

Resettlement Planning Document

Resettlement Framework
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PAKISTAN: National Highway Development Sector Investment Program

Prepared by **National Highway Authority, Islamic Republic of Pakistan** for the Asian Development Bank (ADB).

The 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.

RESETTLEMENT FRAMEWORK

A. Background

1. The Asian Development Bank (ADB) has been assisting the Government of Pakistan (GoP) in the development of its road network for the two decades. The objectives of the Project are to (i) support subregional cooperation by removing or relaxing physical, institutional, and other barriers to improved transportation and increased trade; (ii) support preparation and adoption of cross-border agreements for road transport including movement of containers; and (iii) improve road sector efficiency on the main transport corridors in Pakistan.

2. This sector project in pursuance of the third objective will finance the improvement of national highways. The Project has been conceived on the basis of three sample subprojects (376.0 km) for which detailed designs and feasibilities, including resettlement plans have been prepared (Supplementary Appendix F). The improvements in the three sample subprojects of the sector loan comprise broadening of existing roads to 7.3 meters with shoulders of 2 meters each on both sides and an improvement in the geometry of the carriage way, including bridges, culverts and some flyovers. On routes with heavy traffic a second carriageway is being added within the existing ROW. Urban congestion points are being bypassed with new sections of road, for which land will have to be acquired, and structures compensated. The remaining five subprojects (460.0 km) will be designed on the criteria used for these sample subprojects. This resettlement framework will be used to guide the preparation short and resettlement plan for each subproject undertaken under this sector loan once their detailed designs are finalized. The resettlement framework has been prepared in accordance with ADB's *Policy on Involuntary Resettlement* (1995).

Table 1: Details of subprojects component

Road Name	Length (km)	Details
Zhob-Mughal Kot (N-50)	68.8	Rehabilitation and Improvement
Bypass Zhob (N-50)	9.2	Construction of New Bypass
Hasan Abdal-Manshera (N-35)	90.0	Improvement and Additional Carriageway
Sukkur-Jacobabad (N-65)	65.0	Rehabilitation and Improvement
Tarnol-Jand (N-80)	103.0	Rehabilitation and Improvement
Qila Saifullah-Wiagum Rud (N-70)	124.0	Rehabilitation and Improvement
Total	460.0	

Source: National Highway Authority.

B. Potential Impact of the Project

1. Land Acquisition and Resettlement

3. The Project does not generally need to acquire land since it is based on improvement of existing roads. The extent of land acquisition in the Project will be small and mainly restricted to any new bypasses considered necessary and feasible. Where the ROW is not always legally defined, as in some places in Balochistan, strips of contiguous land may need to be acquired to

accommodate the widening. Land acquisition, if any, will be compensated at replacement value¹ plus 15% Compulsory Acquisition Surcharge as provided in the Land Acquisition Act of 1894. Involuntary borrowing of land will not be necessary for this Project. However wherever land is damaged, the Project shall assist in restoring it. The Project will also have provision for connecting segments of land severed due to the road alignment with their water source where this may become necessary. Some loss of crops, trees and orchards is anticipated which will be compensated at market and productive value. Encroachers² of the existing right-of-way, squatters³ and legal owners - commercial structures, dwellings, will be impacted where they encumber the alignment of the improvement. The losses to structures will be compensated at replacement value and loss of income, occasioned by relocation or temporary closure of businesses will be compensated thorough adequate allowances.

2. Project Resettlement Principles

4. There is no specific policy on resettlement in Pakistan. The Land Acquisition Act of 1894 (LAA) deals with all aspects of land acquisition while the resettlement issues are addressed on project-by-project basis under special provisions made by the concerned Government. The LAA mainly prescribes provisions for fair and adequate compensation to land for legal title holders whose land has been acquired involuntarily. The LAA "Section 23" specifically provides for awarding compensation on the following considerations: (i) market value of acquired land; (ii) damage caused to standing crops and trees; (iii) damage caused by reason of severance of the acquired land from the affected persons other land; (iv) damage sustained by the affected persons by reason of the acquisition injuriously affecting their other property, moveable or immovable; (v) entitlement to reasonable expenses if compelled to change residence or place of business; (vi) payment for damages resulting from diminution of profits of land till the Collector's taking possession of the land. While LAA covers several principles of compensation laid out in the ADB's *Policy on Involuntary Resettlement (1995)*, the LAA restricts these to those with legal title.

5. In the absence of a formal policy to assist non-titled persons, a project-specific set of resettlement principles consistent with ADB Policy requirements, has been adopted in this Project.

6. The basic resettlement principles and guidelines include the following:

- (a) The affected persons (APs) are defined as those who stand to lose land, houses, structures, trees, crops, businesses, income and other assets as a consequence of the improvements and/or upgradation of the project roads.
- (b) All APs are equally eligible for cash compensation and rehabilitation assistance, irrespective of their land ownership status, to ensure that those affected by the Project shall be at least as well off, if not better off, than they would have been without the Project.

¹ 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 assets recorded along each of the project roads, consultation with local people as in most cases transactions are verbal and not documented, consultation with local real estate agents, revenue department and the affected persons.

² Encroachers in this context are defined as legally or customarily recognized properties occupying neighboring public space in the ROW.

³ Squatters are defined as those that occupy space that is legally or customarily someone else's, in this context the ROW.

- (c) The compensation packages shall reflect replacement costs for all losses (such as lands, crops, trees, structures, businesses, incomes, etc.).
- (d) Compensation and resettlement will be satisfactorily completed before a No-Objection Certificate can be provided by ADB for award of civil works contracts.
- (e) APs will be systematically informed and consulted about the project, and RPs will be made available in both English and Urdu languages to the affected persons and communities.
- (f) The consultative process shall include not only those affected, but also the adjacent communities, representatives of the local governments of the areas where the project is located, community leaders, local government (district/tehsil), and community-based organizations (CBOs). Vulnerable groups (households below the recognised poverty line; disabled, elderly persons or female headed households) should be identified and given appropriate assistance to substantially improve their living standards.

3. Eligibility and Project Entitlements

7. The ADB's *Policy on Involuntary Resettlement (1995)* require compensation for the lost assets at replacement costs to both titled and non-titled landholders and resettlement assistance for lost income and livelihoods. In this Project, the absence of formal titles will not constitute a bar to resettlement assistance and rehabilitation. Further, the principles adopted herein contain special measures and assistance for vulnerable APs, such as female-headed households, disabled persons, and households below the recognised poverty line.

8. Persons affected by land acquisition, and relocation and/or rehabilitation of structures/assets (SBEs, houses, etc.) are entitled to a combination of compensation measures and resettlement assistance, depending on the nature of ownership rights of lost assets and scope of the impact, including social and economic vulnerability of the affected persons. In general terms, the affected persons in the Project will be entitled to various types of compensation and resettlement assistance that will help in the restoration of their livelihoods, at least, to the pre-Project standards. These are:

- (i) Compensation for loss of agricultural land, standing crops/trees**
 - (a) Cash compensation for land based on current market value to titleholders, plus 15% Compulsory Acquisition Surcharge (CAS), as provided in LAA.
 - (b) Cash compensation for loss of land of sharecropper/tenants as per LAA.
 - (c) Cash compensation for loss of agricultural crops at market value of mature crops based on average production.
 - (d) Compensation for loss of fruit trees for average fruit production for the next 15 years to be computed at the current market value.
 - (e) Compensation for loss of wood-trees at current market value of wood (timber of firewood, as the case may be).
 - (f) Provision of water course to connect severed segment of land with source of water for irrigation.

- (g) Encroachers/squatters are not eligible for compensation for land but will be entitled to compensation of crops and trees.

(ii) Compensation for loss of residential/commercial land, structures and immovable assets

- (a) Cash compensation for land based on current market value to titleholders plus 15% Compulsory Acquisition Surcharge (CAS), as provided in LAA.
- (b) Cash compensation for loss of built-up structures at full replacement costs based on current market value of materials and labor required for reconstruction.
- (c) Owners of affected structures will be allowed to take/reuse all the salvageable materials for rebuilding/rehabilitation of the structure.
- (d) Transfer/Shifting allowance to cover the cost of moving structures (transport plus loading /unloading) the effects and materials will be paid on actual cost basis or on current market rates.
- (e) In case damage of land caused by excavation etc. from borrows for earth for construction, restoration of land to pre-construction condition or cash compensation at prevailing rates for necessary repairs or tractor hours for restoring level and / or truckloads of earth for fill.
- (f) The encroachers/squatters will not be eligible for land compensation but will be compensated for structures/assets, entitled to transfer/shifting allowance/s, and assisted during relocation.
- (g) Encroachers/squatters are eligible for compensation for the loss of or damage to the structures/assets, and resettlement assistance for loss of income/livelihood, but are not eligible for compensation for loss of land on the ROW.
- (i) Assistance for housing/business renters, one-time cash assistance equivalent to 2 month rent to the renters for moving to alternative premise for re-establishing houses/businesses. (This will be in addition to the compensation /assistance paid to the owner/possessor for the affected structure).

(iii) Assistance for livelihood restoration against loss of business/wage income

- (a) One-time lump sum grant to owner of business; minimum one-month's income based on the nature of business and type of losses assessed on a case-to-case basis.
- (b) One-time lump sum grant of Rs. 800-1,000⁴ to agricultural tenants/ sharecroppers (permanent, short-term or long term agricultural labour-this will be in addition to their shares in crop/tree composition)
- (c) One-time financial assistance to hired laborers equivalent to 30-60 days wages to be computed on the basis of minimum wage board rates for respective district for respective categories.

⁴ Average monthly income assessed by consultant during census survey.

- (d) Family workers in small business enterprises are not eligible, as they have already been covered by income assistance for loss of business by shops/SBE owners.
- (e) One-time lump sum grant to mobile roadside vendors/SBE; official minimum wage board rates for one month, plus shifting allowance. Priority to be given as tenant for any facilities built by respective municipal administration or NHA, to streamline the market.
- (f) APs who are eligible for semi-skilled and unskilled labor, will be given preference in employment opportunities in the Project's implementation works.

(iv) Special provisions for the Vulnerable APs

- (a) Special assistance of Rs1, 000⁵ to vulnerable groups, such as women-headed household, disabled or elderly persons and the poor, for re-establishing and/or enhancing livelihood.

(v) Restoration of community structures/installations/assets

- (a) The project will provide complete restoration work or cash compensation for rehabilitation/re-building of affected common property resources and cultural/community structures/installations.
- (b) Further details have been provided in the entitlement matrix (Table 2) which would apply to all five subprojects.

C. Procedures for Resettlement Plan Preparation

1. Survey/Census Activities

9. The NHA Resettlement Team, assisted by the resettlement specialist, will (i) screen subprojects and review significance of involuntary resettlement impacts, (ii) upon completion of detailed design of each subproject, a resettlement plan will be prepared based on a census, 100% asset inventory, and 20% socio-economic survey of APs; (iii) if new categories of APs and types of losses are identified, determine and recommend entitlements in accordance with ADB's IR policy; (iv) after completion of the draft RP based on detailed design, the RP will be disclosed to affected persons and submitted to ADB together with the subproject appraisal report; and (v) the NHA resettlement team will ensure that all land acquisition and resettlement activities, including payment of compensation for assets at replacement value and provision of financial assistance to APs, will be completed prior to commencement of civil works.

2. Disclosure of Resettlement Plan and Community Participation

10. Consultation and information sharing for resettlement in the Project will be part of the overall community participation and communication strategy for subprojects planning and implementation (Annex: Sample Public Consultation and Disclosure Plan). Social safeguards will be planned and implemented in integration with the design and construction of the road

⁵ This amount was finalized based on census survey, consideration of local situation at the project sites and discussion with NHA.

improvement. Affected Persons' Committees (APCs) nominated by various categories of APs and stakeholders will be identified at key points along the alignment during social-economic surveys of APs. The social-economic surveys will serve as the "cut-off date" for enlisting APs. NHA will ensure several participation focuses that involve local groups in:

- (a) Finalizing the exact alignment and layout of the road.
- (b) Preparing the inventory or listing of crops, trees and other assets falling in the ROW. Although the loss is of an individual or a household, this will not be a matter only between the AP and NHA but will involve the collectivity to ensure transparency and fairness.
- (c) Assessment of temporary damage to land or structure because of borrowing or construction, and in overseeing payment for restoration.
- (d) Payment of compensation for acquired land and loss of assets and livelihood to individuals by the Land Acquisition Collector in the main village settlement of each revenue estate or key points of the alignment.

11. A summary RP will be translated into Urdu language in a brochure form and distributed among the APs by NHA Regional Office, and it will also be put onto NHA's official website (in English) for information and benefit of all the stakeholders. APC's will serve as a conduit and communication channel with the APs.

3. Institutional Arrangements

12. NHA will be the executing agency (EA) for the Project. For National Highway civil work component, A Project Management Office, headed by General Manager (ADB SCTF) will be established in NHA, responsible for the overall execution of the Project. The General Manager will recruit and appoint a resettlement specialist (consultant) as required for resettlement activities. NHA will depute a Deputy Director in the operation wing as Resettlement Project Officer (RPO). The RPO will be responsible to the Director and General Manager Land Management and will coordinate the preparation of land acquisition and resettlement plans with the subproject engineering, resettlement specialist (consultant), the land management and infrastructure section and respective regional offices. He/she will work in close coordination with the respective field-based offices on the day-to-day activities of the resettlement plan implementation.

13. The RPO through the field offices, Land Acquisition Collector/s (LACs), and resettlement specialist (consultant) will execute and monitor the progress of the work and ensure coordination between the relevant departments, the Grievance Redress Committee (GRC) and the project affected people (APs). The concerned staff at the headquarters and in the field offices related to the Project's land acquisition and resettlement activities, including RPOs, Project Directors (PDs), Revenue Department officials and field staff will undergo a week-long orientation and training in resettlement policy and management conducted by resettlement specialist (consultant).

4. Grievances Redress Procedures

14. A two -tier grievance redress process, one at the subproject level and the other at the level of the project will address any delays or issues arising in the resettlement and

compensation process. It will provide the APs a forum convened by the Executing Agency to register their complaints and seek resolution to their concerns.

4.1 Affected Persons and Citizens Liaison Committee (ACLC)

15. The ACLC is a joint NHA and Affected Persons forum that will have representation from the Affected Persons Committees (APCs), NHA land management staff (AD/LM&I and LAC), and from the construction team. NHA Sub-Project Manager (normally designated by NHA as Project Director for a particular section under construction) will be Chairman. The Assistant Director Land Management and Infrastructure (AD/LM&I) of the respective NHA region, and representatives of Affected Persons nominated by the APCs, who may choose to nominate their local government representatives, will be members. The AD/LM&I will serve as Secretary.

16. This committee will hear grievances that cannot be resolved on the working level between the APCs and NHA staff while dealing with on the spot individual and immediate issues for losses such as borrow trees, crops and infrastructure. A whole range of factors relating to entitlements are involved at this level such as quantity, quality, rate of compensation, ownership, usufruct and the conduct of those confirming and registering the loss and processing payment that is best dealt on the spot. During the compensation process till the demolition of impacted structures the committee will meet fortnightly and gradually reduce its frequency thereafter to coordinate issues faced by the public because of construction. It will give its decision within 16 days of receipt of a complaint. If this decision is not acceptable, the complaint can be brought to the Project GRC.

4.2 Grievance Redress Committee (GRC)

17. This committee will serve, as the redress instance for individual grievances not resolved by the ACLC. It will provide a decision within 30 days of receipt of a complaint. It will not be in a position to resolve difference of opinion on rates of compensation for acquired land awarded by the Land Acquisition Collector, since the LAA specifies a procedure of reference to a court of law to which an affected person or the acquiring agency may seek recourse. However, it will take cognizance of timeliness of payment thereof and the process being followed and issue directives in this regard.

18. This project level committee at NHA, will also serve a due diligence function on resettlement. The GRC will be chaired by the General Manager Land Management and comprise of a Director from NHA Operations, the RPO and Director Land Management who will serve as secretary. GRC will meet once a month. It will review the progress of the land acquisition and compensation process in the various subprojects, seek reports from the Land Acquisition Collectors, take cognizance of delays and anomalies in the process, suggest remedial measures and, if necessary, bring them to the notice of the provincial board of revenue and the National Highway Authority (Chairman).

5. Implementation Schedule and Budget

19. This will cover (i) measures for planning for land acquisition and budgeting and resettlement costs, and sources of funding; (ii) arrangements for approval of RP cost estimates; and (iii) the flow of funds to reach APs and the contingency arrangements. Also included are guarantees to finance any additional costs required to meet the land acquisition and resettlement objectives, and confirmation of the delivery of entitlements to APs on time. NHA will ensure the

prompt provision and efficient flow of the budgeted funds.

20. An indicative schedule will be prepared for RP preparation and implementation activities in relation to technical works. It will show the time schedule of all land acquisition and resettlement activities including commencement and finish dates before acquisition/demolition and procedures for implementing the key elements.

6. Resettlement Databank

21. All information concerning resettlement issues related to land acquisition, socioeconomic information of the acquired land and affected structures (SBEs, etc., if any); inventory of losses by individual APs, compensation and entitlements, payments and relocation will be collected by the RPO through its concerned field offices and computerized at RPO office. This data bank would form the basis of information for RP implementation, monitoring and reporting purposes and facilitate efficient resettlement management

D. Process of RP Implementation

22. The process of RP implementation and the time schedule provided in the mother RP (fourth quarter of 2005 to 2006) will be adopted for implementing the individual subproject RPs.

1. Land Acquisition

23. The land-strips required for widening or re-alignment of the proposed road/s will be acquired under normal land acquisition procedures laid down in the Land Acquisition Act, 1894 (amended), specifically in its Sections 4, 5 and 6, in conjunction with ADB Resettlement Policy.

24. Compensation for the acquired lands and other affected assets of legal title holders will be assessed by the Land Acquisition Collectors (LAC) in consultation with APs. The total amount assessed will be deposited by NHA to LACs of the respective districts, who will then make payment of compensation money to the entitled APs, soon after the notice of award under Section 6 of the LAA. Then, the LACs will take possession of the acquired lands and hand over to NHA, respectively, for starting construction works (improvements and widening) of the Project awards. Payment of compensation will be made at least 30 days (one month) prior to the actual possession of the acquired lands. No land will be possessed without full payment of due compensations to the affected landowners and their tenants.

2. Resettlement

25. Compensation for loss assets for non-title holders will be assessed by the Resettlement Project Officers (RPO) of NHA for the project roads. A resettlement specialist (consultant) will be hired by NHA to assist RPO in the RP implementation process. Compensation will be disbursed via cheque to non-titled holders by RPO in joint signature with Project Director. The APs of affected structures/assets (houses, shops/SBEs, orchards, etc., if any) will be paid their due compensations at least 1 month (30 days) prior to demolition of the structures from the corridor of impact or formation-width of the Project roads. This time will allow them to dismantle and remove all salvageable material for rebuilding of houses and re-establishment of businesses. In order to avoid influx of informal dwellers and fraudulent claims during implementation, upon approval of each subproject NHA will announce the cut-off-date and immediately (within 2

months) commence issuing photo ID cards to all those eligible, including non-titled affected persons. However, NHA reserve the right of demolishing unauthorized structures without paying any compensation 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. Any grievances and objections will be referred to the Affected Persons and Citizens Liaison Committee (ACLC) and Grievances Redress Committee (GRC) accordingly.

3. Monitoring and Evaluation

26. NHA will establish a quarterly monitoring system involving the implementing NGO staff, and prepare progress reports on all aspects of land acquisition and resettlement activities. The RPO responsible for supervision and implementation of RP will prepare monthly progress reports on resettlement activities and submit to the ADB for review. The social monitoring specialist (consultant) will be hired by the NHA with ADB concurrence to carry out external monitoring of operations. The social monitoring specialist (consultant) will start work within two months after the mobilization of the NHA’s resettlement team. The monitoring will be carried out every year during project implementation. They will submit quarterly reviews directly to ADB and determine whether or not resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored and suggest suitable recommendations for improvement.

Table 2: Project Compensation Principles and Entitlements

Nature of Loss	Application	Definition of AP	Entitlements	Result of Action
A. Land Acquisition (Applicable in cases of fresh acquisition and/or legally confirmed ownership rights on existing ROW)				
Loss of agricultural /residential /commercial land by landowners	Land and other assets acquired for project roads and/or legally confirmed ownership rights on existing ROW	Person(s) with land records verifying ownership	<ul style="list-style-type: none">Cash compensation based on current open market rate / replacement value plus 15% compulsory acquisition surcharge (CAS), as provide in the Land Acquisition Act (1894).	Compensation for lost assets
Loss of agricultural / residential /commercial land by permanent tenants		Renter or share-cropper of land	<ul style="list-style-type: none">Compensation will be paid as per Land Acquisition Act (1894).	Assistance with relocation
Loss of common barren /nullah-bed (nonproductive) lands owned collectively by village/s.		Village/s with customary ownership	<ul style="list-style-type: none">Cash compensation as per current replacement value of lands to affected group of landowners distributed by village elders.Project authorities to ensure that compensation is distributed to all affected persons.	Compensation for loss of access to common land.
Damage of Land caused by excavation etc. from borrows for earth for construction.		Person(s) with land records verifying ownership / Village/s with customary ownership	<ul style="list-style-type: none">Restoration of land to pre-construction condition or cash compensation at prevailing rates for necessary repairs or tractor hours for restoring level and/or truckloads of earth for fill.	Restoration of land to pre-construction condition
Severance of agricultural land holding.		Person(s) with land records verifying ownership / Village/s with customary ownership	<ul style="list-style-type: none">Provision of water course to connect severed segment with source of water.	Installation of facilities for irrigation
B. Loss of Income Generating Assets (Whether or not land is legally occupied)				
Loss of agricultural crops, and fruit and wood trees by owner	Land purchased or reclaimed for road purposes	Owner of crops or trees Includes crops /trees owned by encroachers/ squatters	<ul style="list-style-type: none">Cash compensation for loss of agricultural crops at current market value of mature crops, based on average production.Compensation for loss of fruit trees for average fruit production for next 15 years to be computed at current market value.Compensation for loss of wood-trees at current market value of wood (timber or firewood, as the case may be).	Cash income for lost crops/trees
Loss of agricultural crops, and fruit and wood trees by share-cropper/ tenant	Land purchased or reclaimed for road purposes	Share cropper/ tenant	<ul style="list-style-type: none">Partial compensation to sharecroppers/tenants for loss of their crops/trees as per due share or agreement (verbal or written).	Cash income for lost crops/trees
Loss of income by agricultural tenants /sharecroppers	Work opportunities reduced	Persons working the affected lands	<ul style="list-style-type: none">One-time lump sum grant of Rs. 800-1000⁶ to agricultural tenants / sharecroppers (permanent, short-term or long-term agricultural labour (this will be in addition to their shares in crop/tree compensation).APs who are eligible for semi-skilled and unskilled labor will be given priority in employment opportunities in the Project's implementation works.	Short-term assistance/ compensation for loss of income.
Loss of income by shops/SBE owners	Business adversely affected by road construction	Owner of business	<ul style="list-style-type: none">One-time lump sum grant; minimum one-month's income based on the nature of business and type of losses assessed on a case-to-case basis.	Short-term compensation for loss of income.

⁶ Average monthly income assessed by consultant during census survey.

Loss of business premise by owners / renters	Structure on acquired land and/or legally confirmed ownership rights on ROW	Owner /renter of business	<ul style="list-style-type: none"> One-time cash assistance equivalent to 2-month rent for moving to alternative premise for re-establishing the businesses. Shifting allowance (transport plus loading/unloading charges) will be paid to affected businessmen (if applicable), on actual cost basis. 	Removal /relocation assistance
Loss of wages by small business enterprises employees	Income reduced during period of readjustment	Employees of SBEs	<ul style="list-style-type: none"> One-time financial assistance to hired labour equivalent to 30 days wages to be computed on the basis of minimum wage board rates for respective district for respective categories. Family workers in small business enterprises are not eligible, as they have already been covered by income assistance for loss of business by shop/SBE owners. Special assistance of Rs. 1,000⁷ to the affected vulnerable persons like the destitute, female-headed households, and disabled for restoring their livelihoods. APs who are eligible for semi-skilled and unskilled labor will be given priority in employment opportunities in the Project's implementation works. 	Short-term compensation for loss of income.
Loss of income by mobile roadside vendors/SBE	Business affected temporarily during road construction.	Mobile SBE operators on footpaths/roadside.	<ul style="list-style-type: none"> Official minimum wage board rates for one month, plus shifting allowance. Priority to be given as tenant for any facilities built by respective municipal administration or NHA to streamline the market. 	Short-term compensation for loss of income.
C. Loss of Residential/Community Property (Whether or not land is legally occupied)				
Loss of residential structures and commercial structures by owners	Land on which property stands purchased or reclaimed for road purposes	Owners of the structure	<ul style="list-style-type: none"> Cash compensation for loss of built-up structures at full replacement costs Owners of affected structures will be allowed to take/reuse their salvageable materials for rebuilding/rehabilitation of structure. In case of relocation, transfer allowance to cover cost of shifting (transport plus loading/unloading) the effects and materials will be paid on actual cost basis or on current market rates. 	Restoration of residence / shop.
Loss of residential structures by tenants (Renters)		Renters of house	<ul style="list-style-type: none"> One time cash assistance equivalent to 2 months rent moving to alternate premise. Transfer allowance to cover cost of shifting (transport plus loading/unloading) personal effects paid on actual cost basis or on current market rates. 	Assistance to make alternative arrangements
Loss of cultural & community structures /facilities		School, mosque, water channels, pathways, and other community structures/installations	<ul style="list-style-type: none"> Complete rehabilitation/restoration by the Project; or, Cash compensation for restoring affected cultural/community structures and installations, to the recognized patron/custodian. 	Replacement /restoration of structure /facility
Unanticipated adverse impact due to project intervention or associated activity	The EA and project implementation authorities will deal with any unanticipated consequence of the project during and after project implementation in the light and spirit of the principle of the entitlement matrix.			

⁷ This amount was finalized based on census survey, consideration to local situation at the project sites and discussion with NHA.

Annex

Public Consultation and Disclosure Plan

Activity	Task	Timing (Date/Period)	No of People	Agencies	Feedback/Issues/ Concerns Raised	Remarks
Stakeholder Identification	Mapping of the project area					
Project Information Dissemination	Distribution of information leaflets to affected persons (APs)					
Consultative Meetings with APs during Scoping Phase	Discuss potential impacts of the project					
Public Notification	Publish list of affected lands/ sites in a local newspaper; Establish eligibility cut-off date					
Socio-Economic Survey	Collect socio-economic info on APs as well as AP's perception on the project					
Consultative Meetings on Resettlement Mitigation Measures	Discuss entitlements, compensation rates, income restoration, site selection, grievance redress mechanisms					
Publicize the resettlement plan (RP)	Distribute Leaflets or Booklets in local language					
Full Disclosure of the RP to APs	Distribute RP in local language to APs					
Web Disclosure of the RP	RP posted on ADB and/or EA website					
Consultative Meetings during DMS	Face to face meetings with APs	During DMS				
Disclosure after Detailed Measurement Survey (DMS)	Disclose updated RP to APs	After DMS				
Web Disclosure of the Updated RP	Updated RP posted on ADB and/or EA website	After ADB Approval of RP				