

Resettlement Plan

July 2014

BHU: Air Transport Connectivity Enhancement Project

Gelephu New Terminal

Prepared by the Department of Civil Aviation, Government of Bhutan for the Asian Development Bank.

CURRENCY EQUIVALENTS

(May 2014)

Currency unit	–	Bhutanese Ngultrum
Nu 1.00	=	\$ 0.0164
\$1.00	=	Nu 60.83

ABBREVIATIONS

ADB	-	Asian Development Bank
DCA	-	Department of Civil Aviation
DP	-	Displaced person
GRM	-	Grievance Redressal Mechanism
NLC	-	National Land Commission
RGoB	-	Royal Government of Bhutan
RP	-	Resettlement Plan

GLOSSARY OF TERMS

Dzongkhag	-	District
Geog	-	Block
Gup	-	Village Head man
Tsogpa	-	Village Community

NOTE

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

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EXECUTIVE SUMMARY

1. **Project Background.** This Resettlement Plan (RP) has been prepared for construction of the Gelephu airport's new terminal. It is a part of the Asian Development Bank (ADB) supported project for the Air Transport Connectivity Enhancement Project that is currently being implemented at the three new airports in Gelephu, Bumthang and Trashigang. The Department of Civil Aviation (DCA) is Executing Agency (EA) for the project.
2. **Land Acquisition and Resettlement Impacts.** This RP has been carried out to mitigate against all such unavoidable negative impacts caused due to the project and to resettle any displaced persons and restore their livelihoods. This has been prepared in a participatory process, complying with the ADB Safeguard Policy Statement (2009) and Royal Government of Bhutan's rules and regulations. This requires acquisition of private land from one single household totalling 67 decimal or about 0.67 acres encompassing 100% of the total plot size.
3. The existing terminal building is located over 300 meters away from the runway and the distance between the terminal and the runway has been identified as a deterrent for the proper and efficient facilitation of passengers and the functioning of the airport. In order to curb this problem, the DCA, in consultation with ADB and the consulting team, decided that a new terminal needs to be constructed closer to the runway. The plot identified is located between the airport boundary gate and main highway. Currently this entire land is barren and construction or farming activities are not permitted on the land. There are also no permanent/temporary structures on the land and no vegetation or trees either. Since there are no communities around this area, there are no community-owned property resources. The household does not fall within the category of vulnerable household. They own other plots within Gelephu municipality. Mr. Geden is a retired Government officer and a beneficiary of the Government's pension plan. Mr. Geden's family live in their own house and of the six family members, three are working as civil servants.
4. The land belongs to Mr. Geden, located between the main highway and the airport. It is a barren land with unlikely future prospects as future constructions may not be permitted due to its close proximity to the runway. In addition farming may not be suitable due to the small land size and airport security reasons.
5. **Resettlement Principles for the Project.** Bhutan's Land Act 2007 specifies that any person(s) is entitled to a fair compensation and that he/she should be given the option of choosing substitute land replacement or cash payment or both as compensation. In this case, the Displaced Person (DP), Mr. Geden has opted for land for land substitution located within the same block (geog) and of the same size. This is line with Section 155 of the Land Act stating that the location of substitute land shall be in the order of preference of the same village, geog and dzongkhag. The replacement land identified is located beyond the the northern boundary of the airport, accessible by road and is closer to the new town plan area.
6. **Grievance Redress Mechanism.** Implementation of the proposed project will be fully compliant to ADB's safeguards requirement on grievance redress mechanism. EA shall disclose the proposed mechanism in public prior to the construction phase. The Project will be conducted with a participatory process with the local communities. Through this, and the provision of good compensation and support mechanisms, acceptance of the Project will be enhanced and complaints reduced. There may nevertheless be individuals or groups who feel that they are not given adequate support, or that their needs are not properly addressed. The Project will

therefore establish a Grievance Redress process in the existing mechanism of local committees which will hear complaints and facilitate solutions. If the issue is not resolved, the individual/group may approach EA. If the issue remains unresolved, people would have the right to approach RGoB as per traditional practices.

7. **Public Consultation and Disclosure of Information.** Consultations and discussions were held along the subproject with the affected Household and other stakeholders.

8. **Institutional Framework.** For implementation of RP there will be a set of institutions involved at various levels and stages of the Project. The primary institutions who will be involved in this implementation are the following; (i) DCA, (ii) Dzongkhag (District Administration)/Dungkhag (Sub-district Administration), (iii) Dzongkhag Land Record Officer, Dzongkhag Survey Officer, (iv) Surveyors, and (v) Grievance Redressal Committees.

9. **Implementation Schedule.** Land acquisition and resettlement process of the displaced person (DP) must be completed before the start of the civil works. All land is to be provided free of encumbrances. DP will be given sufficient notice prior to start of civil works.

10. **Monitoring.** Internal monitoring will be conducted by the DCA. The results of this monitoring should be summarized in reports that will be submitted to the Project authorities and to the ADB on a biannual basis.

I. PROJECT DESCRIPTION

1. The Royal Government of Bhutan (RGoB) has received a grant from the Asian Development Bank (ADB) for the Air Transport Connectivity Enhancement Project to be carried out in the three new airports in Gelephu, Bumthang and Trashigang. The Department of Civil Aviation (DCA) is the Executing Agency (EA) for the project.

A. Land Acquisition and Resettlement Impacts

2. The RP aims to mitigate all such unavoidable negative impacts caused due to the project and to resettle the displaced persons and restore their livelihoods. This RP has been prepared on the basis of subproject census survey findings and consultations with various stakeholders. The plan complies with ADB Safeguard Policy Statement (2009) and RGoB rules and regulations. The subproject is categorized as “B” as per ADB SPS and is not significant.¹ The subproject requires the acquisition of private land from one household totalling 67 decimal or about 0.67 acres, which encompasses about 100% of the total plot size.

B. Scope and Objectives of the Resettlement Plan

3. The current terminal building is located over 300 meters away from the runway and the distance between the terminal and the runway has been identified as a deterrent for proper facilitation of passengers and the functioning of the airport. In order to curb this problem, the DCA, in consultation with ADB and the consulting team, decided that a new terminal needs to be constructed closer to the runway. However, the land found most suitable and appropriate belonged to a private household.

4. Therefore, this RP has been prepared based on the information provided by the DCA and the District Land Record Officer. It aims at mitigating any negative impacts caused due to the Project and to resettle the displaced person and restore his livelihood. The issues identified and addressed in this document are as follows:

- Assessment of the type and the extent of loss of land and non-land assets, loss of livelihood or income opportunities;
- Provisions for relocation assistance;
- Resettlement and rehabilitation cost estimate including provision for fund; and institutional framework for the implementation of the plan, including monitoring and evaluation.

¹As per ADB SPS 2009, involuntary resettlement impacts of an ADB-supported project are considered significant if 200 or more persons will experience major impacts, which are defined as (i) being physically displaced from housing, or (ii) losing 10% or more of their productive assets (income generating).

II. SCOPE OF LAND ACQUISITION

A. Scope of Loss

5. The displaced household owns 67 decimal (0.67 acres) of land, located between the main highway and the airport. It is a barren land with unlikely future prospects as DCA and/or Government may not allow any construction essentially due to its close proximity to the runway. In addition, farming may not be suitable due to the small land size and airport security reasons. This is the total land registered under the household in this area.

6. The distance between the main highway and the airport boundary gate is only around 200 meters. Currently this entire land is barren and construction or farming activities are not permitted on the land. There are also no permanent/temporary structures on the land and no vegetation or trees either. There are no communities around this area, there are no community-owned property resources. The head of the household is Mr. Geden. There are no squatters or encroachers on the plot.

Table 2.1: Summary Profile of Project Affected Assets

Impacts	Number
Total land affected	0.67 acres
Total number of displaced households	1
Total number of displaced affected persons	1
Total number of structures affected	None

B. Options for Relocation

7. In accordance with the Land Act 2007, any person(s) is entitled to a fair compensation and that he/she is given the option of choosing substitute land replacement or cash payment or both as compensation. In this case, the Displaced Person (DP) has opted for land for land substitution located within the same block (geog) and of the same size. This is line with Section 155 of the Land Act stating that the location of substitute land shall be in the order of preference of the same village, geog and dzongkhag.

8. The replacement land identified is located on the northern side of the airport. It is accessible by road and is closer to the new town plan area. Current market rates for the old plot and substitution plot are as follows (1 USD = Nu. 60.83).

Table 2.2: Land-for-Land Compensation Details

Plots	Size (dec)	Price Per decimal (Nu.)	Total Amount (Nu.)	Total amount (USD)
Old Plot	67	45,000	3,015,000	49,564
Substitution Plot	67	55,000	3,685,000	60,579

III. SOCIOECONOMIC INFORMATION AND PROFILE

9. Gelephu is a municipality in southern Bhutan bordering with the Assam state of India. The city is the economic hub of Southern Bhutan and is located in the Sarpang District. Sarpang's population is 49,779 (NSB 2013) with over 25 percent residing within the Gelephu municipality, making it the third largest city in the country.

10. Mr. Geden, the head of the affected household is a retired government officer. The household comprises of six family members with three working as civil servants. Mr. Geden, the head of the household is a beneficiary of the pension plan of the Government. The working members in the family also provide monetary support to the household. He lives in his own house and also owns other plots of land in Gelephu. He also has a van for transportation.

11. The household does not fit into the category of vulnerable.

IV. PUBLIC CONSULTATION AND DISCLOSURE OF INFORMATION

12. To ensure people's participation and to get wider input from the various stakeholders, prior consultations were held between the officials of DCA, District Land Record Officer and the local tshogpa (community). These consultations included the identification of the required plot, identification of the affected land owner and also the possibilities of a resettlement plan. The DCA and the LRO consulted with Mr. Geden, identified as the affected land owner and he was offered options of land for land, cash for land or both. He was also given the choice of choosing any Government land available within the same block.

A. Scope of Consultation and Issues

13. During the consultation process, efforts were made by the study teams to: (i) ascertain the views of the potential DP, with reference to land acquisition; (ii) assess resettlement and rehabilitation issues and rehabilitation options; (iii) identify and assess the major socio-economic characteristics of the area to enable effective planning and implementation; and (iv) examine DPs' opinion on problems and prospects of the resettlement.

B. Major Findings of the Consultations

14. During the consultation process, there were no issues raised by Mr. Geden, the potential DP. He opted for the land-for-land and was satisfied with the new plot given in exchange, which was actually identified by himself. He feels he has gotten a better option to the land he previously owned near the airport since he can now construct a proper house and he can also get a better selling rate at the new location.

C. Plan for further Consultation in the Subproject

15. The effectiveness of the resettlement and rehabilitation of DPs is directly related to the degree of continuing involvement of those affected by the subproject. Several additional rounds of consultations with DPs will form part of the further stages of subproject preparation and implementation. The DCA will be entrusted with the task of RP implementation and will be conducting these consultations during RP implementation, which will involve agreements on compensation, assistance options, and entitlement package and income restoration measures suggested for the project. The consultation will continue throughout the project implementation.

D. Disclosure of RP

16. To keep more transparency in planning and for further active involvement of DPs and other stakeholders, the subproject information will be disseminated through disclosure of Resettlement Planning document. A resettlement information leaflet containing information on compensation, entitlement and resettlement management adopted for the sub-project will be made available in local language and distributed to the DP. The DCA will keep the DP informed

about the impacts, the compensation and assistances proposed for them and facilitate addressing any grievances. A copy of the RP will be disclosed through the DCA website and also in the ADB website. The cut-off date for those who have legal titles of their land/asset is the date of 1st notification of acquisition under the Land Act of 1979 (amended in 2007). The DCA will act as Public Information Center, which will be in a possession of all documents relating to the subproject, including compensation packages and grievance redress procedures, and will provide any information regarding compensation and grievance redress.

V. GRIEVANCE REDRESSAL MECHANISMS

17. The RP was carried out in a participatory process with the DP, Mr. Geden, the Land Record Officer (LRO) and the Gup (local leader). Through this, and the provision of good compensation and support mechanisms, acceptance of the Project will be enhanced and complaints reduced. There may nevertheless be individuals or groups who feel that they are not given adequate support, or that their needs are not properly addressed.

18. The Project will therefore establish a Grievance Redress process in the existing mechanism of local committees (Geog Yargay Tshogchung, Dzongkhag Yargay Tshogdu), and the Dzongkhag/Dungkhag which will hear complaints and facilitate solutions. If the issue is not resolved, the individual/group may approach DCA through the office of the local executive engineer. If the issue remains unresolved, people would have the right to approach the higher authority as per traditional practices. The Complainants will be able to access the higher authorities and courts at any time should they be not satisfied with the proposed resettlement measures.

A. Procedures and Time Frame for Grievance Redressal

19. A grievance redress mechanism will be established to receive and facilitate the resolution of concerns, complaints and grievances of affected people and relevant agencies on the social and environmental performance of the project in a time bound and transparent manner. The project specific GRM is not intended to bypass the government's own redress process, rather it is intended to address project affected people's concerns and complaints promptly, making it readily accessible to all segments of affected persons and is scaled to the risks and impacts of the project. While the affected person or party may submit their complaints concerning the project to any relevant agency, the steps recommended for the GRM are:

20. Step 1: If any affected person or party faces grievances related to environment, land acquisition or resettlements, he/she can approach the contractor, construction supervision consultants or PT site staff directly at the site level.

21. Step 2: If grievances are not addressed at the site level, the affected person or party can lodge a written grievance to the Grievance Redress Committee (GRC) comprising of Sector Heads of the Dzongkhag Administration as well as Geog Officials. The affected person or party may also skip step 1 and directly file written grievance to the GRC. All grievances which cannot be addressed at the site level should be forwarded to the grievance redress committee within 15 days from the receipt of complaint. The committee must respond within 15 days. Further, the GRC will treat grievances of both male and female affected persons equally and address them fairly.

22. Step 3: If the affected person or party is not satisfied with the decision or he/she receives no response within 15 days of registering the grievance, he/she can approach the PT and finally, can appeal to the Royal Government of Bhutan or His Majesty the King.

VI. RESETTLEMENT POLICY AND LEGAL FRAMEWORK

23. The resettlement policy, compensation and entitlements of displaced persons developed in this RP are based on the relevant laws being enforced in ADB SPS and RGoB.

A. Objective

24. The legal framework and principles adopted for addressing resettlement issues in the Project have been guided by the existing legislation and policies (Land Act of Bhutan amended in 2007, Land Compensation Rates 2009 (PAVA), Cash Compensation Rates for fruit trees 2009, Department of National Properties, Ministry of Finance, Cash Compensation Rate for Private Forest trees 2010, Department of National Properties, Cash Compensation Rate for Fodder trees, Department of Livestock Animal Nutrition Division, National Center for Animal Nutrition, Bumthang and BSR 2012) of the RGoB, and the Asian Development Bank. Prior to the preparation of the Resettlement Plan, a detailed analysis of the existing national policies was undertaken. The section below provides details of the various national level legislations studied and their applicability within this framework.

B. ADB Policy on Involuntary Resettlement

25. The objectives of ADB's SPS (2009) with regard to involuntary resettlement are: (i) to avoid involuntary resettlement wherever possible; (ii) to minimize involuntary resettlement by exploring project and design alternatives; (iii) to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and (iv) to improve the standards of living of the displaced poor and other vulnerable groups.

26. ADB's SPS (2009) covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of; (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers displaced persons whether such losses and involuntary restrictions are full or partial, permanent or temporary.

27. It is important to note that ADB policy covers all categories of Displaced Persons (DPs) and requires the implementing agency (viz. the DoR) to pay for all land and all other assets affected by the project and to implement measures for income restoration. The Bank recognizes that Land Compensation and Resettlement Policies vary widely among its member countries and that each has its own framework for land acquisition. In most countries, this RP defines procedures for land expropriation and for compensation. When comparing these policies to those of the ADB, it is important to note that the ADB policy: (i) does not distinguish between those who do and do not have formal legal title to their assets; and (ii) emphasizes the need for replacement costs for lost assets, but also measures to restore living standards and livelihoods so that people are not disadvantaged by resettlement.

C. Existing Bhutanese Law

28. The primary legal instruments for Land Acquisition and Resettlement in Bhutan are the Land Act of 1979 (amended in 2007), which regulate ownership, sales and the compensation payable by the RGoB when land is acquired. The Land Act of Bhutan 2007 provides the acquisition mechanism for land and other property falling under the eminent domain whenever required for a public purpose. The rates of compensation are reviewed by the RGoB periodically, the latest of which is described in the Land Compensation Rates 2009 (PAVA), Cash Compensation Rates for fruit trees 2009, Department of National Properties, Ministry of Finance, Cash Compensation Rate for Private Forest trees 2010, Department of National Properties, Cash Compensation Rate for Fodder trees, Department of Livestock Animal Nutrition Division, National Center for Animal Nutrition, Bumthang and BSR 2012) and Bhutan Scheduled Rates (BSR 2012) for the affected structures.

29. The RGoB, based on laid down classifications and regulations, will pay compensation for such land. If the family losing land becomes endangered, the Government will compensate that family the cost of the land in cash and as well as substitute land. In the case of landless people, the land can be allotted free of cost by the Government as a Kidu.

30. Both the Bhutanese and ADB guidelines related to resettlement aim at achieving the following overall goals of (i) Involuntary resettlement shall be avoided to the extent possible or minimized where feasible, exploring all viable alternatives Project designs, and (ii) where displacement is unavoidable, people losing assets, livelihood or other resources shall be assisted in improving or at a minimum regaining their former status of living at no cost to themselves.

D. Resettlement Principles for the Project

31. Following the Bhutanese Land Act of 1979 (amended in 2007) on land acquisition, incorporating ADB Policy on Safeguard Policy Statement 2009, the basic principles for the Project will include the following elements:

- As a matter of policy, land acquisition and other involuntary resettlement impacts would be minimized as much as possible;
- Any land acquisition and/or resettlement will be carried out and compensation provided in order to improve or at least restore the pre-project income and living standards of the displaced persons;
- All information related to resettlement preparation and implementation will be disclosed to all concerned, and people's participation will be ensured in planning and implementation of the Project;
- All land acquisition would be as per the Land Act 1979, (amended in 2007). Payment of compensation for acquired land and assets at replacement cost;
- Payment of compensation for lost land, housing, assets and resettlement allowances in full prior to the contractor taking physical acquisition of the land and prior to the commencement of any construction activities;
- All compensation and other assistances will be paid to all DPs prior to commencement of civil works on the site acquired;
- Broad entitlement framework of different categories of project-affected people has been assessed and is specified in the Entitlement Matrix. Provisions will be kept in the budget for those who were not present at the time of the survey.

However, anyone moving into the sub-project area after the cut-off date² will not be entitled to assistance;

- Income restoration and rehabilitation;
- All activities related to resettlement planning, implementation, and monitoring would ensure involvement of women. Efforts will also be made to ensure that vulnerable groups are included; and
- Appropriate grievances redress mechanism to ensure speedy resolution of disputes.

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

- Compensation for land at replacement cost, or land for land;
- Compensation for structures (residential/commercial) and other immovable assets at replacement cost;
- Compensation for cash crops/fruit trees/annual crops at market value; Assistance for shifting and rebuilding the DPs' structures;
- Rehabilitation assistance in lieu of the loss of business/ wage/income/livelihood;
- Special assistance for vulnerable groups; and
- Rebuilding and/or restoration of community infrastructure and amenities.

33. A comparison of the RGoB and ADB policies on safeguards is given in Table below:

Table 6.1: Comparison of RGoB and ADB Policies

ADB's Safeguards Policy Statement 2009	RGoB Policies
Involuntary resettlement should be avoided wherever possible	This principle is equally emphasized.
Minimize involuntary resettlement by exploring project and design alternatives	As far as possible, RGoB also aims to minimize displacement.
Conducting census of displaced persons and resettlement planning	Detail lay out procedure for census survey and resettlement plan.
Carry out meaningful consultation with displaced persons and ensure their participation in planning, implementation and monitoring of resettlement program	Displaced persons shall be thoroughly consulted and their views pertaining to the project should be highlighted.
Establish grievance redress mechanism	Project involving involuntary resettlement needs to have Grievance redress mechanisms for displaced persons.
Support the social and cultural institutions of displaced persons and their host population.	This is emphasized in the Land Act of Bhutan, clause 146.

²The cut-off date for those who have legal titles of their land/asset is to notify the landowners of the Government intention to acquire land at least 120 days prior to the acquisition of land. (Reference: Section 156 and 157 of the Land Rules and Regulations of the Kingdom of Bhutan 2007).

ADB's Safeguards Policy Statement 2009	RGoB Policies
Improve or at least restore the livelihoods of all displaced persons	This is emphasized in the Land Act of Bhutan, clause 155.
Land based resettlement strategy	Loss of asset to be compensated to the extent of actual loss.
All compensation should be based on the principle of replacement cost	The compensation award shall take into account the market value of the property being acquired (BSR 2012 with quick cost guide DPproach), also reflected in Land Act of Bhutan, clause 149.
Provide relocation assistance to displaced persons	Dzongkhag, geog key stakeholders will assist relocation to the displaced persons.
Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.	No compensation will be made if the land is not registered in the Tharm.
Disclose the resettlement plan, including documentation of the consultation in an accessible place and a form and language(s) understandable to affected persons and other stakeholders.	This principle is equally emphasized.
Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits.	This is not mentioned.
Pay compensation and provide other resettlement entitlements before physical or economic displacement.	This principle is equally emphasized in Land Act of Bhutan 2007, clause 158.
Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons.	This is not mentioned.

E. Summary of key gaps between RGoB Policy and ADB SPS

34. The main gaps between the RGoB and ADB SPS are as follows: (i) Non-title holder (squatters and encroachers, share croppers, tenants, land less) are not compensated or assisted under RGoB law, and (ii) no provisions are made for community resources.

F. Valuation of the affected land

35. The Project will therefore pursue land-for-land compensation as much as possible as stipulated in the Land Act of 1979 (amended in 2007), and, where necessary or opted by those affected, provide other assistance as well as other support mechanisms to those deemed as vulnerable or at risk. Replacement land of equal or better productive value will be offered as an option to those losing 10 decimal or more of their holdings, or where loss of land threatens the economic viability of the household.

36. For land for land, the location of replacement land to be allotted in Project areas shall be in the order of preference of same village and geog (clause 155, Land Act of Bhutan 2007). The RGoB will provide the landowner with replacement land commensurate to the value of the land acquired (clause 156, page 39, Chapter 7, "Acquisition of Registered Land", Land Act of Bhutan 2007). The land under acquisition will be taken over only after registering the replacement land in the name of the affected landowner or the cash compensation in replacement cost has been made to the landowners (clause 158, Land Act of Bhutan 2007). Cash compensation in replacement cost would be based on the latest government published rate, currently the Land Compensation Rates 2009 (PAVA rates). The valuation will be based on the latest government rate and then negotiated where appropriate to ensure replacement cost. The difference between the compensation determined by the Dzongkhag and the replacement cost determined by the Block Development Committees will be paid as a productive asset cash grant by the Project. If the compensation and the replacement cost are not acceptable to the DPs, they would have recourse to grievance redress mechanism as defined in this RP.

G. Cut-off Date

37. The cut-off date for those who have legal titles of their land/asset is to notify the landowners of the Government intention to acquire land at least 120 days prior to the acquisition of land. (Reference: Section 156 and 157 of the Land Rules and Regulations of the Kingdom of Bhutan 2007).

H. Entitlements, Assistance and Benefits

38. The Entitlement Matrix has been formulated according to the resettlement principles for this Project. Compensation for the lost assets to the displaced person will be paid on the basis of replacement cost, although the land is completely barren with no concrete structure or plantation.

Table 6.2: Entitlement Matrix

Item	Type of Loss	Entitled Person	Compensation Policy	Responsible Agency
1	Loss of land	Titleholder	Affected plot is more than 10 decimals: Option of: Land-for-Land and/or Cash-for-land Affected plot is less than 10 decimals: Cash-for-land Compensation at replacement value.	Dzongkhag and DCA
2.	Any other loss not identified.		Unanticipated involuntary impacts of land acquisition will be documented and mitigated based on the principles provided in ADB SPS	The implementing agency will document the unanticipated impacts.

VII. RELOCATION OF HOUSING AND SETTLEMENTS

39. The DP was briefed about the project and given proper explanation. He was offered the choice of land for land, cash for land or both. He agreed on the land-for-land deal and he was also given the option to select a plot (Government land) within the same block.

A. Income Restoration and Rehabilitation

40. Since the land was barren and had no fixed structures, farming activities or tree plantations, the DP did not have any added expenditure for the restoration or rehabilitation to the new land.

VIII. RESETTLEMENT BUDGET AND FINANCING PLAN

41. Land-for-land compensation will not require any cost aside from administrative cost, including monitoring of the process. Should the DP select for cash-for-land compensation, then DCA shall acquire the land in accordance to RGoB law, either through cash-for-land compensation at replacement cost. The total budget needed for the resettlement is Nu. 110,000 including a 10% contingency.

Table 8.1: Estimated Resettlement Budget

	Items	Unit	Unit Cost	Total (Nu)
1	Implementation of RP (monitoring, consultation, and GRC)	1	Lump sum	100,000
Sub Total of A				100,000
Contingency (10% of the total cost)				10,000
Grand Total				110,000

IX. INSTITUTIONAL ARRANGEMENTS

42. In Bhutan, there are a number of Institutions involved in carrying out the different levels of the RP. The primary institutions involved in this implementation process were the Dzongkhag (District Administration), the gup (village headman), Department of Civil Aviation and the National Land Commission (NLC).

43. Discussions and negotiations were held with the DP and after identifying and agreeing to the substitute land, the DCA put up a request to the Dzongkhag Office. The Dzongkhag Office has approved this request and the documents are now with the NLC waiting for the final approval.

44. The Land Act protects the individual's rights by specifying that land acquisition will come in effect only after the substitute land has been registered in the name of the affected landowner or when cash compensation has been made to the landowner. Once approved by NLC, Section 87 of the Land Act specifies that "a substitute land will be registered in the same name of the person to whom the land is allotted".

X. IMPLEMENTATION SCHEDULE

45. All land acquisition and resettlement process of the DPs must be completed before the start of civil works. All land is to be provided free to encumbrances. Displaced persons from the

affected households have to be given sufficient notice prior to start of civil works. The implementation schedule for the subproject is provided in the table below:

Table 10.1: Implementation Schedule

Project Activity	March 2014		April 2014				May 2014			
	Week 1	Week 2	Week 3	Week 4	Week 5	Week 6	Week 7	Week 8	Week 9	Week 10
Preliminary and feasibility study										
Consultation with DP										
Detailed design										
RP per detailed design										
Valuation and compensation										
Relocation										
Submission and approval of RP										
Disclosure of updated RP										
Handover of land to contractor										
Civil Works										
Monitoring										

XI. MONITORING AND REPORTING

46. The DCA officials will implement the RP and the Detailed Design and Supervision Consultant will undertake monitoring. The results of this monitoring should be summarized in reports that will be submitted to the Project authorities and to the ADB on a biannual basis. Reporting should verify that the DP has enhanced, or at least restored, his livelihoods in real terms relative to pre-project levels.