) identification of alternative sites and selection; (vii) inventory, valuation of, and compensation for, lost assets; (viii) landownership, tenure, acquisition, and transfer; (ix) access to training, employment, and credit; (x) shelter, infrastructure, and social services; (xi) environmental protection and management; (xii) monitoring and evaluation; (xiii) a detailed cost estimate with budget provisions; and (xiv) an implementation schedule, showing how activities will be scheduled with time-bound actions in coordination with the civil works.

- (c) if impacts are not significant, short RPs will be required for each sub-project. A short resettlement plan covers the same issues as that of a full resettlement plan (mentioned above), as relevant, but in less detail. However, the short resettlement plan must ensure that adequate compensation, rehabilitation, and relocation arrangements are planned and budgeted.
- (d) RP will include measures to ensure that socio-economic conditions, needs, and priorities of women are identified and that the process of land acquisition and resettlement does not disadvantage women.

13. The PIU, and project supervision consultants for sub-project preparation and implementation will include social development/ resettlement specialists familiar with ADB policy and procedures for the preparation of RPs. RPs will comply with national laws and the principles outlined in this agreed RF and ADB's policy on Involuntary Resettlement (1995). Approval of RPs for each sub-project by ADB will be a condition for the contract of civil works, including compensation payments prior to displacement. In case of land acquisition the date of notification for acquisition under Law will be treated as cut-off date. For non-titleholders such as informal settlers/squatters and encroachers the date of project census survey or a similar designated date declared by BR will be considered as cut-off date. The PIU will ensure that this RF is closely followed when any RP is formulated for sub-projects. BR will further ensure that adequate resettlement budgets are delivered on time to PIU, and involve NGOs for timely implementation of RP.

G. Institutional Arrangements

14. A Project Implementation Unit (PIU) headed by a Project Director, to be established at the head quarters will be responsible for the overall execution of the Project. The EA will update/prepare and implement the RP for sub-projects (core and non-core) based on detailed engineering design and DMS through setting up of a Resettlement Unit (RU) within the Project Implementation Unit. The PD will recruit and appoint experienced 3 - 4 NGOs as required for implementation of resettlement activities. The RU will have one HQ Deputy Director as Chief Resettlement Officer (CRO) who will implement the plan at the field level with assistance from the assistant directors/Resettlement Officers (ROs) from BR and project staff. The CRO will undertake the day-to-day land acquisition and resettlement activities with the support from the appointed NGO, one international resettlement specialist and two domestic social development/resettlement specialists from the Project Supervision Consultants. The CRO will coordinate land acquisition, manage resettlement and rehabilitation of the APs, disburse resettlement grants, ensure AP access to development programs adequately. The CRO and his team will carry out the following specific tasks relating to RP implementation (i) liaison with district administration to support land acquisition and RP implementation activities; (ii) discharge overall responsibility of planning, management, monitoring and implementation of resettlement and rehabilitation program; (iii) ensure availability of budget for all activities; (iv) synchronize resettlement activity and handover land as per the construction schedule; (v) develop RP

implementation tools and form necessary committees; and (vi) monitor the effectiveness of entitlement packages and payment modality.

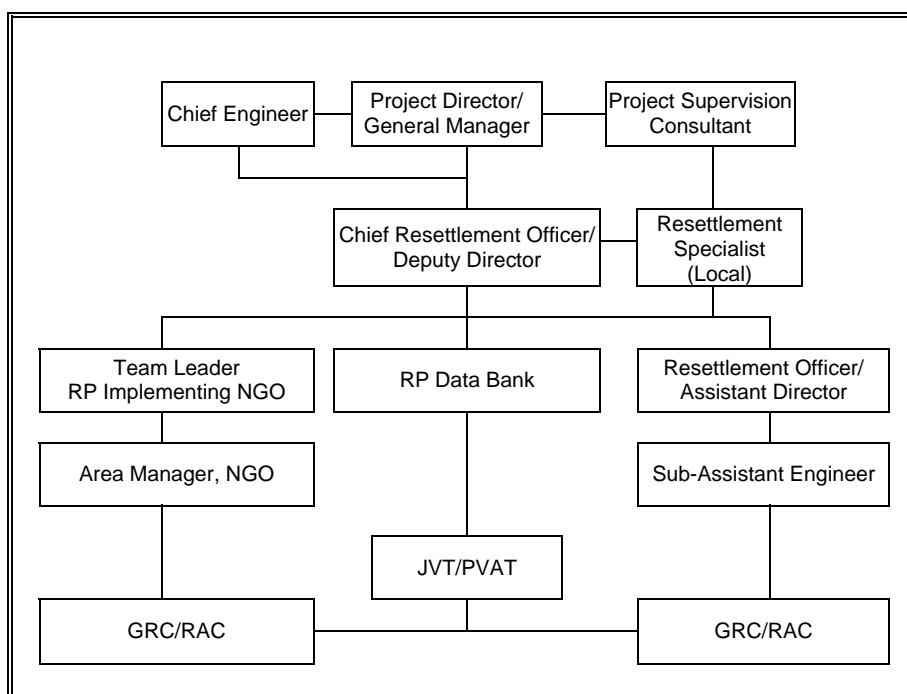
15. The appointed NGO will open field offices, carry out information campaign and involve affected persons including women in the implementation process from the very beginning. The NGO will collect, collate, computerize and process data for identification of eligible persons correctly for resettlement benefits and assess their entitlements as per RP policy. However, the RU will effect the payments after necessary scrutiny. The CRO (RU) in charge of the land acquisition and resettlement management will report to the Project Director. He/she will work in close coordination with the respective field-based offices and NGO on the day-to-day activities of the resettlement implementation. The CRO through the field offices and his team, LA Office and the NGO will execute and monitor the progress of the LA and RP implementation work. He/she will ensure coordination between the relevant departments, NGO, the GRC, RAC, PVAT and the Project affected people (APs). Apart from the GRC, Joint Verification Team (JVT) for quantification of affected properties and Property Valuation Advisory Team (PVAT) will be formed by the Ministry of Communications (MOC) for valuation of affected property and resolution of disputes. The composition and formation of committees and mechanisms for quantification and valuation of properties and grievance resolution will be constituted through government gazette. People's participation will be ensured through involving their representatives in these committees.

H. Grievances Redress Committees and Resettlement Advisory Committee (RAC)

16. GRC will be established with representation from EA as convener, representatives from the APs including women members, people's representatives from the DC office/ sub-registrars office and PWD, local government and NGOs. The RO field will chair the GRC. Other than disputes relating to ownership right under the court of law, GRC will review grievances involving all resettlement benefits, relocation and other assistance. However, the major grievances that might require mitigations include: (a) APs not enlisted; (b) losses not identified correctly; (c) compensation/assistance not as per entitlement matrix; (d) dispute about ownership; (e) delay in disbursement of compensation/assistance; (f) improper distribution of compensation/assistance in case of joint ownership; (g) incorrect name in the award book of DC etc. GRC will review and verify the claims/complaints on the basis of existing records (Census survey, land acquisition records and proofs submitted in support of the claims). Thus, the main objective of the grievance redress procedure will be to provide a mechanism to mediate conflict and cut down the lengthy litigation. It will also provide people, who might have objections or concerns about their assistance, a public forum to raise their objections and address these issues adequately. GRC will meet at least once a week and the decision of GRC would be final. The Committee shall deliver its decision within four to six weeks of registration of the cases. The functions of the Grievance Redressal Committee shall be to: (a) provide support to APs on problems arising out of their land/property acquisition and/or eviction from the ROW land; (b) record the grievance of the APs, categorize and prioritize the grievances that need to be resolved by the Committee; and (c) report to the aggrieved parties about the developments regarding their grievances and the decision of the Project authorities.

17. To ensure peoples participation, the NGO will form Resettlement Advisory Committees (RAC) including the local leaders such as people's representatives, teachers, imams, knowledgeable persons, headmen etc. from both men and women. The RAC shall advise on the best ways to implement the resettlement program smoothly and efficiently.

Figure A.1: Project Resettlement Organogram



I. Public Consultation and Disclosure of RP

18. Project information will be disseminated by PIU through public consultation and provision of project information. Each sub-project RP will be prepared and implemented in close consultation with the stakeholders, particularly APs, through focus group discussions and stakeholder consultation meetings. Women participation will be ensured by involving them in public consultation at various level and stages of project preparation. A resettlement information leaflet containing information on compensation and resettlement options will be made available in Bangla and distributed to APs. Each AP will be provided information regarding specific entitlements. The RPs will be disclosed to affected persons through the BR field offices and will also be disclosed in ADB website also.

J. Implementation Schedule

19. The period for implementation of the RPs (core and non-core) will commence from January 2007 to 2010. Table A2 provides the agency responsible and timeframe of implementation of the core and non-core subprojects.

Table: A 2 Agencies Responsible for Resettlement Plan Preparation and Implementation for Core and Non-Core subprojects

Milestones	Agency Responsible	Timeframe
Establishment of Resettlement Units in PIU, appointment of PD and CRO and ROs	BR and PIU	By 4 th Quarter 2006
Engagement of Detailed Design Consultant	BR and PIU	1 st Quarter 2007
Fielding of International Resettlement specialist from PSC	BR and PIU	1 st Quarter 2007 – 2010 intermittent for 18 person months
Fielding of 2 Domestic Resettlement specialists from PSC	BR and PIU	1 st Quarter 2007 – 2010 intermittent for 48 person months
Organizing resettlement training workshop	PIU and PSC	1 st Quarter 2007
Social Assessment and Updation of Core RP and preparation of Non-core Resettlement Plan (RP)	PIU, Resettlement specialists and Design Consultant	1 st Quarter of 2007
Submission of RP to ADB for approval	BR and PIU and ADB	Beginning of 2 nd quarter of 2007
Hiring of NGOs (3 – 4 nos.)	PIU	1 st Quarter of 2007 – last quarter of 2008
Public consultation and disclosure of RP	PIU/ Design Consultant/NGO	1 st Quarter of 2007
Formation GRC, RAC, PVAT	PIU, NGO, resettlement specialists	Beginning of 2 nd quarter of 2007
Co-ordination with district administration for land acquisition	PIU, NGO, resettlement specialists	Beginning of 2 nd quarter of 2007 to 3 rd Quarter of 2008
Declaration of cut-off date	DC and PIU	2 nd Quarter of 2007
Submission of land acquisition proposals to District Commissioner	PIU	Beginning of 2 nd quarter of 2007 to 3 rd quarter 2007
Compensation award and payment of compensation	DC, PIU, NGO, Resettlement specialist	1 st to 2 nd quarter of 2008
Payment of replacement value allowance and resettlement assistance to titled and non-titleholders	DC, PIU, NGO, Resettlement specialist	1 st to 2 nd quarter of 2008
Relocation of APs to resettlement sites and assisting in self relocation	DC, PIU, NGO, Resettlement specialist	1 st quarter of 2008 to 3 rd quarter of 2008
Taking possession of acquired land and structures	DC	1 st to 2 nd quarter of 2008
Handing over the acquired land to contractors for construction	PIU	2 nd quarter of 2008 to 3 rd quarter of 2008
Notify the date of commencement of construction to APs	PIU	2 nd quarter of 2008 to 3 rd quarter of 2008
Internal monitoring of overall RP Implementation	PIU/NGO/resettlement specialist	2 nd quarter of 2007 to 2009
External Monitoring and Evaluation (M&E)	(IMEC)	2 nd quarter of 2007 to 2009

K. Resettlement Budget

20. Detailed budget estimates for each RP will be prepared by the PIU which will be included in the overall project estimate. The budget shall include: (i) detailed costs of land acquisition, relocation, and livelihood and income restoration and improvement; (ii) source of funding; (iii) administrative costs (iv) monitoring cost (v) cost of hiring NGOs (vi) arrangement for approval, and the flow of funds and contingency arrangements. All land acquisition, compensation, relocation and rehabilitation, administrative, monitoring and NGO cost, income and livelihood restoration cost will be considered as an integral component of project costs. All land acquisition and resettlement costs will be borne by the government and ensure timely disbursement of funds for RP implementation.

I. Monitoring and Evaluation

21. The Bangladesh Railway will establish a monthly monitoring system involving the CRO, local field staff, supervision consultants and NGOs who will be made responsible to monitor the progress of all aspects of land acquisition/ resettlement and income restoration program. CRO will be assisted by the resettlement specialist in preparing quarterly progress reports on land acquisition and resettlement implementation for submission to ADB. An external monitoring and evaluation agency having sufficient skills and capacity in monitoring resettlement implementation will be assigned from 2nd quarter of 2007. The agency will (i) assess the result of internal monitoring (ii) check if the resettled persons have been able to restore the livelihood/living standard and (iii) check if the compensation money has been utilized appropriately. The agency will provide a bi-annual review and report both to the ADB and BR. The EA will report to the ADB on land acquisition, resettlement and income restoration program in the quarterly reports, including identification of signification issues.