

Resettlement Planning Document

Land Acquisition and Resettlement Framework
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ABBREVIATIONS

ADB	Asian Development Bank
AH	Affected Household
AP	Affected Person
APC	Affected People's Committee
CAS	Compulsory Acquisition Surcharge
CBO	Community-Based Organization
DDO (Rev)	Deputy District Officer (Revenue)
DO (Rev)	District Officer (Revenue)
DRO	District Revenue Office
DDR	Due Diligence Report
EA	Executing Agency
EDO (Rev)	Executive District Officer (Revenue)
EMO	External Monitoring Organization
Facility	Multitranchise Financing Facility
GoS	Government of Sindh
HSR	High Service Reservoirs
IA	Implementing Agency
IP	Indigenous Peoples
LAA	Land Acquisition Act, 1894
LARDDR	Land Acquisition and Resettlement Due Diligence Report
LAR	Land Acquisition and Resettlement
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
LCC	LAR Coordination Committee
M&E	Monitoring and evaluation
NSUSC	North Sindh Urban Services Corporation
USC	Urban Services Corporation
NGO	Non-Governmental Organization
OM	Operational Manual
P&DD	Planning and Development Department
PSC	Program Steering Committee
PSU	Program Support Unit
ROW	Right of Way
SC	Safeguards Cell
SCIP	Sindh Cities Improvement Investment Program
Urban Unit	Urban Policy and Strategic Planning Unit
SWM	Solid Waste Management

DEFINITION OF TERMS

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

Affected Persons: Any person affected by loss of assets or income due to Project-related changes in the use of land, water or other natural resources

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

Encroachers: People who have trespassed onto private/community land to which they are not authorized. If such people arrived before the entitlements cut-off date, they are eligible for compensation for any structures, crops or land improvements that they will lose.

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

Host Community: Community residing near the area where the APs are relocated

Income Restoration: Reestablishment of income sources and livelihoods of APs

Involuntary Resettlement: Unavoidable resettlement losses as a consequence of development projects, compelling APs to rebuild their lives, incomes and asset bases elsewhere

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

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

Rehabilitation: Compensatory measures provided under the ADB Policy Framework on Involuntary Resettlement other than payment of the replacement cost of acquired assets

Relocation: The physical resettlement of an AP from her/his pre-Program place of residence

Replacement Cost: The value determined to be fair compensation for various types of agricultural and residential land, crops, trees, and other commodities based on current market rates; the cost of rebuilding houses and structures at current market prices of building materials and labor, without depreciation or deductions for salvaged building material

Vulnerable Groups: Distinct group of people who may suffer disproportionately from resettlement effects. The policy defines vulnerable groups as the poorest, those without legal title to assets, households headed by women, indigenous peoples, ethnic minorities and tribal people.

LAND ACQUISITION AND RESETTLEMENT FRAMEWORK

A. Introduction

1. The Sindh Cities Improvement Investment Program (SCIP or the Investment Program) is financed by the Asian Development Bank (ADB) through a Multitranche Financing Facility (the Facility). Each tranche of the Facility includes several subprojects to support the improvement of urban service delivery in selected towns of Sindh Province. The Facility appraisal will include the appraisal of the first loan tranche supporting urban planning, institutional reforms, program implementation support, and complementary water supply, wastewater and solid waste infrastructure investments in the urban areas of Sukkur, New Sukkur, Rohri, Khairpur, Larkana, and Shikarpur.

2. This Land Acquisition and Resettlement Framework (LARF), prepared by the Planning and Development Department (P&DD), is fully endorsed by the selected Taluka Municipal Administrations (TMAs). The purpose of this LARF is to screen, plan and define management procedures for Land Acquisition and Resettlement (LAR) tasks for all Program subprojects, in conformity to the ADB's *Involuntary Resettlement Policy* (1995) and *Operations Manual (OM) Section F2/OP & BP 2006*. This LARF also fits the ADB operational policies regulating the Facility procedures and conditionalities, as well as the applicable laws and regulations of Pakistan and Sindh Province. Before the Facility appraisal, this LARF will be distributed to concerned GoS departments and TMAs, made available to affected persons (APs) upon request, and posted to the ADB website.

B. Land Acquisition and Resettlement Processing Requirements

3. Land acquisition and resettlement will follow Pakistan law and ADB's *Involuntary Resettlement Policy* (1995), and *Operations Manual F2 on Involuntary Resettlement* (2006). Based on ADB policy and practice, the appraisal of the Facility and each *tranche* and the approval of the implementation of subprojects under each *tranche* will require the preparation of the following documents:

- (i) The LARF for the Facility applicable to all subprojects. The LARF will be reviewed, if necessary updated, and resubmitted for ADB and Government approval as a condition to approve each new *tranche* under the Facility.
- (ii) The Initial Poverty & Social Assessment (IPSA) for each of the Investment Program tranches, indicating if land acquisition and resettlement impacts are likely to occur, their type, likely magnitude, and whether Indigenous Peoples (IP) may be affected; and
- (iii) For each subproject under a tranche requiring land acquisition and resettlement, either a LAR Due Diligence Report (LARDDR) or a Land Acquisition and Resettlement Plan (LARP) based on detailed design. The LARDDR, to be prepared for subprojects where the ADB policy on involuntary resettlement will not be triggered (see below), will provide detailed information on how land has been acquired. The LARP, to be prepared when the ADB policy on involuntary resettlement does apply, will detail the compensation and/or rehabilitation plan to be implemented before civil works begin.

4. As detailed in *OM F2 (2006)*, the content and complexity of a LARP vary depending on the level of a subproject's impacts severity. When impacts are *severe* (> 200 AP resettled or

suffering >10% losses of productive assets or income), a subproject is classified as category “A” and a full LARP is to be prepared (Annex A). On the other hand, when losses are non-severe (<200 AP resettled or suffering <10% losses of productive assets or income), a subproject is classified as category “B” and only a short LARP is to be prepared (Annex B).

5. As per ADB policy and practice, the Facility and each tranche appraisal and the approval of the start of a subproject civil works will be based on the following land acquisition and resettlement-related conditionalities:

- (i) The Facility and first tranche appraisal: Conditional to the preparation of (a) a LARF for the Facility acceptable to ADB, and (b) separate LARPs/LARDDRs for all subprojects requiring land acquisition and resettlement included in the first tranche.
- (ii) Following tranches appraisal conditional to (a) review/update of LARF (if necessary), and (b) preparation for each project with land acquisition and resettlement of a LARP/LARDDR fitting the revised LARF.
- (iii) Provision of notice-to-proceed to the subproject contractors: Conditional to the implementation of the LARP¹ for each relevant subproject. Such a condition will be clearly explained in the text of the civil works contract, including satisfactory rehabilitation of all private, communal and public infrastructures that may be damaged during the course of the subproject implementation.

C. The Investment Program

6. The Investment Program aims at facilitating sustainable urban development by assisting government efforts to improve basic urban infrastructure and services in Sindh Province. The Investment Program comprises three parts:

- (i) **Part A: Urban Planning, Institutional Development and Program Implementation** provides specialized technical assistance and seeks to establish a Program Support Unit (PSU) and regional urban services corporations (USCs), beginning with the North Sindh Urban Services Corporation (NSUSC), and an Urban Policy and Strategic Planning Unit (the Urban Unit) under P&DD.
- (ii) **Part B: Urban Water Supply and Wastewater Management Improvement** may include construction of new tube wells, groundwater monitoring facilities, new transmission lines, high storage reservoirs (HSRs), or water treatment plants and construction/rehabilitation of water tanks, pumping stations, and filtration systems. This component also includes rehabilitation or extension of secondary/tertiary drains in each cluster town.
- (iii) **Part C: Solid Waste Management (SWM) Improvement** includes construction of communal bins for secondary waste collection, landfill development and procurement of equipment/vehicles for collection and disposal of solid waste to landfill site.
- (iv) **Part D: Transition and Operational Support Funding** to supplement urban services corporation operating cash flow needs.

¹ Income restoration activities and capacity building measures under a LARP have been initiated and cash payment and support in kind have been provided in full.

D. Scope of Land Acquisition and Resettlement Impacts

1. Scope of Land Acquisition and Resettlement and Social Impacts

7. The expected relevance of land acquisition and resettlement for the subprojects under the Investment Program differs for each of the above described parts.

- (i) **Part A:** Investments under Part A are non-material in nature and related actions and activities will have no land acquisition and resettlement impact.
- (ii) **Part B:** Land acquisition and resettlement impacts may occur in the case of subprojects involving the construction of new transmission lines, high storage reservoirs, water treatment plants, pumping stations or transmission systems. No land acquisition and resettlement, however, is expected for rehabilitation subprojects or for the construction of distribution lines or filtration systems.
- (iii) **Part C:** This Part comprises construction of secondary domestic solid waste storage facilities (communal bins), provision of equipment, and development of sanitary landfill sites. Subprojects under this component, in particular the landfill sites, will have land acquisition and resettlement impacts and will require the preparation of appropriate LARPs or LARDDRs, the latter when land affected is public and unused.
- (iv) **Part D** is non-material in nature and related activities will have no land acquisition and resettlement impact.

2. First Tranche Details

8. Under Tranche 1, Part B subprojects will involve (i) rehabilitation/extension of existing water treatment plants, (ii) rehabilitation of existing transmission and distribution networks, (iii) replacement of existing deteriorated rising mains; (iv) repair of the existing HSRs; and (vi) waste water collection drains. All these activities will require small-scale construction work which will occur within the premises or right of ways of the existing facilities, and will not require land acquisition and resettlement. Repair work and pipe-laying will be within road corridors may require temporary relocation of hawkers and vendors who can be moved back and forth.

9. Tranche 1 Part C subprojects will involve (i) construction of communal bins, and (ii) construction of four landfills. The construction of communal bins will not have land acquisition and resettlement impacts. Development of four new landfills will require new land. The affected land at Shikarpur is private and requires either a LARP or LARDDR. At Rohri, a LARP may be required if the land identified is partially under lease to a quarry operator. At Larkana, the proposed site is owned by the government (Pakistan Army) and a land transfer needs to be documented in a LARDDR. A new plot will have to be identified at Khairpur and may either require a LARP or LARDDR, depending on the actual property situation.

E. Land Acquisition Modalities and Application of ADB Policy

10. There are two modes for land acquisition available under the Investment Program:

- (i) Acquisition of unoccupied Government-owned land based on transfer arrangements agreed between the concerned parties;
- (ii) Involuntary land acquisition under the Land Acquisition Act (LAA) 1894, through the concerned Provincial Board of Revenue (BOR) and/or District's Land Acquisition Collector (LAC).

11. Mode 1 adopted for the acquisition of land for facilities that do neither require the right of eminent domain nor trigger the ADB's *Involuntary Resettlement Policy (1995)*. Mode 2 implies the ultimate possibility of land expropriation and is subject to the preparation and implementation of LARPs as required under ADB policy.

12. Based on the above, ADB will approve the selection of subprojects with land acquired under Mode 1 based on a LARDDR clearly documenting:

- (i) government ownership of the land;
- (ii) evidence that the acquired plot is not rented, encroached or encumbered.

F. Legal and Policy Framework

1. The Land Acquisition Act (LAA) 1894

13. The Pakistan law governing land acquisition is the LAA of 1894 and successive amendments. The LAA regulates the land acquisition process and enables the federal and provincial governments to acquire private land for public purposes through the exercise of the right of eminent domain. Land acquisition is a provincial subject, each province has its own interpretation of the Act, and some have their own province specific implementation rules.

14. The law deals with matters related to acquisition of private land and other immovable properties existing on the land for public purpose. Public purpose and therefore the right of expropriation is established when Section 4 of the LAA is triggered. The LAA specifies a systematic approach for acquisition and compensation of land and other properties for development projects. It stipulates various sections pertaining to notifications, surveys, acquisition, compensation and apportionment awards and disputes resolution, penalties and exemptions. Relevant sections summarized from the LAA Act 1894 are in Table 1.

Table 1: Salient Features of the Land Acquisition Act (LAA) 1894 and its Successive Amendments

Key Sections	Salient Features of the LAA (1894)
Section 4	Publication of preliminary notification and power for conducting survey.
Section 6	The Government makes a more formal declaration of intent to acquire land.
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land.
Section 8	The LAC has then to direct the land to be marked out, measured and planned.
Section 9	The LAC gives notice to all APs that the Govt. intends to take possession of the land and if they have any claims for compensation that should to be made to him at an appointed time.
Section 10	Delegates power to the LAC to record statements of APs in the land or any part thereof as co-proprietor, sub-proprietor, mortgagee, and tenant or otherwise.
Section 11	Enables the Collector to make enquiry into measurements, value and claim and issue the final "award". Included is the land's marked area and valuation of compensation.
Section 16	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
Section 18	In case of dissatisfaction with the award APs may request the LAC to refer the case onward to the court for decision. This does not affect the taking possession of the land.
Section 23	The award of compensation for the owners for acquired land is determined at its market value plus 15% in view of compulsory nature of the acquisition for public purposes.
Section 28	Relates with determining compensation values and interest premium for land acquisition
Section 31	The Section 31 provides that the LAC can, instead of awarding cash compensation in respect of any land, make any arrangement with a person having an interest in such land, including the grant of other lands in exchange.

15. Based on the LAA, only legal owners and tenants registered with the Land Revenue Department or possessing formal lease agreements, are eligible for compensation or livelihood support. The rights of the non-titled are however addressed under the 1987 Sindh Katchi Abadi Act for Non-proprietors, which recognizes the right of squatters to receive rehabilitation in form of a replacement plot. This right is sometimes extended in practice to include some form of rehabilitation in cash. The LAA does not automatically mandate specific rehabilitation/assistance provisions benefiting the poor, vulnerable groups, or severely affected households, nor does it automatically provide for rehabilitation of income/livelihood losses or resettlement costs. This, however, is often done in many projects in the form of *ad hoc* arrangements based on negotiations between a specific Executing Agency and the affected households.

16. As noted above, there are exceptions to the rule, and the law is broadly interpreted at provincial level depending on operational requirements, local needs, and socio-economic circumstances. Recourse is often taken to ad-hoc arrangements, agreements and understandings for resettlement in difficult situations.

2. The Sindh Katchi Abadi Act 1987

17. Under the Sindh Katchi Abadi Act (SKAA) 1987, settlements can be declared as official katchi abadis and urban squatters can be given the right for rehabilitation. The SKAA envisages the regularization of land entitlements and provision of infrastructure for all squatter settlements on government land established before 23 March 1985. The SKAA led to the establishment of the Sindh Katchi Abadis Authority which was tasked to coordinate the process of awarding leases to the residents and to provide infrastructure and other basic services. It is a province wide agency that operates in Karachi, as well as other towns and cities. The Act stipulates the transfer of government owned land to urban squatters or allocates funds for cash assistance. Based on the SKAA 1987, the Program can provide rehabilitation compensation to encroachers or squatters affected by subprojects.

3. ADB's Policy and Resettlement Principles

18. The ADB's *Involuntary Resettlement Policy* is based on the following principles:

- (i) Land acquisition and resettlement should be avoided or if unavoidable, minimized.
- (ii) If involuntary resettlement is unavoidable, APs are entitled to compensation at replacement cost for losses, including land, crops/trees, structures, business, employment, and wages.
- (iii) Non-titled APs including informal dwellers/squatters and encroachers will be provided compensation and rehabilitation assistance. The absence of formal title to land is not a bar to resettlement assistance.
- (iv) Special assistance will be provided to APs from vulnerable groups to help maintain and improve their economic and social status.
- (v) Access to infrastructure will be provided to communities equally, without discrimination on the basis of religion, social status, gender or any other factors.
- (vi) APs will be fully informed and consulted regarding project planning and implementation, including disclosure of LARPs and other project-related information.
- (vii) Physical project implementation works can only commence upon completion of compensation and rehabilitation measures before a No-Objection Certificate can be provided by ADB for award of civil works contracts.

(viii) Resettlement costs are included in the Program budget.

19. Detailed criteria, procedures and modus operandi for the implementation of these principles applicable to the subprojects will be indicated in the remainder of this LARF.

4. Comparison of Key LAA and ADB Policy Principles and Practices

20. Table 2 compares the LAA (1894) and the ADB policy principles of key land acquisition and resettlement aspects.

Table 2: Comparison of Pakistan's Land Acquisition Act (LAA) and the Asian Development Bank (ADB) Involuntary Resettlement Policy

Pakistan 1894 Land Acquisition Act	ADB Involuntary Resettlement Policy
Titled land owners or customary rights holders only are recognized for compensation.	Lack of title should not be an excuse for denying compensation.
Registered landowners and sharecroppers/ lease holders are only eligible for compensation of crop losses.	Crop compensation is to be provided irrespectively from the registration status of the affected farmer.
Tree losses are compensated based on outdated officially fixed rates by the relevant forest and agriculture departments.	Tree losses are compensated according to market rates based on productive age or wood volume depending on tree type.
Land valuation based on the median registered land transfer rate over the 3 years before the establishment of Section 4.	Land valuation to be based on current replacement (market) value.
Valuation of structures based on official rates, with depreciation deducted from gross value of the structure and 10% for salvage material.	Valuation of built-up structures is based on current market value/cost of new construction of the structure, with no deduction for depreciation. APs can take the salvage material free of cost.
The decisions regarding land acquisition and the amounts of compensations to be paid are published in the official Gazette and notified in convenient places so that the people affected get aware of the same.	Information related to quantification and costing of land, structures and other assets, entitlements, and amounts of compensation and financial assistance are to be disclosed to the affected persons prior to project appraisal.
No provision for income/livelihood rehabilitation measure, allowances for severely affected APs and vulnerable groups, or resettlement expenses.	ADB policy requires rehabilitation for lost income and special AP expenses during the relocation process particular attention must be paid to the poor and vulnerable groups.

5. Remedial Measures to Reconcile Gaps between the LAA and ADB Policy

21. Project-specific resettlement issues have been addressed to assist non-titled persons and bridge the gap between existing practice and the main guidelines of the ADB policy on involuntary resettlement. To reconcile the inconsistencies between the LAA (1894) and ADB policy, the government has drafted this LARF for the Investment Program, ensuring compensation at replacement cost of all adverse impacts, and the provision of subsidies or allowances for affected households that may be relocated, suffer business losses, or may be vulnerable/severely affected.

G. Compensation Eligibility and Entitlements for APs

1. Eligibility

22. The APs eligible for compensation or rehabilitation provisions under the Investment Program are:

- (i) All APs losing land or land based assets, i.e., crops and trees whether covered by legal title/traditional land rights or without legal status;
- (ii) Tenants and share-croppers, whether registered or not;
- (iii) APs losing the use of structures and utilities, including titled and non-titled owners, registered, un-registered tenants/lease holders and encroachers/squatters; and/or
- (iv) APs losing business, income, and salaries or a person or business suffering temporary effects, such as disturbance to land, crops, business operations during construction.

23. Compensation eligibility will be limited by a cut-off date for each subproject on the day of the beginning of the census survey for the impact assessment to avoid influx of outsiders. The cut-off date will be announced through mass media. APs who settled in the affected areas after the cut-off date will not be eligible for compensation.

24. The following entitlements are applicable for APs losing land, houses and incurring income losses. These APs are eligible for rehabilitation subsidies and for the compensation of lost land, structures and utilities, and livelihoods; as well as for special provisions for vulnerable APs.

- (i) **Agricultural land impacts** will be compensated as follows:
 - (a) **Permanent losses:** legal/legalizable owners are compensated either in cash at replacement cost plus a 15% compulsory acquisition surcharge (CAS) free of taxes and transfer costs; or through land for land compensation mechanisms with plots comparable in area, productivity and location to the plots lost. Leaseholders of public land will receive rehabilitation in cash equivalent to the market value of the gross yield of lost land for the remaining lease years (up to a maximum of three years). Encroachers will instead be rehabilitated for land use loss through a special self-relocation allowance (additional to all allowances detailed below) corresponding to one year of agricultural income or through the provision of a free or leased replacement plot comparable in area, productivity and location to the plots lost.
 - (b) **Temporary land losses:** legal/legalizable owners, tenants or encroachers will receive cash compensation equal to the average market value of each lost harvest for the duration of the loss, and by the restoration of both, cultivable and uncultivable land, to pre-construction conditions. Contractors will be required to carry out restoration works.
 - (c) **Severely affected APs**, (>10 %) legal/legalizable owners, tenants or encroachers will be entitled to one severe impact allowance equal to the market value of the harvest of the lost land for one year (*rabi* and *kharif*), in addition to the standard crop compensation.

- (ii) **Residential and commercial land** will be compensated at replacement value for each category of the APs as follows:
- (a) **Legal/legalizable owners** will be compensated by means of either cash compensation for lost land at replacement cost based on market value of the lost land plus a 15% CAS, free of taxes and transfer costs; or in form of land against compensation through provision of plots of comparable value and location as the lost asset.
 - (b) **Renters** are compensated by means of cash compensation equivalent to three months of rent or a value proportionate to the duration of the remaining lease.
 - (c) **Encroachers** are compensated through either a self relocation allowance covering six months of income² or the provision of a leased replacement plot in a public owned area.
- (iii) **All other assets and incomes**
- (a) Houses, buildings, structures will be compensated in cash at replacement cost plus 15% CAS and a 10% electrification allowance, free of depreciation, salvaged materials and transaction costs deductions.
 - (b) Renters or leaseholders of a house or structure are entitled to cash compensation equivalent to three months rent or a value proportionate to duration of remaining lease.
 - (c) Crops will be compensated to owner and tenant/sharecropper according to their agreed shares in cash at the full market rate for one full agricultural year (inclusive where applicable of both *rabi* and *kharif harvest*).
 - (d) Fruit/productive trees will be compensated based on rates sufficient to cover income replacement for the time needed to re-grow a tree at the level of the lost tree. Wood trees will be compensated based on the market value of the tree wood content.
 - (e) Businesses will be compensated with cash compensation equal to six months of income for permanent business losses and with cash compensation equal to the period of the interruption of business for temporary income losses (up to six months).³
 - (f) Workers and employees will be compensated with cash compensation for lost wages for the period of business interruption up to a maximum three months.
 - (g) Relocation assistance APs who are forced to relocate will receive a relocation subsidy sufficient to cover transport costs and special livelihood expenses for 1 month.
 - (h) Community Structures and Public Utilities including, mosques and other religious sites, graveyards, schools, health centers and hospitals, roads,

² Business losses rehabilitation will be provided based on tax records or other verifiable documentation. In absence of verifiable income proof business losses will be rehabilitated based on minimum salary in project areas.

³ Ibid.

water supply and sewerage lines, will be fully replaced or rehabilitated to ensure their pre-subproject functions.

- (i) Vulnerable people (households below Rs. 1,500 per capita per month income or headed by a widow) will receive a lump sum allowance, if their vulnerability is exacerbated due to project impact.⁴

25. Compensation/rehabilitation entitlements are summarized in the entitlement Matrix below.

Table 3: Entitlement Matrix

Assets lost	Specification	Affected Person	Compensation Entitlements
Residential/ commercial land		Owner (legal/legalizable)	<ul style="list-style-type: none"> ▪ Cash compensation at replacement cost plus 15% compulsory acquisition surcharge (CAS) free of taxes, registration and transfer costs; or ▪ Land for land compensation through provision of plots of comparable value and location as lost asset.
		Renter/leaseholder	<ul style="list-style-type: none"> ▪ Cash compensation equivalent to three months rent or value proportionate to duration of remaining lease.
		Encroacher	<ul style="list-style-type: none"> ▪ Self relocation allowance covering one year of agricultural income; or ▪ Provision of a plot (in property or leased) in public resettlement area.
Agricultural land, incl. cultivable land and uncultivable wasteland	All land losses irrespective of impact severity	Owner	<ul style="list-style-type: none"> ▪ Cash compensation at replacement cost plus 15% CAS, free of taxes, of registration and transfer costs; or ▪ Land for land compensation through provision with plots of equal value and productivity as lost asset.
		Sharecropper/tenant (registered or not)	<ul style="list-style-type: none"> ▪ Cash compensation equal to market value of share of lost harvests: two if permanent, one if temporary loss.
		Lease tenant (registered or not)	<ul style="list-style-type: none"> ▪ Cash equivalent of market value of gross yield of lost land for the remaining lease years (up to maximum of three years).
		Encroacher	<ul style="list-style-type: none"> ▪ Rehabilitation allowance equal to market value of harvest of lost land for one year (rabi and kharif) in addition to standard crop compensation.
	Additional provision for severe impacts (> 10% of cultivable land lost)	Owner / lease tenant	<ul style="list-style-type: none"> ▪ One severe impact allowance equal to market value of harvest of lost land for one year (<i>rabi and kharif</i>) plus standard crop compensation.
		Sharecrop tenant	<ul style="list-style-type: none"> ▪ One severe impact allowance equal to market value of share of 1 harvest.
		Encroacher	<ul style="list-style-type: none"> ▪ One severe impact allowance equal to the market value of gross harvest of the lost land for one year (rabi and kharif).
Residential, commercial structures		Owner of structure, incl. encroacher	<ul style="list-style-type: none"> ▪ Cash compensation at full replacement cost for affected structure and other fixed assets free of salvageable materials, depreciation and transaction cost and transportation cost; or if partial loss, full cash assistance to restore remaining structure.
		Renter/ leaseholder	<ul style="list-style-type: none"> ▪ Cash compensation equivalent to three months rent or value proportionate to duration of remaining lease.
Community Assets			<ul style="list-style-type: none"> ▪ Rehabilitation/substitution or cash compensation at full replacement cost of affected structures and utilities.

⁴ Households are considered vulnerable if they have the poverty line income or less. Vulnerability would be exacerbated if they stand to lose access to productive assets and thereby are threatened with decline in already low incomes

Assets lost	Specification	Affected Person	Compensation Entitlements
Businesses		All APs so affected	▪ Cash compensation equal to six months of income; or if temporary, cash compensation equal to income during interruption period.
Employment		All APs so affected	▪ Indemnity for lost wages for the period of business interruption up to a maximum of three months.
Crops	Affected crops	Cultivator of crop	▪ Crop compensation in cash at full market rate for one year agricultural income (both rabi and kharif harvests); if sharecrop tenancy, compensated according to shares
Trees	All affected trees	Cultivator household	▪ Fruit trees: compensation to reflect income replacement; Wood trees compensation to reflect market value of tree's wood content.
Relocation	Transport/ transition costs	All APs to be relocated	▪ Provision of allowances to cover transport costs on actual cost basis at current market rates. If physical relocation of the affected households is required and requested by the affected persons, appropriate relocation sites will be developed.
Vulnerable AP livelihood		Poor/widows households	▪ Lump sum assistance allowance in cash, if AP's vulnerability is exacerbated due to project impact.
Unidentified Losses	Unanticipated impacts	All APs	▪ Dealt with as appropriate during subproject implementation according to ADB policy.

2. Valuation and replacement of assets

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

- (i) Land will be valued replacement cost based on current market values assessed, based on a survey of transactions in the year before the provision of compensation.
- (ii) Houses, buildings and other structures will be valued at replacement cost plus labor cost based on area, type and material of the affected item. No deductions will be made for depreciation, salvageable materials or transaction costs/taxes
- (iii) Crops will be valued at current market rates of gross value of harvest.
- (iv) Trees Loss of fruit bearing trees will be compensated at replacement cost based at their replacement cost. The cost of wood trees will be calculated based on the average volume of wood produced, quality of wood size classes, as determined by girth, diameter at breast height or volume. Fruit bearing trees will be compensated based on the type and productive age of the fruits trees and market value of the produce for the remaining period of its average life. The cost of younger plants will be based on expenditure made on its brought up to this stage.

3. Land for Land Compensation

27. When land for land compensation is provided, replacement plots will include all basic facilities, such as water supply, sanitation, roads, drainage and electricity. The LARP will detail costs for site preparation and for the provision of basic facilities and will clearly detail site preparation and resettlement schedules. In managing the relocation against land compensation, the socio-cultural and religious characteristics of the APs and host communities will be taken into consideration and the distance between the old and new locations will be minimized as much as possible.

H. Impact Assessment and LARP Preparation

1. Impact Assessment

28. LARP preparation activities will be initiated as part of the preparation of each Tranche appraisal and will entail the following studies and investigations:

- (i) **Census Survey:** A census of all AH and AP will be undertaken, based on the categorizations in the entitlement matrix (Table 3). The Census will determine the exact number of AH/AP and how they are affected by a subproject. The Census will also identify all severely affected and vulnerable AHs.
- (ii) **Impacts Assessment and Inventory:** This task will be based on a detailed measurement survey (DMS) identifying type and magnitude/area of 100% of the impacts including, as applicable, land (residential and agricultural), structures, communal/public or cultural/religious facilities, crops, trees and business incomes and wages. The impact assessment will also include a survey of compensation rates as detailed above and of the incomes of the AHs
- (iii) **Socioeconomic Survey:** A socio-economic survey of 10%⁵ of the AHs will be carried out to provide a detailed socio-economic profile of APs (or summary of some socio-economic variables for a short LARP). The information gathered will focus on: (i) household composition/demography; (ii) ethnicity; (iii) education; (iv) livelihood patterns; (v) land ownership patterns; (vi) AP income levels and expenditure patterns; (viii) APs views on the subproject and various resettlement and rehabilitation options; (viii) specific impacts on the poor, indigenous people, women and other vulnerable groups. The survey will be used to investigate in the APs socio-economic condition and to establish a benchmark for monitoring and evaluating the implementation of a subproject's compensation/rehabilitation program.

I. Gender Impacts and Mitigation Measures

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

- (i) The socio-economic data gathered will be gender-disaggregated. Needs, aspirations and priorities of women will be taken in consideration during consultation talks and reported in the LARP. Female staff will be hired to collect data and assist women in resettlement activities.
- (ii) Female household heads will be registered as the recipients of compensation/rehabilitation measures due to their households. Land titles for and use rights of replacement land will be registered in the name of women, if land lost to a subproject was legally owned by women.
- (iii) Women will be included in the consultation process through women meetings and will be encouraged to participate in LARP planning and implementation process.
- (iv) Due consideration will be given to complaints and grievances lodged by women APs.

⁵ Where then number of AHs is below 50, a survey of 20% will be done.

J. LARP Preparation

30. All LARPs will be based on the provision of this LARF and will be updated when required to reflect any changes to resettlement impacts or compensation arrangements. If needed the LARP will be updated (i) on the completion of detailed engineering design but prior to the award of civil works contracts and (ii) during the subproject civil works where design changes during construction result in changes to the resettlement impacts. All amended LARPs will be submitted to ADB for approval.

K. Consultation, Participation and Disclosure

1. Stakeholder Consultation

31. AP Consultations will be carried out with the APs to identify their needs and preferences for compensation/rehabilitation measures. In this regard, APs will be thoroughly informed on the results of the census and impacts assessment, and their preferences on compensation and/or other resettlement assistance will be given due consideration. The processes and mechanisms ensuring the active involvement of APs and other stakeholders will be detailed in the LARPs, which will include an appendix with date, list of participants, and minutes of consultation meetings.

2. Information Disclosure Plan

32. During the census and DMS, each household will be directly informed about the subproject, entitlements and procedures. Key information in the LARF, including the entitlement matrix, will be translated in Sindhi and disclosed to APs in the offices of the NSUSC, any USCs subsequently established under SCIP, the TMAs, and the local Taluka Council. A Sindhi information pamphlet summarizing the LARP will be provided to all APs; an information pamphlet summarizing the LARF in Sindhi will be made available to the communities.

L. Institutional Arrangements

33. Roles and responsibilities for the design, implementation and supervision of land acquisition and resettlement functions within the Investment Program are vested with a number of different institutional actors as outlined below and in Figures 1 and 2, as well as Table 4. The institutional arrangements for land acquisition and resettlement tasks during Tranche 1 will differ from arrangements for subsequent tranches because (i) NSUSC, the Tranche 1 Implementing Agency (IA) for subprojects under Parts B and C, will become fully operational only during Tranche 1; and (ii) new USCs will emerge in subsequent tranches and will assume responsibility for land acquisition and resettlement tasks. The focus of land acquisition and resettlement implementation will be at the NSUSC and USC level, handled by their respective safeguards staff.

1. Planning & Development Department

34. Sindh's Planning and Development Department (P&DD), based in Karachi, will act as the Investment Program Executing Agency (EA) and will oversee overall strategy, technical appraisal, and provision of counterpart finances, including land acquisition and resettlement finances. P&DD will also oversee the subprojects' compliance with this LARF through a Program Support Unit (PSU).

35. Concerning land acquisition and resettlement, the PSU will be entrusted with tranche appraisal coordination, inter-agency liaison; internal monitoring; and finance administration. LARP preparation functions will be initiated by PSU until each USC is sufficiently established. Land acquisition and resettlement tasks within the PSU will be carried out by qualified safeguards staff comprising one environmental and one social safeguards specialist, reporting to the PSU Program Director.

2. The North Sindh Urban Services Corporation

36. Under the first tranche of the Investment Program, the NSUSC will be established and will function as an Implementing Agency (IA).⁶ NSUSC will assume the LAR implementation tasks under Parts B and C of the Investment Program. NSUSC will also operate and maintain the facilities financed under the Investment Program. Headed by a Managing Director (MD), the NSUSC will include, among others, qualified personnel in the areas of (i) water supply and wastewater services; (ii) solid waste management; (iii) finance; (iv) capital works development and procurement; and (v) social and environmental safeguards. Social and environmental safeguards tasks will be assigned to a Safeguards Cell under the Capital Works Unit, comprising two permanent staff with extensive experience in land acquisition and resettlement and environmental protection. The Safeguards Cell will be set up within the initial three months of NSUSC establishment and supported intermittently by an international resettlement consultant. The Safeguards Cell will be responsible for the preparation and implementation of all land acquisition and resettlement-related tasks, including updating the LARF (if needed), preparing and implementing the LARPs, liaising with the District Revenue Offices (DRO), as well as other relevant government offices, and handling first instance compliance and grievances. For the execution of required surveys and impact assessments, the Safeguards Cell will rely on survey teams hired for each subproject on a temporary basis. The Safeguards Cell will also be responsible to deliver all compensation and assistance for non-land, crops or trees losses to the APs.

3. Local Government Offices

a. District Revenue Office

37. In Pakistan the institution responsible for land administration, acquisition and valuation is the Board of Revenue located at provincial level and represented at district level by the District Revenue Office (DRO). The District Revenue Officer (DO) functions as the Land Acquisition Collector (LAC), unless he deposes these functions to a Deputy District Revenue Officer, and local officers, including the Mukhtiarkar (Taluka) and Tapadars (Tapa) keep Taluka level land title documentation and carry out title identification and verification. The activities of the DRO/LAC are regulated by the Land Acquisition Act which covers not only land impacts but also impacts on crops and trees. They verify and validate LARPs and compensation rates and deliver to the APs compensation for land, crop and tree losses (to be received from P&DD).

b. Other Local Offices

38. The determination of compensation rates for assets different from land rests with provincial line-agencies and their district level offices, including the Mines and Minerals

⁶ Under subsequent Program tranches, similar urban services corporations (USCs) will be established and will assume the same responsibilities for LAR; this is subsequently referred to as NSUSC/USC.

Development Department for leases in quarry lands, the Communication & Works Department for built structures, the Department of Agriculture for crops and fruit trees, and the Department of Forestry for timber trees.

39. The Office of the Nazim (the elected TMA head) is expected to play a coordinating role and the elected Taluka Councilors will represent the rights of the local citizens on grievance committees.

4. Affected Persons' Committee

40. In each subproject with land acquisition and resettlement impacts, an Affected Persons' Committee (APC) may be formed during the census survey, if the APs are numerous and desire to have an APC. The various social and geographical categories of APs would delegate representatives to the APC and a President will head the committee. The APC will participate in the planning, implementation and monitoring of all land acquisition and resettlement-related activities and issues in a consultative role, including preparation of inventories and valuation of assets, assessment of damage to land and structures, payment of compensation livelihood restoration measures, grievance redress and LARP review. The Safeguards Cell will mobilize and assist the APCs.

**Figure 1: Sindh Cities Improvement Investment Program
Land Acquisition and Resettlement:
Organizational Setting under Tranche 1**

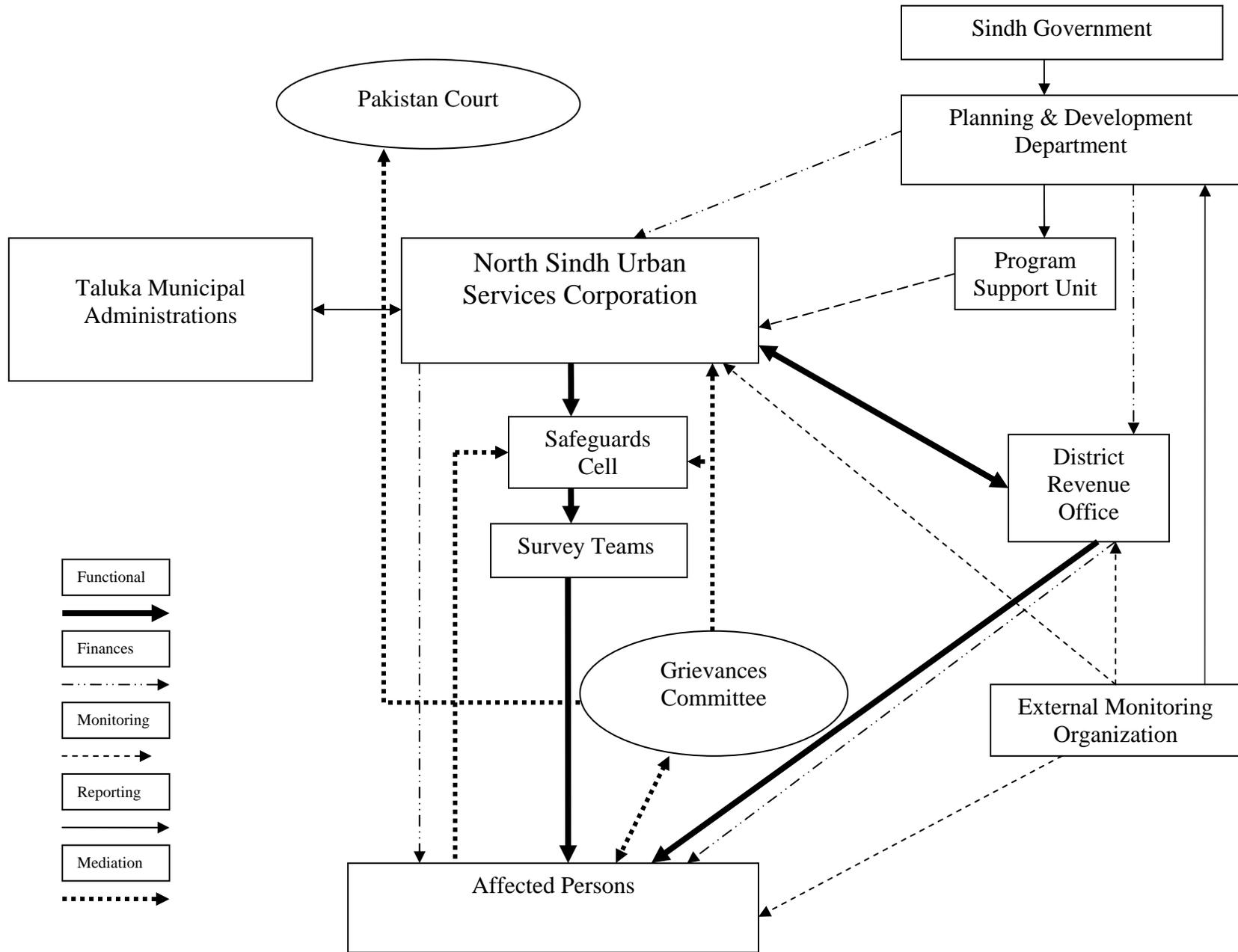
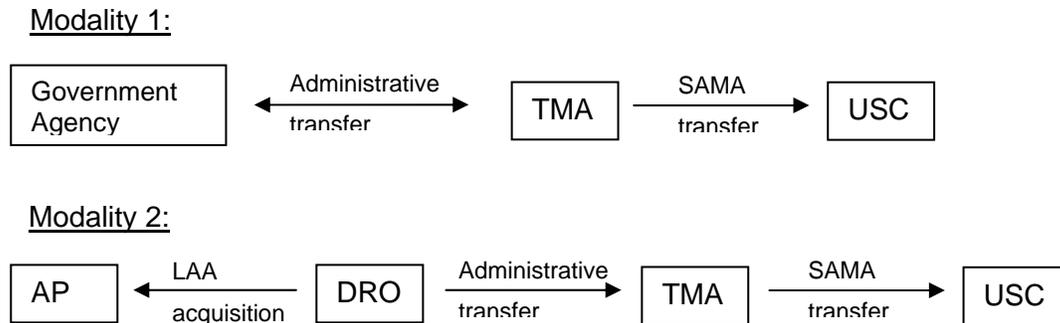


Table 4: Land acquisition and Resettlement -related Roles and Responsibilities of Agencies

Agency	Responsibility
Government of Sindh Planning and Development Department	<ul style="list-style-type: none"> • Program Executing Agency • LARF preparation • LARP approval
Government of Sindh Board of Revenue / District Revenue Office	<ul style="list-style-type: none"> • Notice of intent to acquire land under Section 4, LAA • Provision of land revenue records and maps; title identification and verification • Determination of compensation rates for land assets • Delivery of compensation for land, crops or trees losses to the APs • Acquisition of land and transfer to TMA • Representation on grievance committees • Address and resolve grievances regarding land and crops
Program Support Unit	<ul style="list-style-type: none"> • Initial LARP preparation and implementation (Tranche 1) • Policy guidance and operational coordination/evaluation • Tranche appraisal coordination • Inter-agency liaison • Internal monitoring • Finance administration • Review of LARP implementation
North Sindh Urban Services Corporation/Urban Services Corporations (Safeguards Cell)	<ul style="list-style-type: none"> • LARP / LARDDR preparation and updates • LARF updates • LAR information dissemination • Liaison with District Revenue Office • LARP implementation • First instance compliance and grievances • Delivery of all compensation and assistance for non land, crops or trees losses to APs • Representation on grievance committees • Address and resolve grievances other than regarding land and crops • Review of LARP implementation
LAR Consultants	<ul style="list-style-type: none"> • LARF / LARP preparation • Support of NSUSC/USC • Representation on grievance committees • Review of LARP implementation
Taluka Municipal Administrations	<ul style="list-style-type: none"> • LARF/ LARP endorsement • Identification of land for subproject sites • Open market purchase and ownership of land for subproject sites • Receipt of land for subproject sites from District Revenue Office • Provision of use of land to NSUSC/USC under SAMA • LAR information dissemination • Coordination at subproject level
Taluka Councils	<ul style="list-style-type: none"> • LAR information dissemination • Representation on grievance committees
Provincial line-agencies	<ul style="list-style-type: none"> • Determination of compensation rates for assets different from land
Affected Persons	<ul style="list-style-type: none"> • Participation In stakeholder consultations • Receipt of compensation and support measures • Representation on grievance committees
Grievance Committee	<ul style="list-style-type: none"> • Address and resolve grievances
External Monitoring Organization	<ul style="list-style-type: none"> • External monitoring • Report to NSUSC/USC, P&DD/PSU, and ADB
Courts	<ul style="list-style-type: none"> • Hear and judge on grievances not resolved by grievance committee
ADB	<ul style="list-style-type: none"> • LARF / LARP approval • LAR information dissemination • Review of LARP implementation

LAA = Land Acquisition Act, LARDDR = Land Acquisition Due Diligence Report, LAR = Land Acquisition and Resettlement, LARF = Land Acquisition and Resettlement Framework, LARP = Land Acquisition and Resettlement Plan, SAMA = Services and Asset Management Agreement, NSUSC = North Sindh Urban Services Corporation, P&DD = Planning and Development Department, PSU = Planning Support Unit, TMA = Taluka Municipal Administration, USC = Urban Services Corporation.

**Figure 2. Sindh Cities Improvement Investment Program
Land Acquisition and Resettlement:
Land Acquisition and Transfer Procedure**



M. Complaints and Grievances Redress

41. For the purpose of addressing grievances by the AP about the implementation of a LARP, a Grievance Committee will be established for each subproject town as soon as subproject implementation in each site commences. However, with careful observance of the provisions of the LARF and LARPs by all stakeholders involved, grievances can be avoided. If necessary, the aggrieved AP will first address the NSUSC/USC Safeguards Cell, whose officers will strive for an informal settlement within 10 days of lodging of the complaint. If the complaint cannot be settled, the grievance will be referred to the Grievance Committee. Within 30 days the committee will discuss the matter and refer land and crop compensation related grievances to the Land Acquisition Collector (LAC) / DO Revenue, or grievances pertaining to all other types of assets and incomes to the NSUSC/USC Safeguards Cell, and obtain a resolution. If the complaint still remains unresolved, it can be re-lodged by the AP within one month of the LAC or Safeguards Cell decision with the Grievance Committee, which refers it to the Management of NSUSC/USC. The AP must produce all relevant documents supporting his claim. The Management of NSUSC/USC will rule on the issue(s) within 21 days of its re-lodging with the Grievance Committee. The NSUSC/USC decision must be in compliance with the provisions of the LARF. If the grievance redress mechanism fails to satisfy the aggrieved AP, he can submit the case to the appropriate court of law as set out in sections 18 to 22 of the LAA (1894).

42. The Grievance Committee will normally comprise the Mukhtiarkar and Tapadar of the relevant Taluka and Tapa, the elected Taluka Councilor of the respective Tapa, the TO Infrastructure and Services of the concerned TMA, the Social Safeguards Staff of the Safeguards Cell of NSUSC/USC, and a representative of the Affected Persons.

N. Monitoring and Evaluation

43. The land acquisition and resettlement process of each subproject will be monitored both, internally and externally. Internal monitoring will be conducted by NSUSC/USC, assisted by the Design and Supervision Consultant. External monitoring will be assigned to an External Monitoring Organization (EMO) hired by P&DD and approved by ADB. The EMO will be chosen among local consultants, NGOs, social research organizations or private sector companies. ADB will prepare the terms of reference (ToR) for the EMO before LARP implementation begins. However, if only a payment of cash compensation is required, no EMO will be required. Monitoring can be confined to the provision of documents which demonstrate the conclusion of negotiations with APs and evidence of payments, to be submitted to ADB prior to the award of civil works contracts.

1. Internal Monitoring

44. In case of temporary or permanent relocation of APs or provision of livelihood support measures, internal monitoring beyond the provision of evidence of payments of cash compensation will be carried out routinely by NSUSC/USC, and the results will be communicated to ADB through the quarterly project implementation reports. Indicators for the internal monitoring will be those related to process and immediate outputs and results. This information will be collected directly in the field by NSUSC/USC Safeguards Cell and reported monthly to the Program Support Unit of P&DD to assess the progress and results of LARP implementation, and to adjust the work program, if necessary. The monthly reports will be consolidated quarterly in the standard supervision reports to ADB. Specific monitoring benchmarks will be:

- (i) Information campaign and consultation with APs;
- (ii) Status of land acquisition and payments on land compensation;
- (iii) Compensation for affected structures and other assets;
- (iv) Relocation of APs;
- (v) Payments for loss of income;
- (vi) Selection and distribution of replacement land areas; and
- (vii) Income restoration activities

45. The above information will be collected by the NSUSC/USC, which will monitor the day-to-day resettlement activities related to subprojects through the following instruments:

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

2. External Monitoring

46. In case of temporary or permanent relocation of APs or provision of livelihood support measures, external monitoring (EM) review of each LARP will be carried out by an EMO during the implementation of a LARP. EM results will be communicated in form of an external monitoring report to the NSUSC/USC, P&DD's Program Support Unit, and ADB. Subproject LARPs with implementation timeframes under six months will be monitored only once. Subproject LARPs with implementation timeframes longer than six months will be further reviewed bi-annually. External monitoring tasks include the review of internal monitoring reports and survey information and impact monitoring of LARP implementation, including AP and stakeholder consultations.

47. The EMO will also assess the situation of affected vulnerable groups such as vulnerable or female headed households, based on adequate socio-economic indicators and a review of the LARP implementation process.

48. In the event of relocation of APs, the EMO will carry out a post-implementation evaluation of the LARPs about a year after completion of the respective tranche to ascertain whether the objectives of the LARPs were attained. The benchmark data of the socio-economic survey of APs conducted during the preparation of the LARP will be used to compare the pre- and post- project conditions. The EMO will recommend appropriate supplemental assistance for the APs, should the outcome of the study show that the objectives of the LARP have not been attained.

O. Training in LARP Implementation

49. At the beginning of SCIP implementation, an international resettlement consultant, supported by ADB Safeguards Unit and a local counterpart specialist, will design and conduct training to build the capacity of the TMAs, NSUSC/USC staff, relevant District and Provincial field staff and the PSU in accordance with sound land acquisition and resettlement practices in conformity to the ADB Policy on Involuntary Resettlement (1995) and the ADB *Operations Manual (OM) Section F2/OP & BP 2006*, as well as with the provisions of the LAA of 1894 as applicable to the Sindh Province. The consultants will clarify the particular elements and procedures included in this LARF, especially the entitlements for compensation and the eligibility criteria, which shall apply to all subprojects of the SCIP. It will be particularly important that the program staff responsible for LARP implementation is familiar with the principles and procedures of land acquisition; public consultation and participation; assistance disbursement mechanisms; grievance redress; and monitoring of resettlement operations.

P. LARP Budgeting and Fund Flow Mechanism

1. Budgeting

50. Each LARP will include a chapter providing detailed land acquisition and resettlement budgets covering all compensation and rehabilitation provisions. The cost for the implementation of the LARP will be an integral part of the program cost and will be included in the SCIP counterpart funds. Each LARP will include (i) a detailed costs of land acquisition, relocation, and livelihood and income restoration and improvement (ii) source of funding; (iii) arrangement for approval; (iv) flow of funds, administration and contingency arrangements; (v) unit compensation rates for all affected assets and allowances; and (vi) methodology for the computation of unit values.

2. Funds Flow

51. Funds for all assets lost, including resettlement assistance, relocation and transfer allowances and administration of LARP preparation and implementation will be provided by the GoS to NSUSC/USC as counterpart funds. The cost of external monitoring can be financed under the loan. To ensure the availability of sufficient funds for all land acquisition and resettlement tasks the P&DD will allocate 100% of the cost of compensation at replacement cost and allowances anticipated and estimated in each LARP, plus 15% contingencies, to the NSUSC/USC before LARP implementation. Fund allocation will be reviewed biannually based on the budget requirements indicated in the LARPs.

52. The Investment Program EA, P&DD, is responsible for the timely allocation of the funds to NSUSC/USC required to implement the subproject LARPs. The total amount assessed for land acquisition and compensation, as well as crop compensation, will be disbursed by the NSUSC/USC to the Office of the EDO (Rev), which must then make payment of compensation money to the entitled APs within 60 days after the notice of award under Section 6 of the LAA (1894) with successive amendments. Funds for the compensation and rehabilitation of all other types of assets and incomes, as well as payments for open market transfer of assets, will be disbursed by NSUSC/USC directly.

53. Payment of compensation will be made no later than 60 days (two months) prior to the actual possession of the acquired lands or structures. APs eligible for compensation will be given advance notice of the date, time, and place of payment through public announcements. No land will be possessed by the EDO (Rev) or handed over to the NSUSC/USC for commencing construction works without full payment of due compensations to the affected landowners and their tenants. However, in case of a dispute, the assessed/allocated amount of compensation will be pledged in the names of the concerned APs, pending a decision by the court in accordance with LAA. In such cases, the

subproject may possess the land before payment of compensation, but will hold all construction works until the final settlement of all compensation cases.

Q. LARP Implementation Process and Schedule

1. Implementation Schedule

54. Subproject LARPs will include a time-bound implementation schedule to be prepared for each LARP, including (i) acquisition of land and other assets; (ii) release of funds to the acquiring agency; (iii) disbursement of compensation for various categories of assets and income losses; (iv) relocation and livelihood restoration/substitution measures; (v) demolition of structures and transfer of land; and (vi) grievance redress and monitoring and evaluation.

2. LARP Implementation Process

55. The implementation of a LARP will involve a multi-task process, for which responsibilities rests with several institutions. This process is summarized in Table 5 below. Civil works implementation for a subproject will only commence after this process is terminated and the compensation/rehabilitation program detailed in a LARP, including compensation delivery, has been fully implemented.

**Table 5: Land Acquisition and Resettlement Plan (LARP)
Preparation and Implementation Process**

Tasks	Description of Tasks	Responsibility
SUBPROJECT PREPARATION	1. Scoping and Sizing of the Investment Program	Consultants/P&DD/USC/TMAs
	2. Finalization of Sites for subprojects	USC/TMAs, Consultants
	3. Detailed scoping of potential land acquisition and resettlement impacts	USC, Consultants
	4. Review/update of subproject design indicating whether LAR is necessary	USC, Consultants
	5. Roles, responsibilities and action plan for LARP tasks	USC, Consultants
LARP PREPARATION	1. Proposal to Revenue Dept. with summary of subproject and LAR component	USC
	2. Publication of Notice of Intent to acquire land under Section 4, LAA	Board of Revenue
	3. Preparation of census, impact assessment and socio-economic surveys	USC, Consultants
	4. Training of survey, assessment and valuation teams	USC, Consultants
	5. Coordination with relevant local government agencies	USC, Consultants
	6. Verification of land records in affected areas, update of cadastral maps	Mukhtiarkar, USC, Consultants
	7. DMS, census and socio-economic survey, valuation survey	Mukhtiarkar, USC, Consultants
	8. Review of census and survey, and request of additional field work, if required	Consultants
	9. Public consultations and negotiations	TMAs, USC, Consultants, APC
	10. Preparation of LARPs with results of census and socio-economic survey	USC, Consultants
	11. Approval of LARP	USC, PSU/P&DD
	12. Submission of LARP to ADB	P&DD
LARP IMPLEMENTATION	1. LARP public disclosure	USC, PSU/P&DD, TMAs, ADB
	2. Distribution of relocation notices to APs	USC, TMAs, DO (Rev)
	3. Award of cheques for land compensation	DO (Rev), APs
	4. Award of other compensation, assistance and rehabilitation measures	USC, APs
	5. Relocation and reconstruction	USC, contractors, APs
	6. Income rehabilitation and substitution activities	USC, APC
	7. Approval of subproject contract awards	ADB
	8. Review of LARP implementation	USC, Consultants, PSU, ADB
POST IMPLEMENTATION/ RECURRING TASKS	1. Internal monitoring: monthly report to PSU; quarterly report to ADB	USC, PSU
	2. External monitoring: biannual report to PSU/P&DD and ADB	EMO, PSU, USC
	3. External evaluation of LARP program	EMO
	Grievance redress and lawsuits	USC, DO (Rev), APC, Courts, Mukhtiarkar, Tapadar, AP representative
	5. Interagency coordination	USC, DO (Rev),
	6. Communication with APs	USC, Mukhtiarkar, Tapadar
	7. Review and facilitation meetings at provincial and TMA levels	PSU, USC, TMAs

USC = Urban Services Corporation (primarily Safeguards Cell); AP=Affected Person; PSU= Program Support Unit of Pⅅ APC= Affected Persons Committee; TMA Taluka Municipal Authority; DO= District Officer; LAR=Land acquisition and resettlement; P&DD = Planning and Development Department.