



Draft Land Acquisition and Resettlement Plan

May 2015

PAK: TA – 8405 PAK: Improving Border Services
Project – CHAMAN BORDER

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ACRONYMS AND GLOSSARY

ABBREVIATIONS

ADB	Asian Development Bank
ADB TA	ADB Technical Assistance (Grant for project preparation)
COI	Corridor of Impact
CBO	Community Based Organization
DCR	District Census Report
DD	Deputy Director
DHs	Displaced Households
DPs	Displaced Persons
DO(R)	District Officer (Revenue)
EMC	External Monitoring Consultant
ft.	foot / feet (3.28 ft = 1 m)
FBR	Federal Board of Revenue
GOP	Government of Pakistan
GRC	Grievance Redress Committee
IMC	Independent monitoring consultant
IP	Indigenous People
km	Kilometers
LAA	Land Acquisition Act
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
m	meter
M&E	Monitoring and Evaluation
NGO	Non-Governmental Organization
PMU	Project Management Unit
ROW	Right-of-way
RFS	Resettlement field survey
ROW	Right-of-Way
TL	Transmission Lines
TOR	Terms of Reference
SPS	Safeguard Policy Statement

CURRENCY EQUIVALENTS

(as of 30 March 2015)

Currency Unit	–	Pakistan rupee/s (Pk.Rs)
PRs1.00	=	\$0.0099
\$1.00	=	PRs 101.13

GLOSSARY

<i>Compensation</i>	Payment in cash or in kind for an asset or a resource that is acquired or affected by a project at the time the asset needs to be replaced.
<i>Cut-off-date</i>	The completion date of the census of project-displaced persons is usually considered the cut-off date. A cut-off date is normally established by the borrower government procedures that establish the eligibility for receiving compensation and resettlement assistance by the project displaced persons. In the absence of such procedures, the borrower / client will establish a cut-off date for eligibility.
<i>Displaced persons</i>	In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and / or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihood) 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.
<i>Economic displacement</i>	Loss of land, assets, access to assets, income sources, or means of livelihood 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.
<i>Eminent domain</i>	The right of the state using its sovereign power to acquire land for public purposes. National law establishes which public agencies have the prerogative to exercise eminent domain.
<i>Entitlement</i>	Resettlement entitlements with respect to a particular eligibility category are the sum total of compensation and other forms of assistance provided to displaced persons in the respective eligibility category.
<i>Expropriation</i>	Process whereby a public authority, usually in return for compensation, requires a person, household, or community to relinquish rights to land that it occupies or otherwise use.
<i>Host communities</i>	Communities receiving physically displaced persons of a project as resettlers.
<i>Household</i>	Household means all persons living and eating together as a single-family unit and eating from the same kitchen whether or not related to each other.
<i>Implementing agency</i>	Implementing agency means the agency, public or private, that is responsible for planning, design and implementation of a development project.
<i>Income restoration</i>	Assistance to restore and/or improve the incomes of displaced persons through allowances and provision of alternative means of income generation.
<i>Involuntary Resettlement</i>	Development project results in unavoidable resettlement losses that people affected have no option but to rebuild their lives, incomes and asset basis elsewhere.
<i>Katcha</i>	A house is considered katcha, if both the walls and roof of the house are made of material that includes grass, leaves, mud, un-burnt brick or wood.
<i>Land Acquisition</i>	Land acquisition means the process whereby a person is compelled by a public agency to alienate all or part of the land she/he owns or possesses, to the ownership and possession of that agency, for public purposes in return for fair compensation.
<i>Meaningful consultation</i>	A process that (i) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) is gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders

into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.

<i>Physical displacement</i>	Relocation, loss of residential land, or loss of shelter 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.
<i>Pucca</i>	A house / structure is considered pucca, if both the walls and roof of the house are made of material that includes tiles, cement sheets, slates, corrugated iron, zinc or other metal sheets, bricks, lime and stone or RBC / RCC concrete.
<i>Rehabilitation</i>	Assistance provided to affected persons to supplement their income losses in order to improve, or at least achieve full restoration of, their pre-project living standards and quality of life.
<i>Replacement Cost</i>	Replacement cost involves replacing an asset at a cost prevailing at the time of its acquisition. This includes fair market value, transaction costs, interest accrued, transitional and restoration costs, and any other applicable payments, if any. Depreciation of assets and structures should not be taken into account for replacement cost. Where there are no active market conditions, replacement cost is equivalent to delivered cost of all building materials, labor cost for construction, and any transaction or relocation costs.
<i>Relocation assistance</i>	Support provided to persons who are physically displaced by a project. Relocation assistance may include transportation, food, shelter, and social services that are provided to the displaced persons during their relocation. It may also include cash allowances that compensate displaced persons for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.
<i>Semi Pucca/Katcha Pucca</i>	A house / structure is considered Semi Pucca, if both the walls and roof of the house are made of material that includes wood, planks, grass, leaves and wall are made of bricks walls with mud masonry or un-burnt brick.
<i>Squatters</i>	People without legal title to land and / or structures occupied or used by them. ADB's policy explicitly states that such people cannot be denied compensation based on the lack of title.
<i>Vulnerable DPs</i>	Displaced poor and other groups disproportionately affected by land acquisition and resettlement, including the elderly, disabled and female headed households
<i>Security of tenure</i>	Protection of resettled persons from forced evictions at resettlement sites. Security of tenure applies to both titled and non-titled displaced persons

EXECUTIVE SUMMARY

ES-1 PROJECT DESCRIPTION

1. The Government of Pakistan sought the technical assistance of the Asian Development Bank (ADB) to modernize its border point infrastructure to make available quality border-crossing services. Pakistan's geographic proximity to two largest global economies, China and India, makes it a potential transit trade hub in Central Asia. Making Pakistan the regional trade hub will facilitate diversified trading activities resulting to progressive economic growth and subsequent reduction of poverty in the region.

2. As the Executing Agency (EA), the Federal Board of Revenue (FBR) has embarked upon a multi-faceted Border Services Improvement Project (BSIP) at three Border Crossing Points (BCP)s. The Wagah BCP in Punjab Province, Torkham BCP in Federally Administered Tribal Area and Chaman BCP in Balochistan Province. These three BCP locations have involuntary land acquisition and resettlement components with varying degrees; which if unmitigated will give rise to social, environmental and economic risks. The development of the present LARP for Chaman BCP in line with ADB's SPS 2009 will ensure these risks are mitigated and managed during project preparation & implementation phase.

3. As per basic design total required land (101 acres) for Chaman BCP which is located in revenue estate "Moza Khushkaba Daman Sarkari". The review of land record prepared in 1963-64 revealed that entire land in revenue estate is solely owned by Government of Pakistan (Federal Government); however the government departments and local people having usufruct rights on the land are recorded as buzgar¹ for land parcels in their possession. The land is Khushkaba² type and due to limited rain fall and non-availability of surface as well as ground water the land surrounding the project location is barren and uncultivated.

ES-2 LAND ACQUISITION & RESETTLEMENT IMPACTS

4. The scope of the LARP includes the identification, evaluation and compensation of land and land based as well as non-land assets of encroachers and squatters if any, and to collect census data linked with impacts to determine impact significance and compensation entitlement against each asset lost including measures for rehabilitation and restoration of APs living standard at pre-project level.

5. As per land revenue record (1963-64), the Project site is located in government owned land revenue estate named "Khushakaba Damane Sarkari with no privately owned land rights, however, at time of preparation of land record (1963-64) local people were granted usufruct right as "buzgar ta be marzi" (tenant at will) on the government owned land for its use as agricultural or grazing land only. Since then the land records are not updated. However, during survey it was reported that including the land parcels occupied by NLC (30 acres) and FBR (10 acres approx.), the entire government owned land at project location is possessed by the Pakistan Army and Pakistan Railway. Out of 101 acres of land required for implementation of project works 40 acres of land is already possessed by BCP operating authorities (NLC and FBR) and remaining 61 acres of land is owned by Pakistan Railway (20 acres) and Pakistan Army 41 acres.

¹ **Buzgar:** local term used for tenants in land record for land users having the usufruct rights on land owned by either individuals or the state. In the instant case, as per record the land owner is government of Pakistan and the locals as well as government departments are recorded as buzgars who have usufruct right at governments will. In Balochistan Tenancy Ordinance 1978 the Buzgar/tenants are of three types, i) occupancy buzgar, ii) Lath Band Buzgar and iii) Buzgar at will (Buzgar ta beh marzi). As per law the right to use land as buzgar at will is limited to the person who is recorded as such and is not inherited by his successor.

² **Khushkaba:** a local term used in land revenue record for rain fed agricultural land.

6. During detailed assessment the social due diligence consultant's team met Tehsildar to identify and approach households who were recorded as "buzgar ta beh marzi" (Usufruct right with governments will) in land revenue record (1963-64). In consultation, it was transpired that the possession right as "buzgar ta beh marzi", can only continue until the government revokes it or the person is alive. Since 1963-64 the land records have never been updated hence the names of the persons recorded at that time are shown in the record as buzgar. Latterly, due to security concerns near Afghan border location the entire land around project area is in possession of Pakistan Army and claim by any person except originally recorded as buzgar on the proposed land do not exist. During survey the person operating car parking/taxi stand claimed that he is using land for car parking/taxi stand on lease as buzgar (tenant) of Pakistan Army who owns the land, but he did not produce any tenancy/lease agreement. This confirms that entire government land around the project corridor is possessed by the Pakistan Army.

7. The land being used for existing border crossing facilities is occupied under existing trade terminal being operated by NLC and FBR's custom office complex with vehicle inspection yard, while the rest of the land is barren uncultivable land with no agricultural activity at site or privately occupied residential structures. However, in the land demarked for project, the impacts identified include an open car parking/taxi stand owned by household 01 as buzgar (tenant) on land owned by Pakistan Army, 28 shops (fixed assets) & 13 push-carts (moveable assets) as encroachers on the government land, and 2 mosques (one in the FBR Custom area and other along road with NLC yard).

Table EX-1: Summary of Affected Structures

S.#	Assets	Type of Structure	Count	Total Displaced Persons ³	Status
1	Shops	Commercial (Fixed)	28	28	Encroacher
2	Push carts	Commercial (Movable)	13	13	Encroacher
Total			41	41	Encroacher

8. The shifting/relocation of impacted commercial structures may inflict economic losses to affected households to the tune of time the structures are reconstructed at relocation site or the affected households are provided with replacement structure in the services areas proposed in the improved border crossing points. Besides 41 owners of such commercial structures, 03 employees will face loss of employment / wages due to relocation of the commercial structures out of project corridor.

9. As per socioeconomic survey of DPs, the income levels of all identified households i.e. business proprietors (41) and employees (3) are below poverty line and thus are identified as vulnerable. Besides providing compensation for lost assets on replacement cost basis and additional assistance for vulnerable, the provisions of replacement structure in new BCP facilities or replacement place out of the project site but in same locality will be made as relocation strategy to ensure the affected households should re-establish and continue their business.

ES-3 SOCIO-ECONOMIC PROFILE OF DISPLACED PERSONS

10. A complete census of the APs, on 100% basis, was carried out by using a pre-structured questionnaire. The census aimed at to register and document the number and

³ The extended joint family size is 406 for the 28 shop operators and 218 for the 13 push cart operators. The extended families are supported by multiple income sources and as there is no physical displacement of residential structures, the impacted persons are considered to be equal in number to the displaced entities.

status of APs/AFs likely to be displaced or affected as a result of the project and, therefore, entitled to compensation.

11. For preparation of LARP socioeconomic baseline survey and census survey of DPs (including titled and squatters) was started in the second week of March and was completed by 31st March 2015 and for the project purpose completion of survey date is established as cut-off-date for compensation eligibility. Any displaced person who occupy project area after aforementioned cut-off-date will not be eligible for compensation. However, he will be given sufficient time (30 days) to remove his belongings from the project area. The cut-off date was disclosed during consultation, however, after approval of draft LARP the cut of date will be publicized with draft LARP disclosure by end July 2015.

12. Generally, 71% of the respondents' families are of joint family systems. For every 10 families of the project-affected households in Chaman, seven (7) of them are joint family systems. The rest (29%) are nuclear families. Overall, the average number of adult males and females among the respondents is five (5) and four (4), respectively. The average family size is family size is 18. The average number of children in each family is 10. Only 31% of the respondent households have 6 to 10 members. Those with 20 and more family members in households comprise 29%. Social security is the reason behind the need for big family sizes.

13. Ninety percent (90%) of the respondents in Chaman are businessmen, shopkeepers, and traders. They highly depend on the sustainable operations of the border. Their markets are the customers of the border and local residents. The rest are composed of skilled and non-skilled workers and non-executive staff.

14. The project is located in the government owned land revenue estate with barren and uncultivable rain fed land. Arid climate coupled with acute water shortage restricts foliage growth and makes it impossible to use land for agricultural purposes hence the entire landscape in and around the project site appear like desert. The socio-economic analysis of displaced persons in Chaman BCP revealed that only 21% of them own land; and the vast majority comprising 79% do not own land. The terrain is not worthwhile for agricultural and none of the respondents reported agriculture as its source of income. Accordingly, the reported sources of livelihood of affected persons in Chaman are business, trading and services sector.

ES-4 PUBLIC CONSULTATION, INFORMATION AND DISCLOSURE

15. With the objective of incorporating stakeholder concerns and minimizing unnecessary delays in acquisition, compensation and overall implementation, a series of stakeholder consultations were conducted in March 2015 with relevant government authorities (FBR, FC, NLC), frequent users of the Chaman BCP (truck drivers, pedestrians) and Project DPs.

16. Overall, the stakeholders welcomed the development of the Chaman BCP and expected improved economic growth and livelihoods due to the new developments. Proper and timely compensation, employment for local communities and a fair and transparent acquisition and compensation process were the three major concerns shared by Project DPs during Focus Group Discussions.

17. Even though none of the women were aware of the project prior to the survey, all 100% were in favor of execution of the project. However, they were concerned regarding their security and mobility during construction activities. Major concern was to avoid use of local routes & restrict outside construction labor within project site to ensure secure mobility of women keeping in view the dominant 'purdah' system amongst the women of the area.

ES-5 GRIEVANCE REDRESS MECHANISM

18. Before invoking formal grievance redress system at the project level, the concerns of the aggrieved DPs will be examined at the community local level through involvement of the Affected Persons Committees APCs, formed at village level which will be an informal level of grievance redress system. The APCs will be constituted by October 2015.

19. If the grievance is not resolved at community level it shall be raised to formal grievance redress mechanism which is first level of GRM. A formal complaint will be tendered with the Project Grievance Redress Committee placed at sub PMU and PIU either directly by the complainant or through the resettlement specialist to be posted at sub PMU/PIU level. The GRC IBSP Chaman will be composed of the following key members: (i) Project Coordinator sub PMU at Chaman, (ii) Manger NLC (PIU)/Deputy Collector (Custom) (iii) Resettlement Specialists (PMC) (iv) Environment Specialist (PMC) (v) Representative of District Revenue Staff (vi) Representatives from APC.

20. In case of dissatisfaction of the DP, his/her complaint will be referred by GRC to second level of GRM i.e. Environmental and Social Safeguards Cell (ESC) headed by Project Director at PMU in FBR, within 07 days after communication of decision by the GRC. Once the investigations are completed the ESC shall forward recommendations through Project Director to the Project Coordinator, sub PMU at site and PIU level to implement the recommendations and communicate the complainant accordingly within 21 days of receipt of the complaint.

ES-6 LEGAL AND POLICY FRAMEWORK

21. Land Acquisition and Resettlement tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with Pakistan's law/regulations and ADB Policy. Land acquisition act and ADB safeguard policy both protect the interests of APs, if there is any contradiction in policy and law, ADB policy will prevail.

22. The 1894 Land Acquisition Act (LAA) with its successive amendments is the main law regulating land acquisition for public purpose. The LAA requires that following an impacts assessment/valuation effort, land and crops are compensated in cash at market rate to titled landowners and registered land tenants/users. Shortcomings in LAA 1894 are overcome by the ADB's SPS 2009 which is based on the following objectives: to avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups.

ES-7 ENTITLEMENTS, ASSISTANCE AND BENEFITS

23. Based on the above discussed eligibility criteria and compensation entitlements and keeping in view the nature of losses and implementation issues of the proposed project, an Entitlement Matrix (EM) has been prepared as provided below.

Table EX-2: Entitlement Matrix

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
Land	Government land parcels occupied by locals as buzgar legal or informal.	Buzgars (legal or informal)	<ul style="list-style-type: none"> Buzgars (legal/informal) entitled for land use right as "buzugur" on a secured tenure basis on other nearby available government land parcel of same size and worth. or <ul style="list-style-type: none"> Land Lease termination

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
			<p>support equaling the lease agreement rate for remaining period and maximum up to three years if applicable.</p> <ul style="list-style-type: none"> • Compensation on replacement cost basis for improvements made by such buzgar/leaseholder households on land in possession.
Commercial Structures & Push carts	Shops and Push carts	Owner (legal/informal settlers) of the Structure	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected structures and other fixed assets, free of salvageable materials, depreciation and transaction cost. Fees and taxes (if applicable) will be waived (shops only); and • Construction of new structure in nearby government land on secure tenure basis (shops only) allowed. • OR Replacement structure/shop in the service area designated in border crossing point facilities (shops only)⁴ • One time transportation cost to cover shifting charges.(shops only) • Push cart owners will be allowed to continue their business or will be provided with project related employment.
Transitional Allowance	Businesses	AFs facing permanent or temporary business loss.	<ul style="list-style-type: none"> • Cash compensation during the interruption period 06 months (for permanent loss) or 03 month (for temporary loss) as per income of the AF, supported by tax payments records or in the absence of such documents, equal to minimum wage rate announced by the government as transitional allowance

⁴ The identified structures (shops) are constructed in existing car parking stand, while the pushcarts are mobile and they kept moving from place to place in the locality to sell snacks and other edible items to the border crossing passengers. The Government will ensure onsite relocation of business of the affected household either by providing structures in proposed service areas of new BCP facilities or by permitting reconstruction of structures in the available government owned land designated for car parking/taxi stand in same vicinity but out of project site. As the Push carts are kept moving from place to place and have no designated place of work with improvements made at their own and thus no tangible structure loss is identified to the extent of push cart owners, hence the entitlements for structure loss and shifting of salvageable material are limited to the constructed shop only.

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
Transportation/ Relocation Assistance	Shops	APs to be relocated- Owners of commercial / business structures	<ul style="list-style-type: none"> One time paid in lump sum, an amount of Rs. 25,000/- in case of business operator (shops) as transport allowance to shift the materials of affected structures.
Vulnerable DP livelihood support APs		All APs/ APs with disability or having earning below the OPL.	<ul style="list-style-type: none"> Additional Cash allowance equivalent to 03 minimum wage rate announced by the government over and above other entitled compensation. Priority in project related employment, ensured through bidding document.
Unidentified Losses	Unanticipated Impacts	All APs	<ul style="list-style-type: none"> Dealt with as appropriate during project implementation according to the ADB Policy and LARP provisions.

ES-8 RELOCATION, REHABILITATION, AND INCOME RESTORATION

24. There is no land acquisition impact from the proposed IBSP at Chaman as the entire land is under the ownership of the Federal Government. However, the structures located on the acquired land include 1 taxi stand and 28 shops and 13 push-carts will be relocated/shifted due to project activity. The relocation/shifting options were discussed in detail with the owners of the taxi stand and other commercial structures during the consultation process. The taxi stand owner has a tenancy agreement with the Government, and is willing to relocate outside the premises of the new terminal on similar terms and conditions. All the other structures are encroachers on government land either situated near the taxi stand or on the boundaries of the main carriageway leading to the border gate. The encroachers will be provided replacement shops in service area on secure tenure basis or will be allowed to reconstruct shops in the area allocated for shifting of car/taxi parking stand to relocate his business. In this regard, through consultation between the EA and the affected business owners a decision / agreement will be arrived for relocating the business structure within the new facilities or out of project site but in same locality. Accordingly, as per compensation entitlements following relocation strategy has been adopted.

- The owners of the commercial structures will be compensated for the total structure loss at replacement cost basis. In addition, they will be paid business / transitional allowance equal to 06 months (permanent loss of asset) or 03 months (temporary loss asset) income losses on production of tax record or equal to minimum wage rate announced by the government if the tax record is unavailable.
- Transport facility or Transportation charges for shifting of salvage material and belongings to the relocation site.
- The owners of all structures will be given 03 month advance notice for vacation of affected structure at the time of payment of compensation amount.

ES-9 RESETTLEMENT BUDGET

25. The summary of total estimated funds for compensation costs, rehabilitation, and mitigation cost amounting to **PKR. 7.761129 Million** is given in Table EX-3. With these financial provisions, satisfaction of the project affectees is ensured and the grievances would be minimized.

Table EX-3: SUMMARY OF BUDGET⁵

S. No.	Description of Item	No.	No. of Entitled Persons	Unit Rates in PKR	Cost (PKR.)
A	Cost of Affected Structures	28	28	900 / sq.ft	3,481,200
B	Business/Transition Allowance	28	28	11,000	924,000
C	Lost Income Allowance	03	03	11,000	99,000
D	Transportation/Shifting Allowance	28	28	25,000	700,000
E	Vulnerable People Allowance	44	44	11,000	1,452,000
F	SUB-TOTAL				6,656,200
G	Monitoring and Evaluation @ 5% of SUB-TOTAL				332,810
H	Administration Cost @ 1% of SUB-TOTAL				66,562
I	TOTAL (F + G + H)				7,055,572
J	Contingencies @ 10% of TOTAL				705,557
K	GRAND TOTAL (M + N)				7,761,129 (7.761129)

ES -10 INSTITUTIONAL ARRANGEMENTS

26. As EA FBR is overall responsible of project implementation including acquisition of land and other assets complaint with ADB's safeguard Policy statement 2009. A Project Management Unit (PMU) is being established in the FBR with a mandate of management role and employer under FIDIC conditions. At BCP level, the National Logistic Cell (NLC) has been assigned as Project Implementation Unit for overall on site supervisions of day to day activities and acquisition of additional land for the project.

27. At PMU level a safeguards management unit named as Social and Environmental management Cell (ESC) will be established / notified by October 2015 to oversee and monitor Land acquisition and Resettlement Progress and coordinate ADB safeguards management team throughout project implementation period. The Safeguards management cell at PMU will include a Project Director PMU, Director Coordination PMU, Project Coordinator sub PMU and Social Safeguards Management Specialist, and Environmental Management Specialist. While at PIU level Land Acquisition and Resettlement Unit will be notified including representatives from sub PMU, PIU local custom office and resettlement specialist mobilized by Project Management Consultant.

28. A number of coordination committees will be established such as the Project Implementation Committee at PMU Level and Land Acquisition and Resettlement Coordination Committee and Grievance Redress Committees at sub PMU and PIU level to facilitate coordination with different stakeholders and project affected persons during acquisition of land and other assets, preparation, implementation and monitoring of Land Acquisition and Resettlement Plans.

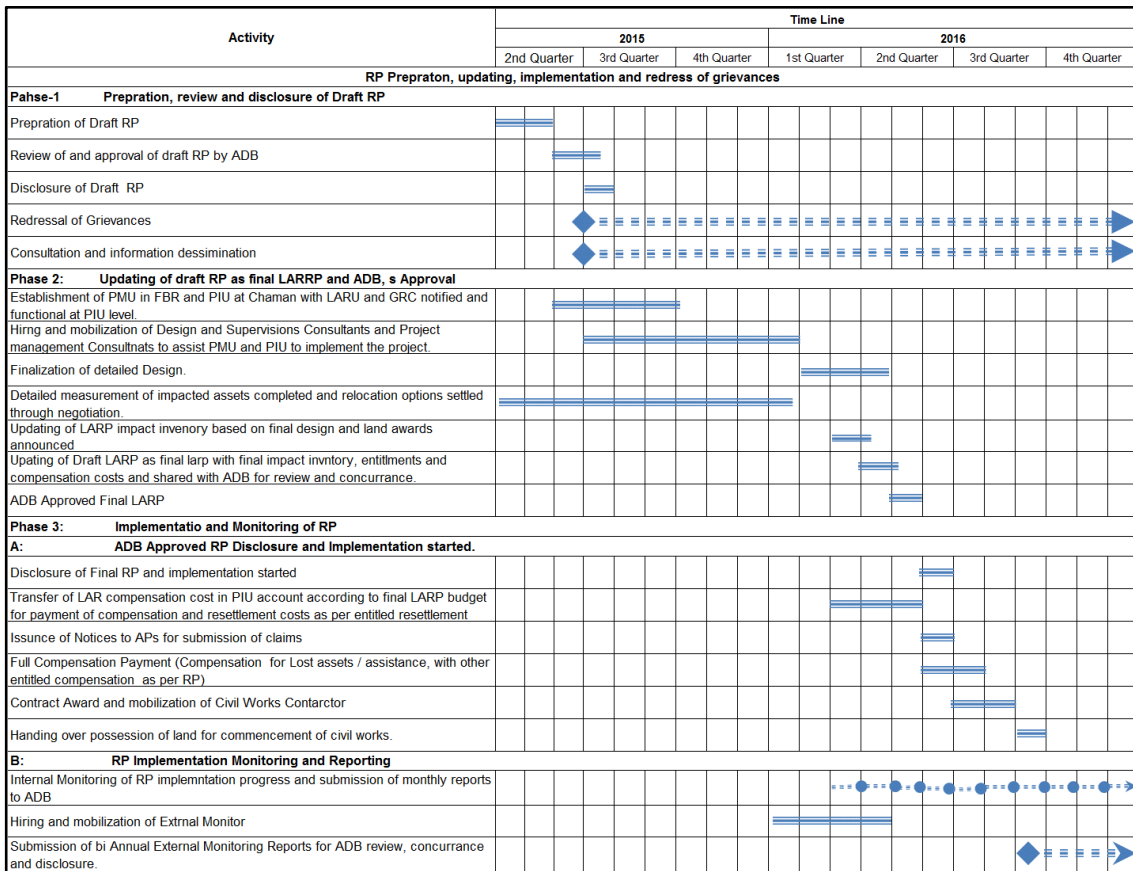
ES-11 IMPLEMENTATION SCHEDULE

29. Implementation of LARP consists of preparation, implementation (delivery of compensation to the DPs for affected assets and other entitlements under LARP provisions) and monitoring and evaluation of LARP progress. In the case of LARP for Chaman, where no private land will be acquired, compensation delivery to DPs will be limited to payment compensation for loss of encroached structures and rehabilitation initiatives proposed in the LARP entitlements. Under ADB's SPS 2009 requirements, the delivery of full compensation is mandatory before physical/economical displacement of affected households or

⁵ The Costs indicated in table are tentative which are subject to update in the Final LARP in line with updated impacts inventory and final costs on consensus based decision.

commencement of civil works, hence, in tentative implementation schedule all activities related to the land acquisition and resettlement are planned to ensure that compensation is paid prior to displacement and commencement of civil works. Public consultation, monitoring and grievance redress are ongoing activities which will be undertaken intermittently throughout the project duration.

30. At draft LARP stage, to design a tentative LARP implementation schedule, based on the stages of work and process of implementation, the proposed project's resettlement activities are divided into three broad categories i.e. i) Preparation, review and disclosure of Draft LARP; ii) Updating/Finalization of draft LARP as final implementation ready LARP with final census linked impacts and compensation budget; iii) LARP Implementation and monitoring phase includes a) payment of all entitled compensations to respective APs and putting in place resettlement/rehabilitation measures before commencement of civil works and b) Monitoring and Reporting of LARP implementation. Accordingly, in tentative LARP implementation time lines are worked out for different LAR activities outlined under each border category and is presented in the LARP implementation schedule (EX Fig.1) below. However the proposed schedule is tentative and will be subject to modification depending on the loan processing timelines and progress of the project activities.



ES-12 MONITORING AND EVALUATION

31. The monitoring mechanism for Chaman LARP will have both internal monitoring (IM) and external monitoring (EM) components. Internally, the LARP implementation for the subproject will be closely monitored by the EA through the sub PMU/PIU and the Resettlement Specialist (Internal Monitoring Consultants). Whereas, the EM component will be executed by an external monitoring agency hired by the EA.

32. A computerized user-friendly resettlement database is part of the LARP for Chaman BCP and will be accessible to implementing agencies and ADB. This database not only records socio-economic profiles, economic impacts and affected assets information for all

DPs, but it will also serve as a monitoring tool for the EMA to gauge the achievement of LAR objectives.

33. The external expert will be responsible for submission of an external monitoring report to the EA and the ADB on a quarterly basis. Findings of the EMA should be summarized in the reports, including the following: (i) progress on LARP implementation vis-à-vis defined objectives and targets (ii) identification of problems/concerns and recommendations for mitigation measures including roles and responsibilities matrix (iii) progress on mitigation measures identified in the previous report.

CHAPTER 1

PROJECT DESCRIPTION

1.1 PROJECT BACKGROUND

1. Pakistan's geographic proximity to two largest global economies, China and India, makes it a potential transit trade hub in Central Asia. Making Pakistan the regional trade hub will facilitate diversified trading activities resulting to progressive economic growth and subsequent reduction on poverty in the region. To achieve this objective, the Federal Board of Revenue and the Ministry of Commerce developed new policies and strategies which include improving border crossing point infrastructure, equipments and procedures to reduce cargo dwell time and increase throughput, and enhance the efficiency of transport corridors. It will also benefit its neighbors in landlocked countries of Central Asia, Western China, India, and the Arabian Gulf where a sizeable portion of global trade originates.

2. The Improving Border Services project is primarily focused on three existing BCPs that are used for transit trade with Afghanistan, India and potentially the Central Asian Republics. The Border Crossing Points subject to improvement under the project include Wagah (Pakistan-Indian Border), Torkham and Chaman (Pakistan-Afghanistan Border). Under the project, at all three border crossing points, it is aimed to i) construct new infrastructure such import export processing zones, passenger terminal with separate parking areas; ii) construct integrated administrative office buildings; iii) widen approach roads, and install new multi-approach traffic lanes with checking booths, iv) to install new equipment such as cargo X-Ray scanning, truck weighing and pedestrian multi entry and exit lane scanning and detection equipment; v) to install new Information and Communication Technology (ICT) hardware and software as part of the transition to a Single Window System (SWS).

3. The Government of Pakistan sought the technical assistance of the Asian Development Bank (ADB) to Develop Regional Improving Border Services Project to modernize its border crossing point infrastructure and to make it compatible with vision of the government to develop Pakistan as economic Corridor by developing trade and transits network connecting central Asian Republics and South Asia. For facilitating the GOP, ADB provided Technical Assistance aimed at i) designing and developing the Improving Border Services Project; ii) conduct due diligence for technical, economic, financial, social and environmental viability of the project; and assist the executing Agency (EA) in developing required documents including Land Acquisition and Resettlement Plans for all three Border Crossing Points.

4. The Border crossing points subject to improvement are located at three locations along Pakistan Indian Border and Pakistan Afghanistan Border. The Wagah BCP is in Punjab Province, Torkham BCP in Federally Administered Tribal Area and Chaman BCP in Balochistan Province. The three BCP locations have involuntary land acquisition and resettlement components with varying degree, which, if unmitigated, could give rise to severe economic, social and environmental risks, including loss of production, impoverishment through loss of productive assets or income sources. Keeping in view the geographic spread and distinctive legal administrative and cultural set-up dealing with land administration and acquisition at each BCP site; the LARP as per ADB's Safeguard Policy Statement 2009 are prepared separately; and this LARP is for Chaman Border Crossing Point. Accordingly the descriptions below are limited to the extent of Chaman only.

1.2 DESCRIPTION OF THE PROJECT

A. Border Crossing in Chaman

5. The border lies on the N-25 Highway between the Afghan town of Wesh, Spin Bodlak in Kandahar Province and the Pakistani town of Chaman, Qila Abdullah in

Balochistan Province. This border crossing between Pakistan and Afghanistan is famously known as the 'Khojak Pass'. This border is part of the Durand Line that was established in 1893 and extends to 2,640km between Pakistan and Afghanistan. The Durand Line was established through an agreement between Sir Mortimer Durand, a British diplomat and civil servant of British India, and Abdur Rahman Khan, the Afghan Amir. Slight modifications to the border line were included in the Anglo-Afghan Treaty of 1919. After independence in 1947, Pakistan inherited these border agreements and to this day, they define the border relations between Pakistan and Afghanistan.

6. Proposed Chaman border crossing point that lies near the border areas of Afghanistan and Pakistan is about 2.5 km from Chaman which is the capital city of the District Qila Abdullah. Chaman is home to the administrative offices and lower judicial courts of the District Government; it is an urban population center of Qila Abdullah. According to the District Census Report of 1998, the population of Qila Abdullah was 370,000. It is one of the busiest BCP with extensive trade activities on both sides of the Pak-Afghan border.

7. The custom house at Chaman was built in 1965. Just less than 27 acres of land were allotted during 1960 and transferred to Customs in 1970 which is partly located in the Chaman city (near railway station) and at existing BCP location where the custom office building is located. Presently, this land is utilized for the onsite Custom Offices and processing area at existing BCP location, Customs House at Chaman City and for the Transit Section situated at Chaman railway station. Besides, on Chaman BCP site, the facilities owned by the NLC include two areas for trucks and cargo, one scanner, one weighbridges and a cargo gate for movement of trade goods. The main building that accommodates the offices of the Customs Officers and staff, is owned by FBR while the area for trucks and cargo with scanners and weigh bridges is owned by NLC. Afghan and Pakistani trucks carrying import goods report at the Custom House Chaman and deliver an Import General Manifest (IGM). There is no restriction on Afghan trucks moving beyond the Chaman border. Trucks carrying export goods deliver their Export General Manifest (EGM) to customs at Chaman, goods are examined under Customs supervision and are issued with an Exit Gate Pass.

8. Currently, there is very little automation in Chaman and it is restricted to the extent of recording limited information regarding trade activities. Both the existing office buildings and equipments are outdated. Moreover, there is no integrated institutional body that coordinates all border activities. These technological and institutional shortcomings are hampering swift immigration and trade activities.

B. Design and Layout Proposals

9. The Project includes international good practice border crossing infrastructure and equipment that should reduce dwell times and increase throughput. The new design and layout will contribute to efficient export and import and transit traffic flows saving time and costs for users and should help develop the Chaman border crossing as an important part of the transport corridor to Central Asia. The new terminal includes:

- Link to the WeBOC system to enable pre-booking and allow customs and other agencies to carry out risk assessments rather than have to inspect all shipments.
- Terminals, sheds, weighbridges, Laboratory, Drug Cell, separate examination, processing and clearance areas.
- Installation of additional scanners, internet connectivity at facilitation centers for uploading of data on real time basis speedily.
- Modern equipment for handling of different type of cargo through dedicated terminals with all requisite facilities.

10. To segregate commercial truck traffic from pedestrians, the approach road at the Chaman border crossing is proposed to be widened from one lane each way to four lanes

each way. The entire land is owned by the Government and on both sides of existing road enough land is available to allow extra in and out lanes to be built in case of extra volume of traffic (commercial, pedestrian and or bus and cars) in the future and will also allow some lanes to be marked as priority lanes (or extra lanes added later) for perishable products.

C. Design Components which involve Land Acquisition.

11. The design component that involves land acquisition is construction of new export and import processing zones with allied facilities including widened roads, freight vehicle parking bays, transshipment yards, warehouses and integrated office buildings with staff accommodation area. At project location, the land available with the project executing authorities is about 40 acres while the rest of the land will be acquired to meet the project layout design requirements. According to basic layout design, the import terminal with processing area and warehouses is placed in the existing terminal yard already owned by the NLC, while additional land will be required for export terminal with processing area, cargo inspection yards, warehouses and the office complex and staff accommodations which are placed along the existing building of the custom office. In figure 1.1, the area shown in yellow on left of the road is existing NLC yard where proposed new import terminal is placed, while the area shown on right of the road is existing customs building (red part) and adjoining land area required for proposed new export terminal with allied facilities, integrated office buildings and staff accommodations etc. The Figure Annex- 1-B is the copy of cadastre map prepared by the local land revenue office of Chaman; it reflects the land to be utilized under the project as highlighted in red and yellow. As per land record prepared in 1963-64 the land shown in red is occupied by Pakistan Armed Forces and the land shown in yellow is the abandoned ROW of Pakistan Railway.

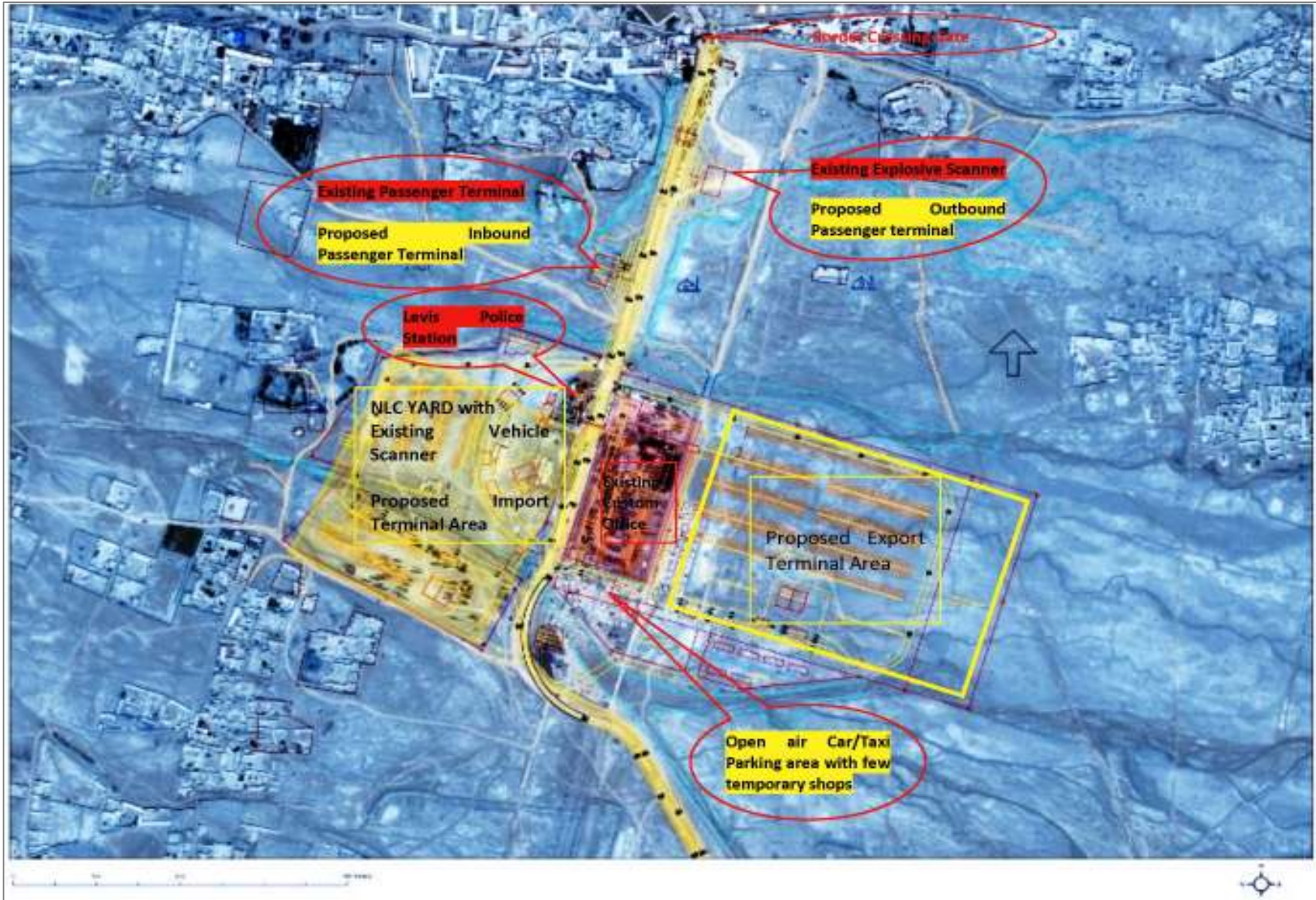


Figure 1.1: Image Showing Layout plan with Land to be used for BCP Chaman

1.3 NEED FOR LARP

12. The involuntary resettlement of AHs due to project actions may cause severe long-term socioeconomic hardships, impoverishment and environmental damages unless appropriate measures are carefully planned and carried out. The ADB Policy on involuntary Resettlement requires that i) involuntary resettlement should be avoided where feasible, ii) minimized by exploring all viable alternative project / design options and if it becomes unavoidable, then the affected persons (APs) should be fully compensated for their lost assets and earnings to ensure that their living standards should be restored at pre-project level if not improved. This Policy endorses the eligibility of all the categories of persons, whether with formal legal rights or without these rights in a project, but occupying project area prior to the cut-off date.

13. This LARP has been prepared by the Federal Board of Revenue based on 100 % census of losses of Displaced Persons (APs) in terms of land, structures, trees and assets; socio-economic survey of APs covering the project area and on-going consultations through meetings, interviews, focus group discussions with the APs and other stakeholders, in accordance with provisions of ADBs Involuntary Resettlement Policy guidelines.

14. The primary objective of the LARP is to provide necessary details for compensation, resettlement and rehabilitation by identifying (i) the extent of losses; (ii) the policy framework for compensation payments, income restoration, relocation and rehabilitation; (iii) mechanisms for timely disclosure of information to the APs and other stakeholders (iv) institutional arrangement for LARP preparation, implementation and monitoring; (v) grievance redress mechanism and (vi) itemized resettlement budget and staggered implementation schedule to ensure timely implementation of LARP provisions and commencement of civil works subsequently .

1.4 ANALYSIS OF ALTERNATIVES CONSIDERED

15. Siting and design of developmental actions determines the level and severity of resettlement impacts. Following the ADB's Resettlement planning principals to avoid and minimize resettlement and compensate the unavoidable impacts, the Alternatives studied and evaluated to arrive at the best option with minimum resettlement impacts are described below:

Option-1: No Project

16. The Primary objective of the project is to remove the inadequacies in capitalization of the transit trade between Pakistan and Afghanistan, by using ICT-backbone. In case of the No Project Alternative there will be no enhancement in trade volume and the economic activity will remain stagnant. Likewise the avenues of socioeconomic development, offering employment opportunities that entail improvement in quality of life and increment to the overall GDP will remain unresolved. The transit trade outlook of Pakistan, which is largely related to strategic objectives of the country i.e. economic growth, enhancing prosperity and reducing poverty will remain unsustainable.

Option-2: Project Design by using existing land.

17. The other option considered was designing the entire improvement works by optimal use of existing land. As per proposed design the bare minimum required land for Chaman BCP is 101 acres; while at present, maximum available land with the project executing authorities at existing BCP location and Chaman city near railway Station is about 56 acres that include, 30 acres of land owned by NLC at existing BCP location and about 26⁶ acres of land owned by FBR out of which about 10 acres of land is located at existing BCP location

⁶ This land was allotted during 1960 and transferred to Customs in 1970, which includes the land available at Chaman BCP site and the custom house at Chaman city which was built in 1965.

which occupied under Custom Office complex and export/import truck inspection yard and remaining land is situated in Chaman City area where Custom House is located on 4 acres of land and 1 acre of land is used for transit area near Chaman Railway Station. The scattered patches of land at different locations were inadequate to design the border crossing point with integrated infrastructures and facilities. Further the land available within City is difficult to access by the multi axel freight vehicles and if any improvement works on land available within urban area are designed, it will require widening of the access roads causing unprecedented loss of adjoining privately owned commercial and residential properties resulting in physical and economical displacement of masses. Meanwhile in adequacy of the land under this option restricts the future expansion potential of the Border Crossing Point to cater the needs of increased trade and traffic.

Option-2: Basic design (Preferred Alternative)

18. As per basic design, the resettlement impacts were studied in detail. The impact identification reflected the entire land 101 acres required for the project is solely owned by the Federal Government out of which about 40 acres is already under uses of the project implementing authorities and rest is uncultivable land lying vacant free of encumbrances. The impacted assets include government (existing Customs and NLC Buildings) and community structures (two mosques). All government structures are owned by BCP operating authorities including, Custom department, FIA and NLC which are fully replaced in the proposed BCP design. While, as per design execution of the project at identified site will require removal of encroached in small kacha/thatch structures and one car parking stand. It will result in temporary economic displacement of 41 households due to loss of structures and 03 households due to loss of employment which are fully compensated for their losses under the project.

19. The Basic design layout is synchronized with the ADB Safeguard Policy principles which require avoiding or minimizing resettlement impacts to possible extent without compromising the project objectives and perceived benefits for economic development. The project layout plan not only reduces the conflict but also relegates the Project impacts significance, therefore this option is considered as preferred alternative. Accordingly the detailed impact assessment of impacted assets is carried out and inventory of impacts linked with census of affected households is finalized.

1.5 SCREENING OF IMPACT SIGNIFICANCE

20. During impact assessment prime focus was to identify number of affected families / affected persons subject to physical displacement or with significant permanent economic displacement to define resettlement scope, plan and prepare Land Acquisition and Resettlement Plan accordingly.

1.6 PHYSICAL DISPLACEMENT

21. Project site is located on government owned land with no settlement or regular commercial area near project location. During impact assessment survey, it is noted that: except for government buildings (Trade terminal operated by NLC, Custom house); entire land is free of any permanent residential structures and regular commercial structures owned by locals. Besides, due to non-availability of water, the entire land is uncultivated and free from any encumbrances. Thus, implementation of project neither requires acquisition of privately owned land nor residential/commercial structure hence, the physical displacement is not envisaged.

1.7 ECONOMICAL DISPLACEMENT

22. According to the survey of DPs, all the economic activities in the area are linked to the border crossing and the impacted assets identified within the land demarked for the project. The identified impacted assets include one undesignated outdoor car / taxi parking

area on vacant land with custom office building, few temporary kacha / thatch huts / shops and hand carts used for selling snacks to the passengers and truck drivers using border crossing point. During consultation the proprietor of Taxi stand confirmed that the car parking/taxi stand is operational on Government land under an informal lease (buzgari) arrangement with Pakistan Army and he will continue his business by shifting his car/taxi parking stand in the adjoining vacant land owned by the Army under same lease arrangement. Twenty Eight (28) Kacha / thatch huts / shops located in the project site will face dislocation of their structures that will be compensated on full replacement cost basis for lost structures and will be allowed to construct new structure of same size and type at car parking/taxi stand location for continuing their business or will be provided replacement structure in service area⁷ within new facilities. So the economic losses identified will be limited to period required for reconstruction of impacted assets or shifting of their belongings in replacement structure which are deemed temporary and transitory in nature & being reversible, hence are termed as insignificant.

1.8 RESETTLEMENT PROCESSING REQUIREMENTS

23. Under ADB Policy, the resettlement planning and processing should be started at very early stage of the project to avoid, minimize, mitigate adverse impacts and prepare the resettlement plan based on final engineering design. This draft resettlement plan is prepared on the basis of preliminary design with estimated costs for land and other assets. Based on land acquisition process completed or detailed design, the LARP will be updated as final implementation ready LARP with updated impact census database and final itemized budget for compensation of affected assets on full replacement cost.

24. For project, it is proposed that, the detailed design as well as construction and procurement will be responsibility of single entity procured under Engineering, Construction and Procurement Contract (ECP). For policy objectives and loan processing requirements following resettlement related conditions are to be satisfied for smooth and timely implementation of the project.

a) Mobilization of Civil works Contractor:

25. Based on land acquisition process completed as per project design, ADB approved updated implementation ready RP including; final impact inventory linked to census and assets valued on replacement cost basis responsive to cost escalation (if any); all institutional arrangements in place and functional; and detailed implementation schedule for timely delivery of RP implementation and monitoring synchronized with handing over of site/sites to the contractor for execution of civil works.

b) Commencement of Civil Works Implementation:

26. Commencement of civil works of the project will be synchronized with full implementation of RP at a site as per RP implementation schedule and sites with RP implementation under way, neither will be handed over to the contractor nor will open for civil works until RP implementation is completed and confirmed to ADB as such.

⁷ The BCP design include two service areas one in imports processing zone and other in exports processing zone with facilities like , Canteen, Mosque, Tea and snacks stalls and auto mechanical works etc.

CHAPTER 2

SCOPE OF LAND ACQUISITION AND RESETTLEMENT

2.1 OBJECTIVES OF LAND ACQUISITION AND RESETTLEMENT PLAN

27. Main objective of Land Acquisition and Resettlement Plan (LARP) is to identify the physically and economically displaced persons (APs), assess the impacts on APs, provide compensation to APs, and to develop a mechanism to implement LARP. LARP is prepared by Federal Board of Revenue (FBR) as per resettlement policy provisions defined for the project consistent with requirements of ADB's Involuntary Resettlement Policy requirement-II under SPS 2009 and the LAA 1894. It provides full identification of the APs; assesses all project impacts and sets out objectives, principles, compensation criteria and public participation mechanisms to rehabilitate the APs. For preparation of LARP, socio-economic survey and full census of APs is carried out. The impacts are identified/assessed and, linked with respective APs.

2.2 SCOPE OF LARP

28. The scope of the LARP includes the identification, evaluation and compensation of land and land based as well as non-land assets of encroachers and squatters if any, and to collect census data linked with impacts to determine impact significance and compensation entitlement against each asset lost including measures for rehabilitation and restoration of APs living standard at pre-project level.

2.3 SCOPE OF LAND ACQUISITION

29. As per basic design total required land (101 acres) for Chaman BCP is located in revenue estate "Moza Khuskaba Daman Sarkari". Out of 101 acres 40 acres of land is already available with Project executing authorities and additional 61 acres of land is required to implement the project as per design. The review of land record (prepared in 1963-64) revealed that entire additional land required for the project in revenue estate is solely owned by Government of Pakistan (Federal Government) while the government departments and local people having usufruct rights on the land are recorded as Buzgar ta beh marzi⁸ for land parcels in their possession. During discussions NLC management, Local Custom Officers and the Local land revenue authorities confirmed that the entire land at project location is owned by government which is possessed by the Pakistan Army, Railway, NLC and FBR.

30. During consultation, the revenue authorities clarified that: the land records (Annex – 1 (A): *Copy of Land Ownership Records for Chaman BCP*) were prepared in 1963-64 and the land records have never been updated since then; the names of the persons recorded as "buzgar ta beh marzi" at the time of settlement (1963-64) of land in the area are shown in the land record; the possession rights as "buzgar ta beh marzi", can only continue until governments revokes it or the person recorded as such is alive if government does not revoke it explicitly; and such rights do not devolve to successors of the person recorded as such. Since 1963-64 the land records have never been updated hence the names of the persons recorded at that time are shown in the record as buzgar. Latterly, due to security concerns along Afghan Border, entire government land around project area was possessed by Pakistan Army and claim by any person recorded as buzgar on the proposed land do not exist. The land plan shown on cadastral map (Annex – 1 (B)) reflects that the land

⁸ **Buzgar tab eh marzi:** local term used in land record for land users having the usufruct rights on land owned by either individuals or the state which equates the English term Tenant at will. In the instant case, as per record the land owner is government of Pakistan and the locals as well as government departments are recorded as buzgars. In Balochistan Tenancy Ordinance 1978 the Buzgar/tenants are of three types, i) occupancy buzgar, ii) Lath Band Buzgar and iii) Buzgar at will.

highlighted in red & yellow is Government land occupied by Pakistan Army and Pakistan Railways respectively as per land record.

31. During consultations the same was validated by the person operating car parking/taxi stand who claimed that he is using land for car parking/taxi stand on informal lease arrangement as Buzgar of Pakistan Army who owns the land. This confirms that except for the land in possession of the border crossing authorities, the entire government land required for the project and around the project corridor is possessed by the Pakistan Army.

32. As per land record the land is rain fed agricultural land, however, due to scanty rains in the area with acute water shortage neither any type of vegetation (trees or shrubs) is observed in entire area around Border Crossing Point nor were any signs of agricultural use of the land identified. Besides, except for sporadic residential structure of locals and limited commercial activity at BCP location no regular settlement is identified at project site. Hence, along with land parcels being used for existing border crossing facilities, the additionally identified land is ROW land of abandoned railway and agricultural land owned occupied by Pakistan Army. Table below provides the details of available and additionally required land with its type and current use.

Table 2.2: Type of Land Acquired

S.#	Additional Land Required	Area (Acres)	Existing Use
1	Pakistan Railways	13.5	Abandoned Railway ROW
2	Military Works Dept	47.5	Pakistan Customs Office, NLC Yard, Existing Passenger Terminal, Part of Taxi Stand, Levis Police Station, 2 Small Mosque, Encroachers (shops & push carts)
3	Total Additional Land Required	61	
S.#	Available Land	Area (Acres)	Existing Use
1	Custom Office (FBR)	10	Office building of customs & customs processing area/yard
2	Existing Trade Terminal (NLC)	30	Existing Trade Terminal

2.4 LOSS OF STRUCTURES

33. As discussed earlier, except for the government owned office buildings and allied community structures, no regular settlement or structures are identified on the land subject to be used for improvement works. However, due to existing BCP some irregular kacha structure are identified on the land required for implementation of improvement works, which are constructed by the encroachers/informal land users. According to the field inventory survey of the project affected assets, the project will impact 2 community structures (mosques) and 42 commercial structures consisting of, 28 shops (fixed assets) and 13 push-carts (moveable assets). Besides, for facilitation of the people a car parking/taxi stand is also located in the area in open land around the custom office building which has no structures/developed sheds and identified boundaries.

34. A summary of affected structures and number of displaced persons is illustrated in table 2.3. These are compensated on 100% basis. The replacement structures for identified public and community structures are included in the proposed design of keep public and community service continued as such while the taxi stand has no defined boundaries and therefore, it has been excluded from this list of affected structures, however, it has been covered in section 2.7 below.

Table 2.3 Summary of Affected Structures

S.#	Assets	Type of Structure	Count	Total Displaced Persons ⁹	Status
1	Shops	Commercial (Fixed)	28	28	Encroacher
2	Push carts	Commercial (Movable)	13	13	Encroacher

2.5 LOSS OF COMMUNITY STRUCTURES

35. During the impact assessment survey, two small mosques were identified that are located in the premises of the existing Border Operation Authorities. One is situated within the premises of the Pakistan Customs Office and the other is located in NLC's Truck Yard. Both these mosques will be reconstructed in the new terminal and therefore, no compensation has been determined for these community structures. However, these structures will be kept intact until new structures are constructed to ensure community congregations are not disturbed.

2.6 LOSS OF CROPPED AREA

36. The land is Khushkaba¹⁰ type and due to limited rain fall and non-availability of surface as well as ground water the land surrounding the project location is barren and uncultivated. The entire land for the new terminal is barren; therefore there will be no loss of cropped area.

2.7 LOSS OF TREES

37. Due to acute shortage of water no foliage cover including trees, shrubs or any other type is identified on the land required for the project. Hence, there will be no loss of trees or any other type of vegetation cover due to development of the terminal.

2.8 IMPACT ON INCOME / LIVELIHOOD

38. Except two structures (mosques), all identified impacted assets are used for commercial activity (refer table 2.5 above) which include 28 katcha shops and 13 push-carts (movable) and one car parking/taxi stand. As per census data, the source of livelihood of above 41 households will be affected due to 100% loss and removal of their asset due to clearance of land required for the project. They will have impact on their source of livelihood until re-establishment of their businesses in a new location. In addition, 03 persons will lose their employment on due to structure loss. They will be provided with livelihood allowance and additional compensation in case of being vulnerable.

39. In contrary, there will be no quantifiable income loss on business of the Car parking/ Taxi stand owner as: he is left with about 50 % of land under his occupation to continue the business as such; the facility is being operated without constructing any physical infrastructure; the taxis and cars are parked in open under sun on government owned land and there is abundant vacant land available around the project site which will be used for this purpose.

⁹ The extended joint family size is 406 for the 28 shop operators and 218 for the 13 push cart operators. The extended families are supported by multiple income sources and as there is no physical displacement of residential structures, the impacted persons are considered to be equal in number to the displaced entities.

¹⁰ **Khushkaba:** a local term used in land revenue record for rain fed agricultural land.

2.8 INDIGENOUS PEOPLE

40. Indigenous peoples are peoples defined in international or national legislation as having a set of specific rights based on their historical ties to a particular territory, and their cultural or historical distinctiveness from other populations that are often politically dominant. The project is being executed in irrigated agricultural area of Punjab Province & the screening of project confirmed that no IP groups were found existing in the project areas. Therefore the Indigenous Peoples Safeguards of the SPS (2009) of ADB are not triggered.

2.9 ARCHEOLOGICAL, HISTORICAL AND RELIGIOUS SITES

41. No archaeological and historical sites were found within the RoW or in the vicinity of proposed project corridor.

2.10 IMPACT ON VULNERABLE PEOPLE

42. Displaced poor and other groups disproportionately affected by land acquisition for execution of the project including landless elderly, disabled and female headed households are termed as vulnerable. As per census, there are numerable numbers of families in Chaman with vulnerable members. Of the 42 respondents, 10 of them have vulnerable members in the family. Of the 10 families with vulnerable members, 6 families have disabled children and 4 families have disabled adults.

43. As per socioeconomic survey of DPs, the affected household identified as vulnerable also include the 41 respondents and 03 households falling in employee category with their income below OPL, hence affected households with disabled members and those with income below poverty line are termed as vulnerable which comes to be 44 who will be eligible for vulnerability allowance. Besides providing compensation for lost assets on replacement cost basis and additional assistance for vulnerable, the provisions of replacement place out of the project site but in same locality or replacement structure in new BCP facilities will be made as relocation strategy to ensure the affected households should re-establish and continue their livelihood source.

Table 2.4 Summary Vulnerable People

Vulnerable persons	Count
Households with Disabled Persons	11
Below Poverty Line (structure owners)	40
Below Poverty Line (Other employees)	03
Total Vulnerable Households	44

Note: The 11 households with disabled persons are also included in the 40 below poverty line, hence are counted once

CHAPTER 3

SOCIO-ECONOMIC PROFILE OF PROJECT DISPLACED PERSONS

44. This section provides the baseline information relating to the socioeconomic assessment of the project affected people and project area. Information has been obtained from the available published sources, field surveys in the project area, consultations with the stakeholders; and through visits to the government departments and other agencies. The socio-economic baseline information will provide a basis for monitoring the implementation and impacts of the LARP.

3.1 DATA COLLECTION METHODOLOGY

45. The LARP has been prepared by collecting the data/information from the real field settings. Data/information were collected from primary and secondary sources. During the secondary data collection process, official government documents (such as the District Population Census 1998, Board of revenue records), socio-economic research reports by well-known research organization/experts (such as PPAF) and international experiences of LARP were consulted¹¹. For primary data collection, different types of field surveys and consultation sessions were held. The respondents belonged to all walks of life and included affected families, passengers, community leaders, key influential persons, women, and farmers. The following surveys were conducted.

- Household Census survey to document the affected persons (APs/AFs), their assets, family profiles and economic status.
- Socioeconomic survey to develop an overall baseline profile of the people of the area in respect of their socioeconomic behaviors', living standards, vulnerability and attitudes towards the developmental activity to be carried out in the area.

3.2 CENSUS OF APS/ AND THEIR ASSETS

46. A complete census of the APs, on 100% basis, was carried out by using a pre-structured questionnaire. The census aimed at to register and document the number and status of APs/AFs likely to be displaced or affected as a result of the project and, therefore, entitled to compensation.

47. Compensation eligibility is attached with the cut-off date announced under law (LAA 1894) which is primarily the date of publication of Section-4 showing intent to acquire land for the project purpose. In this case, as the land records indicate that the entire area for the new terminal is already owned by the Federal Government; there will be no land acquisition process. However for preparation of LARP socioeconomic baseline survey and census survey of DPs (including squatters) was started in the second week of March and was completed by 31st March 2015 and for the project purpose completion of survey date is established as cut-off-date for compensation eligibility. Any displaced person who occupy project area after aforementioned cut-off-date will not be eligible for compensation. However, he will be given sufficient time (30 days) to remove his belongings from the project area. The cut-off date was disclosed during consultation, however, after approval of draft LARP the cut of date will be publicized with draft LARP disclosure by end July 2015.

3.3 SOCIO-ECONOMIC BASELINE SURVEY

48. As per ADB Involuntary Policy requirements, a sample survey was carried out to develop a general socioeconomic baseline of the population nearby the proposed project

¹¹ The reports consulted included: Economic Survey of Pakistan, Socioeconomic Profile of Chaman by PPAF, Munich Personal RePEc Archive, and previous LARPs.

area. A sample of 25% respondents of 41 affected households and project site was selected by applying random sampling technique. Due to the dominance of commercial interests in the region; nearly two-thirds of the survey sample targeted commercial structures while the remaining one-third focused on residential structures. For this purpose, the total number of APs/AFs was taken as the universe of the sample. A pre-structured questionnaire was used for data collection.



Figure 3.1: Census Survey of DPs

Source: R&D Services Pvt. Ltd

3.4 RESULTS OF THE SOCIOECONOMIC BASELINE SURVEY

49. The project area is located in district Qila Abdullah with Chaman as the capital. The following updated demographic statistics are available for Qila Abdullah for 2010:

- Total Population 685,053
- Total Area 3,293 square km
- Population density (2010) 208 persons/sq. km
- Urban:Rural Divide 15%/85%

50. Qila Abdullah is comprised of four tehsils i.e.:

- Chaman
- Qila Abdullah
- Gulistan
- Dobandi

51. **Family type.** Generally, 71% of the respondents' families are of joint family systems. For every 10 families of the project-affected households in Chaman, seven (7) of them are joint family systems. The rest, 29%) are nuclear families. In project area a joint family is an extended family arrangement consisting of many generations living in the same home. All the male and women members are bound by the common family relationship rather than by property. The family is headed by a patriarch, usually the oldest male who makes decisions on economic and social matters on behalf of the entire family. They rely and depend on their family members to get assistance and support in all aspects in times of crisis. A nuclear family or elementary family is a family system consisting of a pair of adults, generally the mother and the father and their children.



Table 3.1: Family type		TOTAL DPs		
		Count	%	No. of People
BASE: All respondents		42	100%	869
Family Type	Joint	30	71%	765
	Nuclear	12	29%	104
Source: R&D Services Pvt. Ltd				

52. **Family gender composition.** Overall, the average number of adult males and females among the respondents is five (5) and four (4), respectively. The average family size is 18. The average number of children in each family is 10. Only 31% of the respondent households have 6 to 10 members. Those with 20 and more family members in households comprise 29%. Social security is the reason behind the need for big family sizes.

Table 3.2: Family gender composition		TOTAL DPs	
		Count	
BASE: All respondents		42	100%
No. Of Adult Males In Family	01-03	18	43%
	04-06	19	45%
	07-10	2	5%
	11+	3	7%
	Avg. male	5	
No. Of Adult Females In Family	01-03	25	60%
	04-06	12	29%
	07-10	3	7%
	11+	2	5%
	Avg. female	4	
No. Of Children in Family	None	2	5%
	01-03	6	14%
	04-06	12	29%
	07-10	7	17%
	11+	15	36%
Avg. Children		10	
Total Family Size	01-05 members	3	7%
	06-10 members	13	31%
	11-15 members	7	17%
	16-20 members	7	17%
	20 + members	12	29%
Avg. family Size		18	
Source: R&D Services Pvt. Ltd			

53. **Educational levels.** Forty eight percent (48%) of the respondents in Torkham are unable to attend formal schooling. However, 33% were able to attend primary to 9th grade level.

Table 3.3: Education Level		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Education	Illiterate	20	48%
	Less than Primary	8	19%
	5 th to 9 th Grade	6	14%
	Matric	2	5%
	Intermediate	1	2%
	Graduate	1	2%
	Religious Education	4	10%
Source: R&D Services Pvt. Ltd			

Basically, the boys go to i) religious institutes (79%); ii) government schools (56%); iii) religious institutes (38%); and iv) private schools (29%). This means that the boys in a family may go to any of these entities. On the other hand, the female in the family go to i) private schools (46%); ii) religious institutes (29%); ii) government schools (29%); and iii) private schools (14%). Fifty two percent (42%) of the girls do not go to schools. This table illustrate the preference of families in the community to send male children to school more than the females.

Table 3.4: Educational facilities used by boys and girls		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Boys used Educational Facilities	Religious Institute	33	79%
	Government School	23	55%
	Private School	12	29%
	None	7	17%
	College	5	12%
Girls used Educational Facilities	Government School	12	29%
	Private School	6	14%
	College	1	2%
	Religious Institute	16	38%
	None	22	52%

Source: R&D Services Pvt. Ltd

54. **Occupation.** Ninety percent (90%) of the respondents in Chaman are businessmen, shopkeepers, and traders. They highly depend on the sustainable operations of the border. Their markets are the customers of the border and local residents. The rest are composed of skilled and non-skilled workers and non-executive staff.

Table 3.5: Occupation		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Occupation	Small Shopkeeper Businessman	24	57%
	Petty Trader	13	31%
	Unskilled Worker	2	5%
	Skilled Worker	1	2%
	Non-Executive Staff	1	2%
	Medium Businessmen	1	2%

Source: R&D Services Pvt. Ltd

55. **Earning skills and training needs.** Sixty seven percent (67%) of the respondents have no reported skills. For the 33% that reported to have, their skills vary: shop keeping (29%); catering (14%); tailoring (7%); mechanic (7%); gardening (7%); medical technician (7%); and some 21% say that they have no specific skills. Sixty four percent (64%) of them do not see any need for other trainings.

Table 3.6: Earning skills and training needs		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Skills for Earning	Yes	14	33%
	No	28	67%
Based: Those who have skills for earning		14	100%
Skills Details	Shop Keeping	4	29%
	Not specific	3	21%
	Cook [Catering] / work in kitchen	2	14%

Table 3.6: Earning skills and training needs		TOTAL DPs	
		Count	%
	Tailor	1	7%
	Mason	1	7%
	Mechanic	1	7%
	Medical Technician	1	7%
	Gardening	1	7%
Training Needs	Yes	5	36%
	No	9	64%
Source: R&D Services Pvt. Ltd			

56. **Monthly Income & Sources of income.** Chaman is a community of business people and traders. Eighty five percent (85%) of them are into livelihood endeavours associated with business or trading but at a very small scale and mostly identified businesses of affected persons are related to selling snacks and other edibles in small built shops or on push carts for their subsistence livelihood.

57. The findings show that the average monthly income of all Chaman census survey respondents is 50,224 PKRs. For respondents' household below the poverty line with a family size of 17, the average monthly income is 30,985 PKRs short by 69% to meet the required household income. A comparison of those households living below the poverty line between the joint and nuclear families reveal that the joint families are earning a monthly average income of 38,746 PKRs, 201% higher than the nuclear families' average monthly income of 12,875 PKR.

Table 3.7: Monthly Income		TOTAL DPs		
		TOTAL	Poverty Level	
			Above Poverty line	Below Poverty line
BASE: All respondents		42	2	40
Respondent Monthly Household Income In Group	Less than Rs.10,000	7	0	7
	10,000 - 15,000	7	0	7
	15,001 - 20,000	5	0	5
	20,001 - 25,000	3	0	3
	25,001- 50,000	10	0	10
	50,001- 75,000	6	1	5
	75,001- 100,000	2	0	2
	100,000+	2	1	1
Total		42	2	40
Average Monthly HH Income		50224	435000	30985
Average HH Size		18	48	17
Average Monthly Income Required each family (Rs.6000*HH Size)		109286	285000	100500
Nominal Variance		-59062	150000	-69515
Percentage Variance		-54	53	-69
Source: R&D Services Pvt. Ltd				

58. **Assets owned.**

Livestock Assets. Only 55% of the respondents own certain livestock. The other 45% do not have. For those that have livestock, chicken, 61%; sheeps (52%); cows (35%); and goats (17%) are raised.

Table 3.8: Livestock Assets		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
HH own Livestock Assets	Yes	23	55%
	No	19	45%
Base: Those HH have any Livestock Assets		23	100%
Cows	Yes	8	35%
	No	15	65%
Buffalos	Yes	1	4%
	No	22	96%
Sheep	Yes	12	52%
	No	11	48%
Goats	Yes	4	17%
	No	19	83%
Chicks	Yes	14	61%
	No	9	39%
Others	Yes	6	26%
	No	17	74%

Source: R&D Services Pvt. Ltd

Possession of transport vehicles. Majority of them (76%) have motorcycles (81%). Only 12% of them have cars or jeeps.

Table 3.9: Possession of transport vehicles		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
HH Possession Transport	Yes	32	76%
	No	10	24%
Base: Those HH possession of Transport		32	100%
Car/Jeep	Yes	4	12%
	No	28	88%
Truck	Yes	1	3%
	No	31	97%
Motorcycle	Yes	26	81%
	No	6	19%
Rickshaw	Yes	1	3%
	No	31	97%

Source: R&D Services Pvt. Ltd

Household assets. Ninety five percent (95%) of the respondents have household assets. The most common ones they owned are electric iron (70%); electric fans (62%); radio (55%); and washing machines (45%).

Table 3.10: Material Possession		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Assets	Yes	40	95%
	No	2	5%
Base: Those HH possession material		40	100%
Television	Yes	10	25%
	No	30	75%
Refrigerator	Yes	8	20%
	No	32	80%
Computer	Yes	4	10%
	No	36	90%
Smartphone	Yes	5	12%

Table 3.10: Material Possession		TOTAL DPs	
		Count	%
	No	35	88%
	Yes	1	2%
DVD	No	39	98%
	Yes	22	55%
Radio	No	18	45%
	Yes	8	20%
Geyser	No	32	80%
	Yes	25	62%
Electric Fan	No	15	38%
	Yes	3	8%
Electric Cooker	No	37	92%
	Yes	18	45%
Washing Machine	No	22	55%
	Yes	28	70%
Iron	No	12	30%
	Yes	12	30%
Misc. Items	No	28	70%

Source: R&D Services Pvt. Ltd

59. **Land ownership.** Only 21% of respondents own lands outside project area; the vast majority comprising 79% do not own lands. This is probably because the source of livelihood in Chaman is business and trading, not agriculture-related.

Table 3.11: Land ownership		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Land	Yes	9	21%
	No	33	79%

Source: R&D Services Pvt. Ltd

60. **Household structures.** Due to peculiar climatic and socio-economic conditions in the area with no regular agriculture activity and limited opportunity for livelihood sources available the living is sort of nomadic in nature and accordingly sporadic settlements are found in project area. So the residential structures are predominantly kacha type with walls made of mud and roofs of wooden beams and thatch. Accordingly, the survey results reflected that seventy six percent (76%) of the respondents' household structures in Chaman are kacha type; 21%, semi-pakka; and only 3% are made of pakka.

Table 3.12: Household structures		TOTAL DPs		Q1: Gender	
		Count	%	Count	%
BASE: All respondents		42	100%	42	100%
Structure of Household	Kacha	32	76%	32	76%
	Kacha/Pakka	9	21%	9	21%
	Pakka	1	2%	1	2%

Source: R&D Services Pvt. Ltd

61. **Credit loans.** Seventy nine percent (79%) of the respondents have taken some loans mostly from relatives (64%). The purposes of the loans vary ranging from for personal and/or home needs (39%) to business-related (33%). The amount of the loan also varies from as small as Pkr. 10, 000 to as high as Pkr. 8, 000,000.

62. **Sources of drinking water and treatment used.** The availability of potable water in the project area is very limited as ground water is not easily tappable. Generally, the

drinking water of the respondents is sourced from water vendors, 74%. Only few of them get drinking water from water pumps (7%); water board pipeline (5%); and digged wells (5%). Seventy six percent (76%) of them do not treat the water they drink because it is already treated by the bulk sellers before these are made available to water vendors and tankers. For those that source it from other sources such as water board line, they simply allow the water sediments to settle and isolate it from the containers before use.

Table 3.13: Sources of drinking water		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Source of Drinking Water	Bought from Water Vendors/tankers	31	74%
	Water Pump (Common)	3	7%
	Water board pipeline	2	5%
	Dig Well (Private)	2	5%
	Boring water	2	5%
	Pond	1	2%
	Kareez	1	2%
Source: R&D Services Pvt. Ltd			

Table 3.14: Treatment Used		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Method of Water Treatment used	Do not Treat	32	76%
	Let it stand and settle	10	24%
Source: R&D Services Pvt. Ltd			

63. **Sources of power and fuel.** Sixty four percent (64%) of the respondents have access to power lines and some 10% of them simply tapped the electrical wires illegally. Only 26% of them have no access to power lines. 95% and 40% of the respondents uses Coal/wood and gas cylinder, respectively. They get fuel from outside of the area (31%); in the plots (21%); and in alleys (19%); among others.

Table 3.15: Sources of power and fuel		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Sources of Powers	Power line	27	64%
	Not Available	11	26%
	Illegal Wire Connection	4	10%
Source: R&D Services Pvt. Ltd			

Table 3.16: Type of Fuel used for cooling		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Type of Fuel used	Coal/Wood	40	95%
	Gas Cylinder	17	40%
Source: R&D Services Pvt. Ltd			

64. **Communication Systems.** Mobile phones are owned and used by 93% of the respondents. Five percent (5%) of them have both landline and mobile phones. Only 17% of them do not have neither mobile phones nor landline phone. Given the data, the respondents of Chaman can be reached via mobile phones.

Table 3.17: Communication Systems		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
communication System	Mobile phone(s) only	39	93%
	Both landline and mobile phone(s)	2	5%
	No phone	1	2%

Source: R&D Services Pvt. Ltd

65. **Toilet facilities.** Majority (55%) of the respondents use the “pit hole latrine without sewerage line.” The others use pit hole latrine with sewerage line (17%); well (Kuan), 12%; and sump (Garha), 10%. Only 5% of them use an open drainage.

Table 3.18: Toilet facilities		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Toilet Facility	Pit Hole Latrine without Sewerage Line	23	55%
	Pit Hole Latrine with Sewerage Line	7	17%
	Well (Kuan)	5	12%
	Sump (Garha)	4	10%
	Open Drainage	2	5%
	Other	1	2%

Source: R&D Services Pvt. Ltd

66. **Garbage status and disposal system.** Fifty percent (50%) of the respondents see garbage disposal as a problem in the community while the other 50% do not see it as a problem. However, overall, 86% of them are one in saying that there is no garbage collection service in the community. Basically, only 14% of them said that the government collected the garbage.

Table 3.19: Garbage status and disposal system		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Garbage collection mechanism of government	No collection service	36	86%
	Collected by the government	6	14%

Source: R&D Services Pvt. Ltd

67. **Educational facilities.** Basically, the boys go to i) religious institutes (79%); ii) government schools (56%); iii) religious institutes (38%); and iv) private schools (29%). This means that the boys in a family may go to any of these entities. On the other hand, the female in the family go to i) private schools (46%); ii) religious institutes (29%); ii) government schools (29%); and iii) private schools (14%). Fifty two percent (42%) of the girls do not go to schools. This table illustrate the preference of families in the community to send male children to school more than the females.

Table 3.20: Educational facilities		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Boys used Educational Facilities	Religious Institute	33	79%
	Government School	23	55%
	Private School	12	29%
	None	7	17%
	College	5	12%
Girls used Educational Facilities	Government School	12	29%
	Private School	6	14%
	College	1	2%
	Religious Institute	16	38%
	None	22	52%

Source: R&D Services Pvt. Ltd

68. **Health facilities.** The respondents use two major health facilities: private dispensaries/clinics are used by 57% of them and government dispensaries, 48%. Some 24% of them averred not to have accessed any of the health facilities.

Table 3.21: Health facilities		TOTAL DPs	
		Count	%
BASE: All respondents		42	100%
Health Facilities used	Private Dispensaries/Clinics	24	57%
	Govt Dispensaries	20	48%
	No Health Facility	10	24%
	Hakim	5	12%
	Homeopathic	1	2%
Source: R&D Services Pvt. Ltd			

69. **Vulnerable persons in the family.** There are numerable numbers of families in Chaman with vulnerable members. Of the total 42 respondents in structure owner category, who were interviewed to gather socio-economic base line data, 26% (11 households) of them have physically and mentally disabled person in their family. Besides these 11 households with disabled members, the income status of all affected households falling in structure category was also analysed to determine per capita household income and determine vulnerable status accordingly. Table 3.22-A below illustrates the number of vulnerable households due to disabled household members and income levels of respondent affected households.

Table 3.22-A : Vulnerable persons		TOTAL DPs	
		Count	%
BASE: All respondents		42*	100%
Disabled/vulnerable persons in Family	Yes	11	26%
	No	31	74%
Below Poverty Line	Yes	41**	95%
Others (Employees)	Yes	03***	100%
Based: Those family have Disabled/vulnerable persons		11	100%
Vulnerable –Children	Physically Disable	5	83%
	Mentally Disable	1	17%
Vulnerable -Adult Female	Physically Disable	2	100%
Vulnerable -Adult Male	Mentally Disable	3	100%
* Except collecting basic information about income of 3 affected people in employee category, they were not interviewed in detail to get their full household details, hence for consistency in all tables in this Section of LARP are not counted in Row 1 as All respondents.			
** The respondents/Households with their income below OPL also include 11 households/families with disabled members, so double count can be avoided by taking 41 as respondent vulnerable population.			
*** Income of 3 affected person in employee category also fall below OPL and are also counted as vulnerable.			
Source: R&D Services Pvt. Ltd			

70. Based on above it is summarized that the affected households with disabled members and those with income below poverty line are termed as vulnerable. As per socioeconomic survey results of DPs, the total number of affected household identified as vulnerable is 44 which include the 41 respondents and 03 households falling in employee category with their income below OPL. Accordingly, under LARP provisions all 44 affected households who are termed as vulnerable will be eligible for one time vulnerability allowance. The table below (table 3.22-B) summarizes the vulnerable household numbers.

Table 3.22-B Summary Vulnerable Households	Count
Households with Disabled Persons	11
Households Below Poverty Line (structure owners)	41
Households Below Poverty Line (Other employees)	03
Total Vulnerable Households	44

Note: The 11 households with disabled persons are also included in the 41 below poverty line, hence are counted once.

CHAPTER 4

PUBLIC CONSULTATION, PARTICIPATION AND DISCLOSURE

4.1 GENERAL

71. In line with the twin aims of information dissemination and collection of stakeholders' concerns, the development of LARP Chaman BCP involved a robust public consultation and information disclosure process. Consultation and participation play a central role in ADB's SPS (2009). It emphasizes the importance of a well-informed consultation process with displaced persons and communities for land acquisition and resettlement. Effective stakeholder consultation incorporates the principles of timely engagement, transparency, inclusiveness and meaningful participation.

72. Regardless of the technical soundness of a LARP, an ineffective consultation process can not only delay project delivery, but can also become a basis for poorly executed project outcomes. On the other hand, when stakeholders are directly engaged from the outset of the project, stakeholders feel part and parcel of the process of project delivery.

73. This section covers the process and outcomes of the first stage of the stakeholder consultation and information disclosure process. The findings of the stakeholder engagements at this stage of the project cycle will determine the scope of the public consultation and participation to be carried out after the development of a draft LARP and during project implementation.

4.2 IDENTIFICATION OF PROJECT STAKEHOLDERS

74. Three major categories of project stakeholders were identified for the Chaman BCP: (i) government institutions who are involved in the management of border activities at Chaman (ii) border communities that reside or have commercial interests in the border environs (iii) frequent users of the border facilities. These stakeholders have been identified in Table 4.1.

Table 4.1 Stakeholders and Consultation Tools for Chaman BCP

S. No.	Stakeholder Type	Stakeholders	Consultation Tools
1	Border Managers	<ul style="list-style-type: none">• FBR• NLC• FC	<ul style="list-style-type: none">• Consultative meetings• Scoping sessions
2	Border Communities	<ul style="list-style-type: none">• Local Landlords• Residential and Commercial DPs• Women	<ul style="list-style-type: none">• Focus Group Discussion• Semi-structured interviews
3	Border User Groups	<ul style="list-style-type: none">• Truck Drivers• Pedestrians	<ul style="list-style-type: none">• Semi-structured interviews

4.3 CONSULTATION WITH THE STAKEHOLDERS

75. Consultations were conducted with all stakeholders using various social tools identified in Table 4.1. The main objectives of these consultations were to gather the views of the stakeholders regarding the proposed border improvement plans and identify measures to ensure maximization of project benefits and minimization of project's negative impacts. These consultation objectives were shared at the outset of each meeting as outlined below:

- To identify the positive and negative impacts of improvements to Chaman Border Crossing on the community
- To identify suggestions to mitigate the expected adverse impacts of the project

- To identify concerns / suggestions of the community regarding environmental impacts of the project and mitigation measures
- To identify the existing structure of grievance redress in the community
- To identify suggestions for public consultation and disclosure in the community with regards to the project

76. The stakeholder consultations for Chaman BCP were held in March, 2015 as illustrated in Table 4.2.

Table 4.2: Stakeholder Consultations Conducted for Chaman BCP

S. No.	Stakeholder	Tools	Date	Venue
1	Deputy Collector Customs, FBR	Consultative Meeting	16-03-15	Office of DC Customs, Quetta
2	Senior Manager, NLC	Consultative Meeting	16-03-15	Office of DC Customs, Quetta
3	Assistant Commissioner (Qila Abdullah) & Tehsildar (Chaman)	Consultative Meeting	17-03-15	Office of Superintendent Customs, Chaman
4	Displaced Persons	Focus Group Discussion	19-03-15	Office of Superintendent Customs, Chaman
5	Chaman Chamber of Commerce & Industry (CCC&I)	Focus Group Discussion	20-03-15	Office of CCC&I
6	Women	Focus Group Discussion, Semi-structured interviews	21-03-15	Selected households in community
7	Truck Drivers	Semi-structured-interviews	20-03-15 to 21-03-15	Trade Terminal, Chaman
8	Pedestrians	Semi-structured interviews	20-03-15 to 21-03-15	Passenger Terminal, Chaman

4.4 INFORMATION DISSEMINATED

77. During the consultation meetings with communities including displaced persons and local women, the following information was disclosed:

- Scope of the project and its various components
- The stakeholders involved and their roles and responsibilities
- The process of land acquisition and calculation of compensation
- Description of the entitlement matrix to be developed for DPs
- The importance of a Grievance Redress Mechanism & the role of the community in GRM
- Overview of land acquisition and resettlement related impacts on communities
- Concerns and suggestions of the DPs regarding the projects' impacts on their assets and livelihoods

4.5 FINDINGS OF FGDs WITH DPs

78. The environs of the Chaman BCP is largely characterized by barren lands occupied mostly by small temporary and permanent shop-keepers. Few residential pockets are found in the outskirts of the BCP environs. Due to the commercial nature of the area, FGDs were conducted with stakeholders having a profound economic impact in the area. In this section, the findings of the FGDs with Local Landlords and representatives of the Chaman Chamber of Commerce & Industry are presented.



Figure 4.1: FGDs with DPs

Source: R&D Services Pvt. Ltd

Table 4.3: Participants' Profile of FGD with Local Business Interests

S. No.	Names	Occupation
1	Haji Salahuddin	Tenant, Taxi-Stand (DP)
2	Salman	Kacha Shop owner (DP)
3	Abdul Rehman	Kacha Shop owner (DP)
4	Abdul Manan	Kacha Shop owner (DP)
5	Hayat ullah	Kacha Shop owner (DP)
6	Muhammad Haq	Kacha Shop owner (DP)
7	Attaullah	Kacha Shop owner (DP)
8	Allah Nazar	Kacha Shop owner (DP)
9	Muhammad Gous	Kacha Shop owner (DP)
10	Saifuddin	Kacha Shop owner (DP)
11	Habibullah	Kacha Shop owner (DP)
12	Gul Muhammad	Kacha Shop owner (DP)
13	Ahmed Shah	Kacha Shop owner (DP)
14	Najeebullah	Kacha Shop owner (DP)
15	Abdul Hakeem Jan	Kacha Shop owner (DP)
16	Nida Muhammad	Kacha Shop owner (DP)
17	Abdul Ali	Kacha Shop owner (DP)
18	Abdul Qadir	Kacha Shop owner (DP)
19	Saadullah	Kacha Shop owner (DP)
20	Abdul Razzaq	Kacha Shop owner (DP)
21	Bilal	Kacha Shop owner (DP)
22	Muhammad Ismail	Kacha Shop owner (DP)
23	Abdul Samad	Kacha Shop owner (DP)
24	Sharaftuldeen	Kacha Shop owner (DP)
25	Sanaish	Kacha Shop owner (DP)
26	Agha Muhammad	Kacha Shop owner (DP)
27	Ameer Hamza	Kacha Shop owner (DP)
28	Abdul Qadoos	Kacha Shop owner (DP)
29	Muhammad Aslam	Kacha Shop owner (DP)
30	Sadam	Push Cart
31	Sardar Muhammad	Push Cart
32	Muhammad Haq	Push Cart
33	Abdul Bari	Push Cart
34	Nazir Ahmed	Push Cart
35	Mehmood	Push Cart
36	Rais Khan	Push Cart
37	Qudratullah	Push Cart
38	Abdul Shakoor	Push Cart

S. No.	Names	Occupation
39	Mohammad Sadiq	Push Cart
40	Saadullah	Push Cart
41	Abdul Bari	Push Cart
42	Abdul Ghafar	Push Cart
43	Abdul Qayyum	Executive Director, CCC&I
44	Haji Majeed	Member, CCC & I
45	Haji Muhammad Qaseem	Ex-VP, CCC&I
46	Haji Daru	Member, CCC&I

79. All the representatives were well aware of the project and saw the development of the Chaman BCP as a significant step towards improving business and trade activities in the area. They had previously shared their views with the ADB consultants during the design phase of the project and were pleased to play their part this time around as well.

80. Currently, both businessmen and immigrants suffered long hours of waiting time; affecting the efficiency of their business activities. They were hopeful the new facilities will decrease waiting time and streamline the process of cross-border facilities.

81. As the largest economic activity in the area, the taxi-stand and many small shops in the area are concerned that they are given proper space within the new terminal so they can continue their business activities; they are concerned about being compensated for the income loss they have to suffer in the interim period.

82. Representatives of business interests demanded that the government should have a clear plan for hiring local people for jobs at the new facilities; moreover they hoped opportunities would be provided on-site for imparting trainings in skills which are deficient in the local population.

83. Business owners also urged the need for involvement of a third-party in all aspects of the land acquisition and compensation process to ensure that business interests are protected in the new project.

84. Generally, business owners do not foresee any major environmental hazards to their area due to the project.

85. Water is scarce resource in the area all year round; water management plan should be developed for the new terminal that safeguards the water allocation for residential and commercial users.

86. The LARP consultants team informed the DPs that:

- The actual scope of the LARP includes the identification, evaluation and compensation of land and land based as well as non-land assets of encroachers and squatters if any, to determine impact significance and compensation entitlement against each asset lost including measures for rehabilitation and restoration of APs living standard at pre-project level. The Basic design layout is synchronized with the ADB Safeguard Policy principles which require avoiding or minimizing resettlement impacts to possible extent without compromising the project objectives and perceived benefits for economic development.
- Compensation of land and structures will be done at replacement value, either through the replacement of land or structures of equivalent or higher value and quality or through cash compensation at replacement cost. Replacement cost involves fair market value, transaction costs, interest accrued, transitional and restoration costs and other applicable payments without depreciation. For

replacement of land or structures all transaction costs will be paid by the project or included in compensation payments to the DPs. The value of structures will not be depreciated for age.

- During construction phase, the contractor will be mandated to give priority to local people especially the project displaced persons for all unskilled and semi-skilled jobs as per their abilities to improve the quality of life of the people.
- In the project design, services areas and business have been proposed to facilitate the local people especially Project Displaced Persons facing economic loss due to lost commercial structure where they will be accommodated through secure tenure basis to safeguard their livelihood.
- During construction and operation local water resources will not be exploited and in particular the places where local women fetch water will be avoided by construction labor.

4.6 GENDER INVOLVEMENT IN THE CONSULTATION PROCESS

87. One of the overarching pillars of meaningful consultation is the inclusion of vulnerable groups, including women in the consultation process. To this end, semi-structured interviews were conducted randomly with 18 women from the community. The key findings from consultation with women are shared here. Apart from recording women’s socio-economic profile, women were asked to comment on existing issues of women in the area, access to education and health facilities and their opinion regarding project impacts. A brief socio-economic profile of the women interviewed is presented in Table 4.4 and women’s role in decision-making is presented in Table 4.5.

Table 4.4: Socio-economic Profile of Women at Chaman BCP	
▪	Mean age of women surveyed was 34 years
▪	89% of the women surveyed were illiterate, while only 11% were middle pass
▪	All the women surveyed were married; the average age at the time of marriage was only 17 years
▪	The mean size of children in the family was 7 with an average ratio of 4:4 for male and female children
▪	All the women surveyed were housewives
▪	67% of women are desirous to learn new skills to meet their household needs; majority wanted to learn embroidery & stitching
▪	Apart from their role in deciding household chores, women do not play a significant role in decision-making

Table 4.5: Role Of Women in Decision-Making On Different Issues		TOTAL	
BASE: All Respondents		18	100%
Daily household chores	Yes	18	100%
	No	0	0%
Upbringing, Education and Marriage of children	Yes	0	0%
	No	18	100%
Expenditures on household items	Yes	8	44%
	No	10	56%
Contribution to household income	Yes	0	0%
	No	18	100%
Purchase and disposal of household property	Yes	0	0%
	No	18	100%

Table 4.5: Role Of Women in Decision-Making On Different Issues		TOTAL	
Dispute resolution regarding their family matters	Yes	0	0%
	No	18	100%
Discussion on household problems with neighbors/local community	Yes	0	0%
	No	18	100%
Matters related to outdoor activities of male family members	Yes	4	22%
	No	14	78%

4.7 KEY FINDINGS FROM THE WOMEN'S SURVEY

88. Even though none of the women were aware of the project prior to the survey, all 100% were in favor of execution of the project.

89. The most important issues for the local women was the development of a hospital, establishment of proper educational facilities, especially for girls and provision of proper water facilities to their homes. The women view these needs as important steps to safeguard their interests.

90. During the construction phase of the project, women were concerned regarding the timely completion of the project. Moreover, women were concerned that the construction activities may create dust problems in the area and in their homes.

91. Women were also concerned regarding their security and mobility during construction activities. Alternate routes should be identified to ensure secure mobility of women keeping in view the dominant 'purdah' system amongst the women of the area.

92. During the post-completion phase of the project, women felt that roads will improve, thereby improving their access to meet their basic material and health needs. Moreover, the area will get an economic uplift with increased business and employment opportunities for their male family members.

93. During consultation with women, it was apprised that their mobility and access to resources as usual will be ensured in project design. In this regard, the contractor will be obligated to avoid use of local routes and ensure that outside construction labour may not intermingle with local community. During construction phase, dust and pollution issue will be mitigated through implementation of EMP provisions. The project executors will make their own water arrangement for construction and operation of project and places where women fetch water will not be exploited to meet water needs during and after construction phase of the project.

4.8 FUTURE CONSULTATION AND PARTICIPATION

94. The effectiveness of the Resettlement and Rehabilitation R&R program is directly related to the degree of continuing involvement of those affected by the project. Several additional rounds of consultations with APs and local community will form part of the further stages of project preparation and implementation. These will be carried out by the EA on as required during different stages throughout project implementation period. The PMU and PIU assisted by Social Safeguards team mobilized through Project Management Consultants will be entrusted to ensure meaningful consultation and community participation during LARP updating, implementation and monitoring stages. The participation of project Affected Persons will be ensured during land and asset acquisition process, determining compensation entitlements, eligibility criteria, income restoration measures and delivery of compensation as per LAR provisions. The community and APs in particular will be informed about project based grievance redress system and through continued consultative and

information dissemination process will be facilitated to get their concerns/ grievances resolved.

4.9 DISCLOSURE OF LARP

95. Key features of this LARP have already been disclosed to the DPs during focus group discussions, census and socio-economic surveys and field level corner meetings between the DPs, consultants, NLC, and FBR. However, following steps will be undertaken for disclosure of LARP.

96. The draft LARP after approval from ADB and GOP will be disclosed to DPs by placing it on FBR website and in the shape of a booklet that will serve to inform DPs about key aspects of the compensation and entitlements established for Chaman BCP and the implementation and monitoring mechanisms that will ensure transparent and fair execution of these aspects. For this purpose, an information booklet having summary of impacts, asset valuation, unit rates, eligibility criteria, compensation entitlements, compensation delivery and grievance redress mechanism with institutional arrangements for implementation of LARP will be prepared. This information booklet will be translated into Urdu and will be distributed to all the Displaced Persons (DPs). As per LARP implementation schedule the draft LARP will be disclosed by placing it on ADB and FBR web site and sharing information with APs by August 2015

97. When detailed engineering design is available and land acquisition process is completed, the draft LARP will be updated as final implementation ready LARP including final impacts inventory and compensation costs. The final LARP will be endorsed by the GoP for ADB's review and approval by April 2016. After approval by the ADB, the final LARP will also be uploaded on FBR and ADB websites while hard copies of the approved LARP will be placed in relevant government departments managing border activities and will be shared with the local Union Council's Office. Summary LARP will be translated into Urdu by FBR covering information about project impacts; asset valuation, unit rates, eligibility criteria, compensation entitlements, compensation delivery and grievance redress mechanism with institutional arrangements and shall be disclosed to the DPs including women and other stakeholders by Project Office before start of LARP implementation i.e. by June 2016.

98. A schedule explaining the date, time and venue for disbursement of compensation cheques for each affected village, compensation claim sheets for each DP and compensation disbursement and asset removal notices will be prepared in Urdu and distributed to all DPs before start of updated implementation ready LARP and disbursement of compensation.

CHAPTER 5

GRIEVANCE REDRESS MECHANISMS

5.1 GENERAL

99. It is very common that the affectees have grievances in a development project, especially where land acquisition and resettlement aspects are involved. Although, a legal mechanism is available in the form of the Land Acquisition Act, 1894 to address the concerns of affectees related to land acquisition but there is no provision for resettlement and livelihood restoration of DPs in the act. This leaves gaps in LAA and ADB policy as far as compensation and resettlement and rehabilitation aspects are concerned. Besides, the impact identification has reflected that the entire land required for the project is government owned and the impacts identified are mainly related to the clearance of assets owned by encroachers/informal settlers from the project area for execution of civil works. So the grievance mechanism available in the LAA 1894 will not be applicable to address concerns of the encroachers. In order to address these gaps and resulting concerns or grievances of DPs, a grievance redress mechanism is required.

100. An effective GRM is fundamental to achieving transparency in the resettlement process. It outlines the procedures to approach a grievance redress committee (GRC) that investigates charges of irregularities/ ambiguities and complaints received from them by DPs and provides an early resolution. The main objective of the grievance redressed procedure will be to provide a mechanism to mediate conflict and cut down on lengthy litigation, which often delays projects.

101. The recruited resettlement specialist/designated grievance redress officer will be notified as focal person for recording, processing and tracking the progress on complaints. The focal person of the GRC will place a complaint register with each APC convener for respective community so anyone can register their complaint in this register and on weekly basis, it will be checked by the GRC.

102. Before invoking formal grievance redress system at the project level, the concerns of the aggrieved DPs will be examined at the village level through involvement of the Affected Persons Committees APCs, formed at BCP level which will be an informal level of grievance redress system. The resettlement specialist/grievance redress officer will, act as focal person to coordinate with the village level APCs to get the grievances recorded, investigated and discussed at village level. The recommendations of the APCs will be communicated to the sub PMU¹² Chaman to coordinate with PIU head Chaman for implementation.

5.2 FIRST LEVEL OF GRM

103. If the grievance is not resolved at APC level, it shall be raised to formal grievance redress mechanism which is first level of GRM. A formal complaint will be tendered with the Project Grievance Redress Committee placed at sub PMU level either directly by the complainant or through the resettlement specialist/grievance redress officer to be placed at sub PMU/PIU level. Once the complaint is submitted with the Project GRC, it shall record it in the complaints register, without delay, acknowledges the complainant about the complaint, and initiate the process of investigation through its technical and resettlement field teams. The complaint register will be maintained by the resettlement specialist/ grievance redress officer in the project implementation office to record the complaints received covering complaint receipt date, name and address of the complainant, gist of complaint, gist of field investigation report, decision of GRC with its communication date to the APs and decision

¹² A sub PMU headed by Project Coordinator will be established at each BCP to carry out onsite functions on behalf of PMU in FBR and provide interdepartmental coordination between Provincial government/ departments for smooth implementation of project.

implementation status or elevating the complaint to next level of GRM in case of disagreement by the aggrieved APs.

104. Once the complaint is submitted with the Project GRC, it shall record it in complaint register and send acknowledgement to the affected person without delay; and initiate the process of investigation within 5 working days through its technical and resettlement field teams. After receipt of directions of GRC, the field teams including resettlement specialist and Land Staff will coordinate with complainant and complete its investigation in consultation with aggrieved person and local community and will submit its fact finding report and recommendations to the GRC within 10 working days; the GRC will summon and hear the aggrieved person/persons to determine eligibility and entitlements based on facts at ground but in accordance with the agreed eligibility and entitlement provisions outlined in the LARP; the GRC shall communicate its decision to the PIU, PMU and APs within 15 working days after receipt of fact finding report. However, if aggrieved person is not satisfied with GRC decision, he/she will be allowed to elevate the complaint to next level of GRM for resolution of his grievances.

105. On an overall basis the GRC will decide the grievances within, 30 days of receipt of complaint in GRC and if the decision is not arrived in stipulated time its reasons will be recorded and the decision will be arrived in next 15 days. In case the contentious matter is related to disputed land title under land record, land awards announced under LAA 1894 and apportionment of the land compensation, the GRC will clarify the grievance redress mechanism available under LAA provisions and local judicial system. The DPs will be facilitated to invoke LAA provisions for redressing grievances under LAA provision or under local legal mechanism. In this regards, the GRC will work closely with the Local land revenue authorities and Land Acquisition Officer; will retain a follow with courts to track the progress on complaints and keep the complaint register updated. However, the GRM proposed will not be bar to invoke country judicial system at any time by the complainant.

5.3 SECOND LEVEL OF GRM

106. In case of dissatisfaction of the DP, his/her complaint will be referred by GRC to second level of GRM i.e. Environmental and Social Safeguards Cell (ESC) headed by Project Director at PMU in FBR, within 07 days after communication of decision by the GRC. The ESC will acknowledge the complainant, scrutinize the record of the GRC, investigate the remedies available and request the complainant to produce any record in favor of the claim. After thorough review and scrutiny of the available record on complaint, visit the field and collect additional information and hear the complainant if required. Once the investigations are completed the ESC shall forward recommendations through Project Director PMU to the Project Coordinator and PIU head at sub PMU and PIU level for implementation and communication to the complainant accordingly within 21 days of receipt of the complaint. If the complainant is still dissatisfied with the decision, he will be on liberty to invoke the country judicial system to seek remedy (if any) under law if he wishes so.

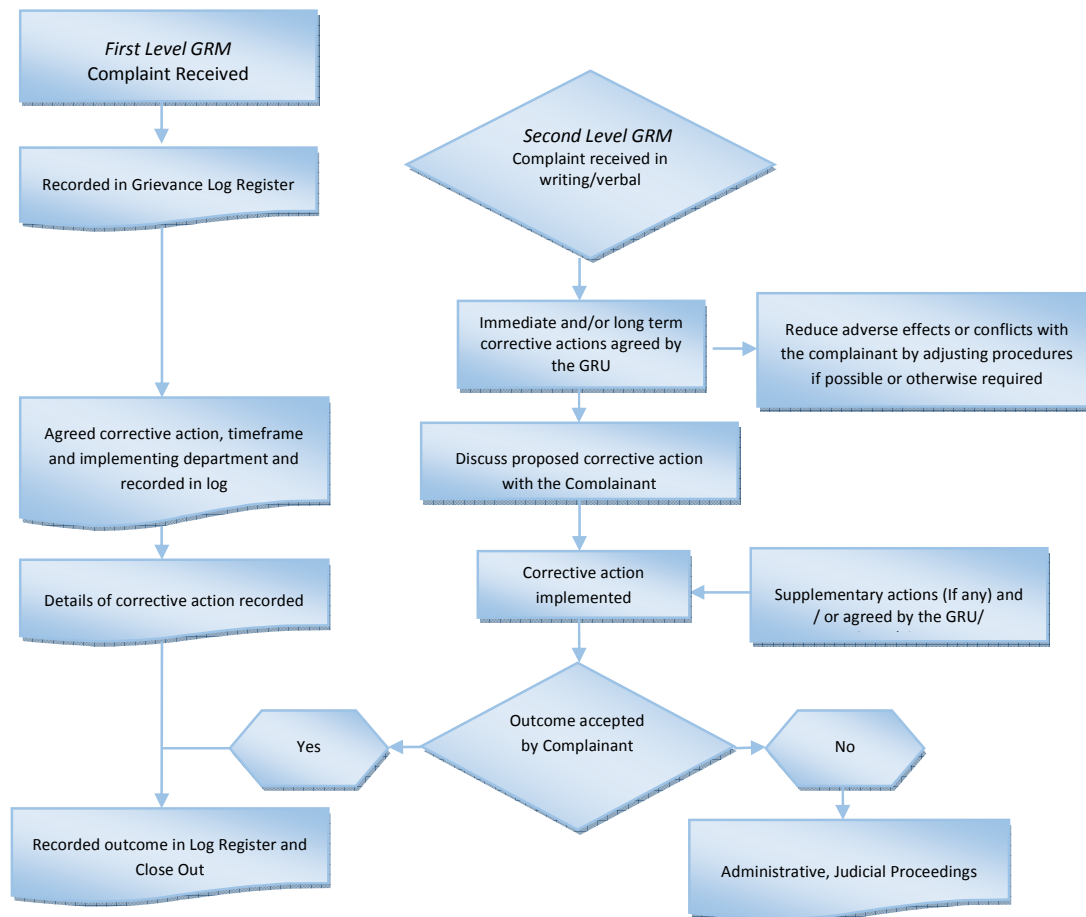


Figure 5.1 Grievance Redress Process

5.4 CONSTITUTION AND FUNCTION OF THE GRC

107. The GRC will be an independent body that will be responsible for the smooth functioning of the project's grievance redress process. The GRC will be headed by the Project Coordinator Chaman IBSP, at the Sub PMU level. The GRC will have representatives from the Project implementation Unit, District Revenue Office, Resettlement Specialist, aggrieved DP/DPs and/or representatives of DP/DPs. The GRC will meet at least once in a month. Other than disputes relating to ownership rights and against award under the court of law, GRC will review and investigate grievances involving all resettlement benefits, compensation, relocation, and other assistances provided under LARP provisions. The main functions of GRC for Chaman BSIP will be:

- Development and maintenance of a user-friendly complaint register to record complaints received directly from the DP or through any other stakeholders;
- Categorization of all complaints accordingly under separate heads such as price fixation of land, crops, tree, structures or problems related with provision of resettlement benefits including relocation/rehabilitation assistance or any other support provided in LARP;
- Preparation and submission of a detailed report by GRC's focal person containing detailed status regarding registration and correspondence of complaints/grievances to PIU head, Project Director PMU in FBR on monthly basis;
- Documentation and collection of all investigations including field visits, consultation with the DPs and audio-visual evidence
- Preparation of a final report with recommendations and solutions and submission of the same to PD PMU; and

- Closure of the complaint process: upon implementation of GRC decision, the GRC with consultation of complainant recorded and signed-off by the complainant and Project GRC will close the complaint in register after approval by the PD PMU.

108. The GRC IBSP Chaman will be composed of the following key members:

- i. Project Coordinator sub PMU Chaman Convener
- ii. Manger NLC (PIU) /Deputy Collector (Custom) Chaman Members
- iii. Resettlement Specialists (PMC) Member/focal point for social issues
- iv. Environment Specialist (PMC) Member/focal point for environment
- v. Representative of District Revenue Staff Member
- vi. Representatives from APC Member

109. The complainants will be exempted from all administrative and legal fees incurred due to the grievance redress procedures. All complaints received in writing (or written when received verbally) will be documented and entered in complaint register.

5.5 INFORMATION DISSEMINATION AND COMMUNITY OUTREACH

110. In synchronization with ongoing consultative process the grievance redress mechanism will also develop a back and forth information dissemination system to inform the DPs about their rights under the statute LAA, 1894, ADB's Social Safeguard Policy Statement 2009, agreed eligibility and entitlement provisions under approved LARP for the project. The DPs will be informed about the GRM, its functioning, complaint process to GRC and PMU at HQ in FBR, phone numbers and postal addresses of the focal members of the GRM. The GRC will send acknowledgement to complainant DP, inform him about its site visit plan to ensure DP's presence during site visit, and provide update on the progress made to resolve his complaint/grievance. Besides this formal communication, the resettlement specialist, land acquisition staff in the field will maintain a close liaison with the DPs & provide them the requisite information on the GRM & update the DPs about the status of complaints under process with GRC or the PMU in FBR whatsoever the case may be.

5.6 TITLE DISPUTES AND COURT REFERENCES AGAINST AWARD

111. The title disputes under land acquisition act and references against award are beyond the preview of the GRC hence all such disputes will be dealt as per provisions of the law. However, the GRM will provide firsthand information to the DPs about their rights and obligations under the statutes and facilitate them to follow the course of law to get their issues/cases resolved or lodge reference against awarded compensation if the DPs desire so.

Table 5.1: Grievance Resolution Process

Steps in the Grievance Resolution Process
Resettlement Specialist at PIU will be assigned to maintain a regular contact with the APCs / DPs as a first line of contact on issues related to LAR and assist them to resolve issues at informal level of GRM.
Any complaints in the village will be recorded and investigated by the Resettlement Specialist, with the help of the DPs and village level APC, and if possible issues will be resolved at village level in coordination with the APC and with the assistance from the PIU.
Any complaint that cannot be resolved satisfactorily at informal level will be forwarded to the Grievance Redress Committee, chaired by the Director Land. Any solution or decision must comply with the LARP provisions.
If the Grievance Redress Committee is unable to resolve the issue, it will be presented before PMU at FBR for its review and decision.
Should the grievance redress system fail to satisfy the DP, DP can submit the case to the appropriate court of law and in case of issues regarding land awards announced under LAA 1894, the GRM will follow the process set out in Sections 18 to 22 of the LAA (1894).

CHAPTER 6

LEGAL AND POLICY FRAMEWORK

6.1 GENERAL

112. The resettlement issues of the subproject are addressed through applying legal framework and principals provided in existing legislation and Policies of Government of Pakistan, Provincial Government of Punjab and Asian Development Bank Social Safeguard Policy. This LARP is prepared based on the review and analysis of all applicable legal and policy frameworks of the country and ADB IR policy requirements. Sections below summarizes national and provincial laws and regulations, ADB's Safeguard Policies and frameworks that apply to the project and identify and addresses gaps between country laws and ADB's policy requirements. It also provides determination of unit rates to compensate different types of impacted assets and provisions for compensation entitlements for AFs/APs.

6.2 LEGAL FRAMEWORK

113. The existing law and regulations on land acquisition and resettlement are described as under:

6.2.1 Pakistan's Law and Regulations on Land Acquisition and Resettlement

114. The 1894 Land Acquisition Act (LAA) with its successive amendments is the main law regulating land acquisition for public purpose. The LAA has been variously interpreted by provincial governments, and some provinces have augmented the LAA by making amendments and issuing provincial legislations. The LAA requires that following an impacts assessment/valuation effort, land and crops are compensated in cash at market rate to titled landowners and registered land tenants/users. The LAA 1894 mandates that land valuation is to be based on the median rate over the past 1 year, from the issue date of section-4. Due to widespread land under-valuation by the Revenue Department, current market rates are now frequently applied with an added 15% Compulsory Acquisition Surcharge as provided in the LAA.

115. Based on the LAA, only legal owners and tenants registered with the land revenue department or with formal lease agreements are eligible for compensation/livelihood support. For those without title rights, there are no laws in Pakistan.

116. The LAA does not openly mandate for specific rehabilitation / assistance provisions benefiting the poor, vulnerable groups, or severely affected APs, nor does it overtly provide for rehabilitation of income/livelihood losses or resettlement costs. This, however, is often done in many projects through ad hoc arrangements negotiated between a specific EA and the APs.

117. The law deals with matters related to the acquisition of private land and other immovable assets that may exist on it when the land is acquired for public purpose. A listing of the Sections of the Act and their salient features as amended by Balochistan Government is given in Table 6.1. The right to acquire land for public purposes is established when Section-5 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 along with dispute resolution, penalties and exemptions. Surveys for land acquisition are to be disclosed to the displaced persons.

Table 6.1: Salient Features of the LAA 1894 with Successive Amendments in Balochistan as of 1985.

Key Sections	Salient Features of the LAA 1894
Section 4	Publication of preliminary notification and power for conducting survey.
Section 5 and Section 5-A [Balochistan amendment 1985]	Formal notification of land needed for a public purpose. [The section 5 is to be notified within one year of notification under section 4]. Section 5A covering the need for enquiry of the concerns or grievances of the affected people related to land measurement, title and compensation entitlements etc. [The LAC has to decide objections raised by the land owners and submit report and recommendations within three months from date of notification under Section-5 for Commissioner's review and ultimate decision in next 3 months.]
Section 6 [Balochistan amendment 1985]	The Government makes a more formal declaration of intent to acquire land. [The commissioner is obliged to issue notification under section-6 within six months of notification under section-5 failing to which ends the acquisition process.]
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 that the land acquired to be physically marked out, measured and planned.
Section 9	The LAC gives notice to all APs that the Government intends to take possession of the land and if they have any claims for compensation then these claims are to be made to him at an appointed time.
Section 10	Delegates power to the LAC to require and enforce any person/AP to make statement containing the name of any other interested persons with nature of interest in land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgage, and tenant or otherwise.
Section 11 [Balochistan amendment 1985]	Enables the Collector to make enquiries into the measurements, value apportionment, claim and then to announce the final "award". The award includes the land's marked area and the valuation of compensation and apportionment of compensation among all interested persons etc. [The land award is to be announced within six months after notification of land under section-6]
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 a decision. This does not affect the Government taking possession of land.
Section 23	The award of compensation for the owners for acquired land is determined at its market value plus 15% premium in view of the compulsory nature of the acquisition for public purposes.
Section 28 [Balochistan amendment 1985]	Relates to the determination of compensation values and interest premium for land acquisition applicable from date of possession if payment of compensation is delayed. [However in Balochistan it relates to additional compensation at the rate of 15% per annum on market value determined by the LAC applicable from the date of notification under section-4 till the payment date of compensation].
Section 31	Section 31 provides that the LAC can, instead of awarding cash compensation in respect of any land, make any arrangement with a person having a limited interest in such land, including the grant of other lands in exchange.
Note: The statements in parentheses correspond to the amendments incorporated in the LAA provisions through "Balochistan Act No. XIII of 1985" as "Balochistan Land Acquisition (Amendment) Act 1985".	

6.3 ADB's SAFEGUARD POLICY UPDATE 2009

118. The SPS 2009 is based on the following objectives: to avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups. The following principles are applied to reach these objectives:

- i. **Screen the project** early on to identify past, present and future involuntary resettlement impacts & risks and determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks;
- ii. **Carry out meaningful consultations** with affected persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring & evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase;
- iii. **Improve, or at least restore, the livelihoods of all displaced persons** through (i) land-based resettlement strategies when affected livelihoods are land-based where possible, or cash compensation at replacement costs for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
- iv. **Provide physically and economically displaced persons with needed assistance**, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- v. **Improve the standards of living** of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas, provide them with legal and affordable access to land and resources; in urban areas, provide them with appropriate income sources and legal and affordable access to adequate housing.
- vi. **Develop procedures** in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- vii. **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.

- viii. **Prepare a resettlement plan** elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- ix. **Disclose a draft resettlement plan** or the compensation matrix, eligibility criteria or rates determined for the affected land, structures, trees etc., including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.
- x. **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. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- xi. **Pay compensation and provide other resettlement entitlements before physical or economic displacement.** Implement the resettlement plan under close supervision throughout project implementation.
- xii. **Monitor and assess resettlement outcomes,** their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. ADB policy also require disclosure of monitoring reports.

6.4 COMPARISON OF KEY PRINCIPLES AND PRACTICES OF PAKISTAN'S LAA AND ADB'S IR SAFEGUARDS-SPS 2009

119. A comparison of Pakistan's Land Acquisition Act of 1894 (LAA) and ADB's Policy on Involuntary Resettlement (IR) shows that there exist major differences in the two instruments. The objective of this comparison is to identify if and where the two sets of procedures are in conformity with each other and more importantly where there are differences and gaps. The key consideration is that by following the ADB assessment procedures, the requirements of the Pakistan regulatory systems are in compliance. Conversely, if the Government of Pakistan systems are followed then there are likely to be shortfalls in comparison to the ADB requirements. The key ADB Policy Principles are (i) the need to screen the project early on the planning stage (ii) carry out meaningful consultation (iii) at the minimum restore livelihood levels to the pre-project conditions and improve the livelihoods of the affected vulnerable groups (iv) prompt compensation at full replacement cost is to be paid, (v) provide displaced people with adequate assistance (vi) ensure that displaced people who have no statutory rights to the land that they are working are eligible for resettlement assistance and compensation for the loss of no-land assets and (vii) disclose all reports. Table 6.2 below presents a gap-analysis between the Pakistan's LAA and ADB's Safeguard Policy Statement (2009).

Table 6.2: Comparison of LAA and ADB's Safeguard Policy Statement (2009)

Key LAR Aspects	Pakistan's Land Acquisition Act of 1894	ADB IR Safeguards-SPS 2009
IR Policy	Government does not have a national or provincial policy on resettlement and rehabilitation of affected persons.	ADB Safeguard Policy Statement provides a policy on involuntary resettlement with principles, objectives and procedures for implementation.
LAR Planning	No requirement of LARP	Preparation of draft and final LARP.
Consultation,	No specific requirement. The	Meaningful consultation, timely

Key LAR Aspects	Pakistan's Land Acquisition Act of 1894	ADB IR Safeguards-SPS 2009
information and participation of DPs	decisions regarding land acquisition and the rate/amount of compensation to be paid are published in the official Gazette which is notified in accessible places so that the people affected are informed	disclosure of relevant information and participation in LAR planning
Disclosure of LARP	There is no law or policy that requires preparation and disclosure of LARPs.	Disclosure of draft & final LARP to DPs and on ADB website
Grievance redress	Established under LAA through the formal land acquisition process at a point in time or through appeals to the court. Land Acquisition Collector (LAC) is the pre-land award authority to make decision on objections.	Establish GRM scaled to risks and impacts of project at project and field levels.
Assessment of social impacts	No requirement in LAA	Census, socio-economic survey, detailed measurement survey and valuation of lost assets
Cut-off date	At the time of issuance of section 4 under LAA.	Eligibility for entitlements under ADB's IR requirements is limited by a cut-off date, determined at the time of social impacts assessment (SIA) survey, census of displaced persons (DPs), inventory of losses (IOL) and socioeconomic baseline survey.
Involuntary LAR	LAA governs land acquisition and land is acquired strictly in accordance with vaguely defined LAA procedures.	Eminent domain is recognized and subject to social safeguard provisions
Negotiated LAR	Not encouraged.	Negotiated land acquisition is encouraged and subject to social safeguards provisions.
Eligible DPs	Only titled persons as per land record.	All physically and economically displaced persons, including titled and non-titled, with differential entitlements.
Compensation to all eligible persons with or without titles.	Compensation paid to only the title-holders.	Lack of title is not a bar to compensate. Requires equal treatment of those with legally recognizable claims to land and other assets; and for those without clear land titles (for example squatters, or other informal settlers) compensation for non-land assets on replacement cost and their entitlements for resettlement assistance.
Compensation of structures	The valuation of structures is based on official rates with depreciation deducted from gross value of the structure and also 15% of the value of salvage	Replacement of structures or cash compensation at replacement value, salvage material allowed without deduction for all DPs, titled and non-titled.

Key LAR Aspects	Pakistan's Land Acquisition Act of 1894	ADB IR Safeguards-SPS 2009
	materials.	
Community and public resources	Damages done to land and structures are to be paid.	Restoration/provision of civic infrastructure and community services.
Replacement cost	Land valuation based on the median registered land transfer rate over the 1 years prior to Section 4 of LAA being invoked. 15% compulsory land acquisition charges are paid over and above the assessed compensation.	Full replacement cost includes fair market value, transaction costs, interest accrued, transitional and restoration costs and other applicable payments without depreciation. In case land market nonexistent, land valuation to be done by qualified and experienced experts.
Income restoration and livelihood support	Only compensation for lost assets with no resettlement allowances and/or any income restoration support. There is no mechanism to ensure payment is made before displacement.	Enhance, at least restore, DPs' livelihoods. Compensation of lost incomes and livelihood sources at full replacement cost; credit, training and employment assistance; project development benefits.
Women and Vulnerable persons	No provision in LAA.	Improve livelihoods to at least national minimum standards. Due consideration of women in census and surveys, consultation, grievance redress, as well as compensation and rehabilitation.
Relocation assistance	No provision in LAA.	Secure tenure, better housing, transitional support, infrastructure and services.
Timing and notification of displacement	No specific provision in LAA. DPs are required to vacate the right of way after the land is possessed regardless whether compensation or not.	No physical or economic displacement before compensation has been paid, other entitlements have been provided and income and livelihood program is in place.
Monitoring and evaluation	No requirement on LAA.	Monitoring and assessment of IR outcomes; disclosure of monitoring reports.

6.5 REMEDIAL MEASURES TO BRIDGE THE GAP

120. In order to establish a land acquisition and resettlement policy framework for the Project, which reconciles Pakistan's legal and regulatory system for LAR (LAA 1894) and ADB's IR Safeguards as in SPS 2009, and addresses the gaps between the 2 systems, the following principles (as mentioned under the project LAR policy below) will be adopted. The following "Project LAR Policy" encompassing all the gap filling measures will be adopted for implementation of Chaman IBSP.

6.6 PROJECT LAND ACQUISITION AND RESETTLEMENT (LAR) POLICY

- i. The Projects will avoid, minimize or mitigate involuntary LAR impacts causing physical and/or economic displacement and a LARP will be prepared to compensate all displaced persons.
- ii. Displaced persons and other stakeholders will be consulted and informed as well as given an opportunity to participate in LAR planning in a form accessible and understandable to them.

- iii. Each draft, final or updated LARP will be submitted to ADB for review/approval, endorsed by the borrower/client and disclosed on the ADB website as well as by placing its copies in an accessible place in a manner and language understandable to Affected Persons.
- iv. A grievance redress mechanism with representation of all stakeholders will be established at the time of project inception.
- v. A comprehensive assessment of social impacts, involving (i) a census of all displaced persons, and an inventory of their lost assets (ii) a socio-economic survey of a sample of at least 25 percent of displaced persons, and (iii) a detailed measurement survey and valuation of all lost assets as well as an assessment of lost incomes will be carried out.
- vi. An eligibility cut-off date will be declared and formalized on the date of completion of social impacts assessment survey and census of DPs.
- vii. Negotiated land acquisition will be preferred. The ADB SPS SR-2 requirements apply to such negotiated settlements. Nevertheless, if negotiated settlement fails, the land will be acquired through LAA but with replacement costs awarded for compensation to the DPs.
- viii. All titled and non-titled DPs occupying land to be acquired by the project before the cut-off date will be eligible for compensation, relocation and rehabilitation measures, as applicable, regardless of whether the impacts are permanent or temporary, full or partial. Non-titled DPs without legally recognizable claims to land will be eligible for all compensation, relocation and rehabilitation measures, except land. The full eligibility of non-titled DPs with legally recognizable claims to land is recognized.
- ix. Compensation of land and structures will be done at replacement value, either through the replacement of land or structures of equivalent or higher value and quality or through cash compensation at replacement cost. Replacement cost involves fair market value, transaction costs, interest accrued, transitional and restoration costs and other applicable payments without depreciation. For replacement of land or structures all transaction costs will be paid by the project or included in compensation payments to the DPs. The value of structures will not be depreciated for age.
- x. All lost civic infrastructure and community services will be either restored or newly provided at relocation sites.
- xi. Incomes and livelihood sources lost, including but not restricted to crops and trees or interruption of business activities and employment, will be fully compensated at replacement cost. DPs permanently losing incomes and livelihood sources as well as poor and vulnerable DPs are entitled to credit, training and employment assistance to maintain or improve their livelihoods.
- xii. All DPs will be provided opportunities to share development benefits of the Project, if feasible.
- xiii. Relocated DPs will receive secure tenure to replacement land, better housing, transitional support and access to civic infrastructure and services.
- xiv. DPs will not be physically or economically displaced before compensation has been paid, other entitlements have been provided and an income and livelihood program is in place.
- xv. The implementation of LARP provisions, delivery of compensation and resettlement and rehabilitation assistance for income losses and restoration of livelihoods of the DPs will be monitored during and evaluated after LARP implementation.

6.7 COMPENSATION ELIGIBILITY AND ENTITLEMENTS

121. Land Acquisition and Resettlement tasks under the Project will be implemented according to a compensation eligibility and entitlements framework in line with Pakistan's law/ regulations and ADB Policy. Land acquisition act and ADB safeguard policy both watch the interests of APs, if there is any contradiction in policy and law, ADB policy will prevail.

6.7.1 Eligibility

122. Under National Law, the compensation eligibility land title holders is limited to a cut-off date announced under law (LAA 1894) which is primarily the date of publication of Section-4 showing intent to acquire land for the project purpose. In this case, as the land

records indicate that the entire area for the new terminal is already owned by the Federal Government; there will be no land acquisition process. However for preparation of LARP socioeconomic baseline survey and census survey of DPs (including squatters) was started in the second week of March and was completed by 31st March is established as cut-off-date for compensation eligibility to the non-titled including those with legalizable title, squatters, informal settlers and employees on affected land and business structures.

123. The cut-off date will be bar for compensation eligibility to avoid influx of encroachers in project area and fallacious claims. Any displaced person who occupy project area after aforementioned cut-off-date will not be eligible for compensation. However, they will be given sufficient time (30 days) to remove their belongings from the project area. DPs entitled to compensation or at least rehabilitation under the Project are:-

- All APs losing land either with legal title/ traditional land rights or without;
- Tenants and sharecroppers whether registered or not;
- Owners of buildings, crops, plants or other objects attached to the land; and
- DPs losing business, income and salaries.

6.7.2 Assessment of Compensation Unit Values of Land at replacement cost basis

124. In Balochistan, for acquisition of land in public interest, the land (Agricultural/Residential/Commercial) is valued at market prices by the District Land Revenue Officer, the Deputy Commissioner (DC). During evaluation of land the DC considers, i) composition/classification of land being acquired; ii) location of land and its surroundings including distance from main road; iii) yearly average sale price of similar land in the locality preceding notification under Section 4; iv) prevailing market rates reported by the local revenue authorities.

125. For acquiring land, the DC assesses estimated compensation cost for land based on market value for BOR's review and approval. The BOR after thorough scrutiny of land cost assessed by DC approves the Land unit rates to be used in land awards as and when announced. The DC recommended land rates with 15% compulsory land acquisition surcharge (CLAS) are taken as base unit rates for land compensation as market value of land under the LAA 1894 to pay compensation calculated under law (LAA/BOR) which is deemed as replacement cost for land component. Government fees, Taxes/transaction costs neither are applicable for acquired land nor are deducted from the compensation package at time of payment. However, during impact identification no land acquisition is identified as such, hence in subsequent sections land acquisition rates have not been included.

6.7.3 Assessment of Compensation Unit Rate for House Building/ Structures

126. For the assessment of unit rates for different types of affected structures, a team of engineers was constituted by the due-diligence consultants. The team surveyed the market for current market rate analysis of construction material to arrive unit rates for compensation of different types of affected structures on replacement cost basis. The assessment of houses buildings and different asset was made in March, 2015. For Assessment purpose the structures were standardized and categorized in four categories (Katcha, Pucca, Semi Pucca & RCC) based on construction type and unit rates were determined on the basis of construction material used for structure in each category to ensure compensation is on replacement value.

Table 6.3: Unit rates of construction per sq.ft

Type of structure construction	Katcha	Semi Pucca	Pucca	RCC
Cost per sq.ft	900	1200	1400	1600

Source: R&D Services Pvt. Ltd

6.7.4 Assessment of Compensation Unit Values of Crops

127. For compensation of lost crops on full replacement cost basis, the crops are valued at government announced market rates at the farm gate based on harvest yield of the grown

crops during summer and winter seasons. In project area, due to scanty rains and very harsh summer climate only one crop is grown in winter season (November-April). The impact assessment was carried during month of March and during survey it was identified that entire land is uncultivable barren land. Further, the land revenue and local community confirmed that the land is never cultivated in and around the project site. Hence assessment of crop compensation unit rates was not carried-out.

6.7.5 Assessment of Compensation Unit Values of Trees

128. Although, to meet replacement cost criterion productive fruit trees are valued at gross market value of 1 year income for the number of years (maximum 5 years) needed to grow a new tree with the productive potential of the lost tree. While non-fruit trees are valued on the girth of trunk and the fire wood available at current market rates. Generally, valuation of wood and Fruit trees is carried out by Forest and Agricultural departments respectively. The unit rates provided by the respective departments are based on current replacement value of the trees. However, in project land no foliage was observed during impact assessment survey, hence the assessment of compensation unit rates for trees and any other type of vegetation was out of question and accordingly the unit rates are not assessed.

6.8 LAND ACQUISITION PROCESS IN BALOCHISTAN UNDER LAA 1894

129. The Land acquisition is governed under LAA 1894 which is primary law for land acquisition in Pakistan. Irrespective of its name the act ibid is provincial Act and each province has made amendments into the Act as per its requirements however, the objective and essence of the Act is almost similar throughout the country. The Land Acquisition Act 1894, as amended from time to time, is the primary law for the purpose of land acquisition in the Province of Balochistan. The land acquisition process starts with publication of Section 4 followed by land survey, land price estimation and formal declaration with exact measurements and the government's intent to acquire land by notifying land under section-5 and section 6 respectively.

130. After publication of land under section 4, the land is measured and the market value of land is determined by the District Collector (Deputy Commissioner) on the basis of transactions recorded in the land mutation registers proceeding one year of issuance of notification under section-4 and requests the EA for depositing estimated land cost in treasury to be placed at disposal of the Land Acquisition Collector. After deposit of estimated land cost in treasury, the LAC, submits the draft notification with certificate confirming that the land cost is deposited and acquisition through negotiation is inexpedient. The Commissioner notifies and publicizes the land under section-5 which is a formal intent by government for acquisition of land. Immediate after said notification/publication, the objections (if any) raised by land owners are addressed by LAC under Section-5-A and he submit his report and recommendations to the commissioner with draft notification of Section-6 within Ninety days (3 months) publication of notification under Section-5. After review of the report and recommendations the Commissioner notifies the land under section 6 in time (six months from date of notification under setion-5) stipulated under LAA 1894 to confirm the acquisition of land for public interest. Thereafter the LAC completes process under Section 7-10 of LAA 1894 and announces the land award under section-11 of LAA 1894. The LAC is mandated to announce land award within six months from date of notification under section-6 and disburses the land compensation as per award. In case any interested persons differs with the awarded compensation he has a right file a reference to the land court under section-18 of LAA for enhancement of the compensation.

CHAPTER 7

ENTITLEMENTS, ASSISTANCE AND BENEFITS

7.1 GENERAL

131. This section defines affected persons' entitlements and eligibility, and describes all resettlement assistance measures in terms of an entitlement matrix; identify and document the households who will be eligible for transitional livelihood support; specifies all assistance to vulnerable groups, including women, and other special groups; and outlines opportunities for APs to derive appropriate development benefits from the project.

7.2 COMPENSATION ELIGIBILITY

132. APs are identified as persons whose land, structures/assets and livelihood are directly affected by the project: IBSP-CHAMAN. The eligible APs for compensation or at least rehabilitation provisions under the Project are:

- APs losing the use of land structures and utilities, including titled and non-titled owners, registered, unregistered, tenants and leaseholders plus encroachers and squatters.
- APs losing business, income and salaries of workers or a person or business suffering temporary effects, such as disturbance to land, crops and business operations both permanently and also temporarily during construction.
- Loss of communal property, lands, and public infrastructure.
- Vulnerable affected persons identified through the social impact assessment.
- In the event of relocation, all entitled APs will receive transitional and other support to re-establish shelter and livelihoods.

7.3 CUT-OFF DATE

133. Compensation eligibility is limited to cut-off date announced under law (LAA 1894) for legal land title holders which is primarily the date of publication of Section-4. In this case, as the land records indicate that the entire area for the new terminal is already owned by the Federal Government; there will be no land acquisition process. However for preparation of LARP socioeconomic baseline survey and census survey of DPs (including squatters) completed by 31st March is established as cut-off-date for compensation eligibility to the non-titled including those with legalizable title, squatters, informal settlers and employees on affected land and business structures. Any displaced person who occupy project area after aforementioned cut-off date will not be eligible for compensation. However, he will be given sufficient time (30 days) to remove his belongings from the project area.

7.4 COMPENSATION ENTITLEMENTS

134. As per LARP provisions, replacement value is the basic principle guiding the allocation of entitlements, i.e. the compensation packages provided for lost assets and income will be fair enough to replace in kind or cash what is lost in terms of land, structures, livelihood, community facilities and services, with special provisions for the improvement of livelihoods of vulnerable displaced persons. The LARP is prepared based on full census of affected assets linked with affected persons as of preliminary design and LARP entitlements are proposed accordingly. However, based on availability of the final design the impacts inventory will be updated and entitlements with compensation package at full replacement cost for each affected household will be finalized accordingly. Besides, the impacts already

identified and unanticipated impacts (if any) identified later will be compensated on full replacement cost following LARP entitlement provisions in entirety.

135. Entitlement provisions for APs losing, structures, assets, income are entitled for rehabilitation subsidies, including residential and commercial structures losses, a relocation subsidy, and a business loss allowance; based on tax declarations and / or lump sums, in case of non-availability of such documentation, in accordance with the latest minimum wage rates announced by the government. In addition relocation assistance and transitional/income restoration support based on the social impact assessment will apply as per provisions discussed in the LARP entitlements.

136. As per record entire land around the project site is barren with no agricultural or other commercial activity due to acute shortage of water and unavailable productive and employment opportunities nearby the security sensitive border areas. Albeit the out dated land record reflect names of few local persons as “buzgar ta beh marzi” having usufruct right to use government land for cultivation or grazing of their animals, but as per survey findings, neither any of such households is identified in the project area nor any agricultural activity is observed that could confirm that land is in use by someone as productive assets. Further during consultation the land revenue authorities confirmed that the land record is not updated since its preparation and now the buzgar rights to the locals are no more available and the entire land is in possession of Pakistan Army. The EA is following up with provincial land revenue authorities for updating the land record of land to be used for the project. However few encroachment related impacts are identified in the land adjoining the existing BCP facilities which include small kacha shops, hand carts and one car/taxi parking stand being operated in vacant government land. Accordingly, the compensation entitlements according to the extent of impacts are defined as follows.

A. Buzgars as of land record or Land Lease Holders

137. During census survey only one affected household (living as joint family) was identified as buzgar who reported that he has an informal rental arrangement with local unit head of Pakistan Army for use of land to operate a car/taxi parking stand as lease holder on government owned land. However, if any other person having buzgar rights is identified in the updated land record latterly, he will also be eligible for compensation entitlement as per draft LARP provisions. The buzgars (if any) will not be entitled for land compensation however to safeguard the interests of affected persons having usufruct right on the government owned land as buzgar (recorded as such or informal land lease arrangements) following entitlements are proposed to compensate their losses if any.

- Provision of land use right as “buzgur ta beh marzi” on a secured tenure basis on other nearby available government land parcel of same size and worth.

or

- Land Lease termination support equaling the lease agreement rate for remaining period and maximum up to three years if applicable.
- Regardless of which alternative selected, compensation on replacement cost basis to the improvements made by such buzgar/leaseholder households on land in possession will be provided.

**B. Residential/Commercial Land
(Titled Land Owners/squatters)**

138. During census of impacts and affected persons the identified land is entirely owned by the government where settlements are neither allowed and nor residential or commercial land types were encountered during census survey. Accordingly no provisions are made for such land types.

C. Residential and Commercial Structures

Owner/Squatters/encroachers

139. During census, except for 28 commercial structures (Katcha shops) and 13 hand driven push carts falling in informal settler/squatters category no other structure type was identified. As per LARP provisions, the squatters / encroachers are not entitled for compensation against loss of land occupied by them. However, the shops are entitled for compensation for lost assets and improvements (if any) made by them on the government land. On the other hand, the push cart owners will only be entitled for relocation assistance for removing their moveable structures out of acquired land. As all identified assets are source of livelihood for affected asset owners, so to ensure their livelihood is kept intact in the area and to avoid tangible dislocation impacts following compensation entitlements are proposed.

- Provide replacement structure in the designated service / business area within improved border services facilities on a secured tenure basis (shops only)

or

- Allow construction of new structure of same size and dimension in adjoining government owned land to keep their livelihood source intact in same location. (push carts and shops)
- Compensation of commercial structures at replacement cost calculated on prevailing market rates to construct new structure of same type and dimensions. (shops only)
- Relocation cost to cover transportation cost and shifting of the salvage material and belongings to the relocation site (shops only)

D. Income Restoration and Rehabilitation Assistance for Loss income.

140. The following constitutes the income restoration and rehabilitation assistance for the APs losing their employment due to this project:

Loss of Source of Income: All APs including shop owners and the handcarts owners whose livelihoods are affected will be supported for their income losses for a period of 06 months or 03 months in case of permanent or temporary income loss as transitional support to facilitate the DPs to re-establish their business at replacement sites. The compensation entitlements for lost business or income will be as under in addition to entitled compensation of lost assets:

- For permanent income loss the compensation for 06 months period calculated on actual basis on production of Tax payment record or in absence of such documents equal to 06 months minimum wage rate of PKR 11,000 announced by the government in the Budget for 2014-15.
- For temporary income loss the compensation for 03 months period calculated on actual basis on production of Tax payment record or in absence of such documents equal to 03 months minimum wage rate announced by the government.
- The Affected persons falling in employee category will face temporary employment loss and will be compensated for lost income due loss of livelihood source for a period of 03 months based on government announced minimum wage rate.

Assistance to vulnerable: As per socioeconomic survey of DPs, all affected household including 41 business operators and 03 households falling in employee category are deemed vulnerable due to their per capita income below OPL. These households will be provided with additional allowance equivalent to 03 months minimum wage rate announced by the government over and above other entitled compensation under LARP entitlements for their lost assets as discussed above. Further they will be preferred in project related employment.

Project-related Employment: (for unskilled and semi-skilled tasks during construction): the vulnerable groups in particular and the affected households losing livelihood source will be given priority for project-related employment opportunities. To this end specific provisions will be included in the bidding documents to ensure the affected persons and vulnerable people are provided construction related employment as per their skills.

E. Relocation Assistance

141. All APs facing loss of structures (only shops)¹³ will be assisted by providing transportation to shift their salvage material, belongings and family members to the resettlement site or relocation site of their choice or relocation assistance to meet transportation cost for shifting. Following compensation has been provided as relocation and rehabilitation assistance.

- One time paid Shifting Allowance @ 25,000/- on lump sum basis for household and Rs. 25,000 for business operators as determined on the basis of discussions during the public consultation sessions.

7.5 ENTITLEMENT MATRIX

142. Based on the above discussed eligibility criteria and compensation entitlements and keeping in view the nature of losses and implementation issues of the proposed project, an Entitlement Matrix (EM) has been prepared as provided in Table-7.1.

Table 7.1: Entitlement Matrix			
Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
Land	Government land parcels occupied by locals as buzgar legal or informal.	Buzgars (legal or informal)	<ul style="list-style-type: none"> • Buzgars (legal/informal) entitled for land use right as “buzugur” on a secured tenure basis on other nearby available government land parcel of same size and worth. <p>OR</p> <ul style="list-style-type: none"> • Land Lease termination support equaling the lease agreement rate for remaining period and maximum up to three years if applicable. • Compensation on replacement cost basis for improvements made by such buzgar/leaseholder households on land in possession.
Commercial Structures & Push carts	Shops/push carts	Owner (legal/informal settlers) of the Structure	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected structures and other fixed assets, free of salvageable materials,

¹³ The push carts are movable structures which are pulled to and back from the business location daily from their houses. As such they don't need to transport any salvage material.

Table 7.1: Entitlement Matrix

			<p>depreciation and transaction cost. Fees and taxes (if applicable) will be waived (shops only); and</p> <ul style="list-style-type: none"> • Construction of new structure in nearby government land on secure tenure basis (shops only) allowed. <p>OR</p> <p>Replacement structure/shop in the service area designated in border crossing point facilities (shops only)¹⁴</p> <ul style="list-style-type: none"> • One time transportation cost to cover shifting charges(shops only). • Push cart owners will be allowed to continue their business or will be provided with project related employment.
Transitional Allowance	Businesses	AFs facing permanent or temporary business loss.	<ul style="list-style-type: none"> • Cash compensation during the interruption period 06 months (for permanent loss) or 03 month (for temporary loss) as per income of the AF, supported by tax payments records or in the absence of such documents, equal to minimum wage rate announced by the government as transitional allowance
Transportation/ Relocation Assistance	Shops	APs to be relocated- Owners of commercial / business structures	<ul style="list-style-type: none"> • One time paid in lump sum, an amount of Rs. 25,000/- in case of business operator (shops) as transport allowance to shift the materials of affected structures.
Vulnerable DP livelihood		All APs/ APs with disability or having	<ul style="list-style-type: none"> • Additional Cash allowance equivalent to 03 minimum

¹⁴ The identified structures (shops) are constructed in existing car parking stand, while the pushcarts are mobile and they kept moving from place to place in the locality to sell snacks and other edible items to the border crossing passengers. The Government will ensure onsite relocation of business of the affected household either by providing structures in proposed service areas of new BCP facilities or by permitting reconstruction of structures in the available government owned land designated for car parking/taxi stand in same vicinity but out of project site. As the Push carts are kept moving from place to place and have no designated place of work with improvements made at their own and thus no tangible structure loss is identified to the extent of push cart owners, hence the entitlements for structure loss and shifting of salvageable material are limited to the constructed shop only.

Table 7.1: Entitlement Matrix

support APs		earning below the OPL.	wage rate announced by the government over and above other entitled compensation. <ul style="list-style-type: none">• Priority in project related employment, ensured through bidding document.
Unidentified Losses	Unanticipated Impacts	All APs	<ul style="list-style-type: none">• Dealt with as appropriate during project implementation according to the ADB Policy and LARP provisions.

CHAPTER 8

RELOCATION, REHABILITATION AND INCOME RESTORATION

8.1 GENERAL

143. This section describes options for relocating housing and other structures, including replacement cash compensation, and/or self-relocation; outlines measures to assist affected persons for establishing at new sites; describes income restoration programs, including multiple options for restoring all types of livelihoods and describes special measures to support vulnerable groups and women.

8.2 RELOCATION OF APS

144. There is no land acquisition impact from the proposed IBSP at Chaman as the entire land is under the ownership of the Federal Government. However, the assets located on the acquired land including partially affected 1 car/taxi parking stand and 28 shops and 13 push-carts will be relocated/shifted out of marked project site. The relocation/shifting options were discussed in detail with the owners of the taxi stand and other commercial structures during the consultation process. The taxi stand owner has an informal tenancy agreement with the Government, and is willing to relocate out of the premises of the new terminal on similar terms and conditions. All the other structures are encroachers on government land either situated near the taxi stand or on the boundaries of the main carriageway leading to the border gate. The encroachers will be provided replacement shops in service area or allowed to construct their shop in nearby government land on secure tenure basis to relocate their business and keep their livelihood source intact in same location outside project site. Accordingly, no physical displacement is envisaged as such. However, as per compensation entitlements following relocation strategy has been adopted.

- Along with provision of alternate shop within the project built service areas or reconstruction of the shop of similar type and dimensions on the available government land outside project precincts, the owners of the commercial structures will be compensated for the total structure loss at replacement cost basis.
- Transport facility or Transportation charges for shifting of salvage material and belongings to the relocation site.
- The owners of all structures will be given 03 month advance notice for vacation of affected structure at the time of payment of compensation amount.

8.3 REHABILITATION AND INCOME RESTORATION OF AFs/ APs

145. The project envisages the construction of facilities by taking minimum required area to avoid involuntary resettlement as much as possible. During planning of LAR the prime focus was to ensure minimum impact on income generating sources of affected person. Besides, the AP's losing business structures will be preferred to provide replacement business place in the service areas proposed in the project design to avoid physical displacement. Entitlement provisions for the APs / APs losing structures; and income losses and rehabilitation subsidies include provisions for structure losses, a relocation subsidy, and business losses allowance will be based on their average monthly income supported with tax record / or equivalent to monthly minimum wage rate if tax record confirming monthly income not available. Each category of affectees is described in more detail as follows:

Car/Taxi Parking Stand: There is one tenant on government land which is the taxi stand owner. The owner has a tenancy agreement with the Government for establishment/ operation of the taxi stand. However, the government has not allowed the establishment of any permanent structures in the area, therefore the taxi stand owner has not made any investments for structure of the taxi stand. It is just an open area, where rickshaws, motorbikes, cars and vans have different parking areas. The taxi stand owner will lose about

one half of the area under his use. The taxi stand defines the major commercial venture in the area and the livelihood of many locals is linked to its operation. Therefore, special attention will be paid to ensure that the taxi stand is given proper space to ensure that the secondary business activities from the existence of the taxi stand are allowed to flourish. Hence, it will be allowed to use other government vacant land equivalent to the lost area outside project precincts on same terms and conditions for rehabilitation of car/taxi parking stand and its continuation as such.

Shops/hand carts: Moreover, the AF of the 28 shops and 13 handcarts will either be provided a replacement structure / place within project service areas or will be allowed for reconstructing/shifting their shops / handcarts in the space allowed for car / taxi parking stand. The dislocation of permanent shop (demolishing and reconstruction at new place) may cause adverse financial impact on the shop owner during transition period. However, in case of pushcarts, such transitory interruption of business is not perceived because i) the push carts are not fixed assets/shops which require dislocation at some designated area, ii) the push cart vendors keep moving from one place to other for selling their goods around existing border terminal area; so during project execution they can keep their business continued as such and thus will not be affected adversely and their livelihood will be restored. Besides, 3 affected persons will lose their employment due to impact on business structures they are employed in. For restoration of income of all affected households; all livelihood and income restoration activities will be implemented as given in the entitlement matrix. Under LARP provisions, following constitutes the income restoration strategy for APs who will suffer livelihood losses.

8.3.1 Income Loss/Livelihood Allowance

146. It is apprehended that the AFs in employee category face loss of their income/livelihood source due to lost commercial structure or the structure owners who may become engaged in reconstruction resulting into interruption in their routine livelihood earning activities. To restore any such loss of income all 41 AFs whose livelihoods are affected will be supported for their income losses calculated on the basis of minimum wage rate announced by the government for a period in which they are unable to attain their routine livelihood earning activities which could be upto 03 months maximum.

8.3.2 Transitional Support Allowance

147. Due to project execution the AFs in business owner category may lose their business on permanent or temporary basis. As per entitlements, in addition to compensation for their lost assets a transitional allowance equal to 06 months (for permanent income loss) or 03 month (Temporary income loss) will be provided on actual loss on production of tax payment record or on calculated on government announced monthly wage rate for respective period as per entitlement provisions. However, with the relocation strategy proposed it is believed that no affected household will face permanent loss of his business and the income losses will be temporary and transitory in nature. Accordingly, the proposed transitional allowance for restoration of income loss is for three months period. Identified AFs entitled for such transitional support allowance are forty-one in number.

8.3.3 Project Related Employment: (For Unskilled and Semi-Skilled Tasks during Construction)

148. At construction phase of project job opportunities related to construction works and allied services will be created for local community for both semi-skilled and unskilled workers. The affected persons in general and the vulnerable in particular will be given preference to project related employment during construction phase. To this end specific provisions will be included in the bidding documents to ensure the affected persons and vulnerable people are provided construction related employment as per their skills. The progress of the employment provided will be monitored during construction phase.

149. The designed facility also includes service areas within import and export processing units where space for auto mechanic facilities, small canteens and snack stalls will be

provided. During operation phase, such facilities will be provided to the willing members of affected households at secured tenure basis for augmenting their livelihood earning and improve living standard. The compliance to this effect will be monitored and reported in post construction evaluation of the LARP implementation.

CHAPTER 9

RESETTLEMENT BUDGET

9.1 GENERAL

150. This section provides the indicative compensation cost estimates for land acquisition, building structures and rehabilitation of the affectees. Efforts were made to work out realistic cost estimates/values that are applicable for fair compensation to the affectees on replacement cost basis. For this reason, concerned government departments were consulted and market surveys were carried out in order to evaluate and apply unit rates based on the ground realities.

9.2 COMPONENTS OF THE COST ESTIMATES

151. All the land to be acquired and land based assets / structures falling in the right of way have been identified and listed. In case, the affected part of the building structure is substantial and becomes of no use to the owner, would be compensated fully. In addition to this, resettlement and rehabilitation costs for the affectees and costs of private, community assets have been estimated.

9.2.1 Compensation Costs (CC)

152. Compensation costs (CC) includes the cost of commercial structure, community structure, transitional period assistance and shifting charges for the affectees falling within the ROW. Quantification of all these items has been made based on the data collected through physical measurements conducted in the field. The affected structures have been categorized based on construction material used.

9.2.2 Cost of Affected Structures

153. While during construction of project, total 28 structures consisting of Katcha Shops will be affected. The taxi stand owner has not made any physical improvements or structure on the land being used for parking of cars/taxis on the vacant land around the existing building of BCP terminal; he shall be allowed to use additional vacant land out of project site on secure tenure basis to continue his business; as such he will not face any economic displacement and accordingly will not be entitled for compensation.

154. The 28 APs of affected structures will be compensated for loss of structures. Depending on type of construction the estimated compensation cost on replacement value is worked out as **Rs. 3,481,200 (3.4812 Million)**. APs of these affected structures would also be allowed to take their salvage material. Moreover, no depreciation cost was considered while estimating structure prices. Detailed cost estimation of structures is attached as Annex.

Table 9.1 – Summary of Affected Structure Costs

S. No.	Affected Asset Types	Count	Area Affected (sq.ft)	Unit Cost in PKR per sq.ft	Total Cost (PKR.)
1	Kutchra Shops	28	3,868	900	3,481,200
TOTAL					3,481,200

9.2.3 Business/Transition Allowance

155. During consultation with the affected shop owners it was arrived that construction and operation of same type of shop at relocation site will take about three months and accordingly the compensation entitlements were proposed for temporary interruption of business for transition period in the draft LARP. Hence, the affected families by commercial structures will be entitled for cash compensation of their businesses losses during the period of interruption. All 28 APs of affected structures will be entitled for the business loss for the transition period of 3 months equal to minimum wage rate announced by the government as

transitional allowance. The total amount of cash compensation for **Rs. 924,000 (0.924 Million)** is estimated under this head.

9.2.4 Lost Income Allowance

156. The Affected persons falling in employee category are entitled for lost income allowance. According to the census survey, 03 persons will lose their employment on permanent basis. They will be compensated for lost income due to loss of livelihood source for a period of 03 months based on government announced minimum wage rate i.e. Rs. 11,000. The total amount of cash compensation for **Rs. 99,000 (0.099 Million)** is estimated under this head.

9.2.5 Transportation/Shifting Allowance

157. The APs will be assisted by providing transportation to shift their salvage material and belongings family members to the resettlement site or relocation site of their choice or relocation assistance to meet transportation cost for shifting. One time paid Shifting Allowance @ 25,000/- on lump sum basis will be paid to cover the transportation cost which is considerably high these days. Therefore, provision has been made for transportation allowance and estimated to be **Rs. 700,000 (0.7 Million)**.

9.2.6 Vulnerable People Allowance

158. As per census, there are a number of families in Chaman with vulnerable members. There are several families in Chaman with vulnerable members. Of the 42 respondents, 10 households have disabled family members Of the 10 families with disabled members, 6 families have disabled children and 4 have disabled adults. As per socioeconomic survey of DPs, the affected household identified as vulnerable also include the 41 respondents and 03 households falling in employee category with their income below OPL, hence affected households with disabled members and those with income below poverty line are termed as vulnerable which comes to be 44 who will be eligible for vulnerability allowance. They all will be provided with additional allowance equivalent to 03 months minimum wage rate announced by the government over and above other entitled compensation under LARP entitlements for their lost assets. Further they will be preferred in project related employment. The cost estimation of vulnerability allowance is estimated to be **Rs. 1,452,000 (1.452 Million)**.

9.2.7 Monitoring and Evaluation

159. Monitoring and evaluation of the LARP implementation process is required for fair compensation. A sum of **Rs. 332,810 (0.332810 million)** is provided in the budget @ 5% of total cost.

9.2.8 Administration Cost

160. Administration cost for the implementation of LARP is also required and provided in the budget amounting **Rs. 66,562 (0.066562 million)** @ 1% of the total cost.

9.2.9 Contingencies

161. Contingencies cost @ 10% has been added to cover various unforeseen/ contingencies expenditure for LARP implementation and inflation which amounts to **Rs. 705557 (0.705557 million)**.

9.2.10 Taxes

162. Federal or provincial taxes are not applicable on any item included in compensatory package.

9.3 SOURCE OF FUNDING AND MANAGEMENT

163. Resettlement impacts at Chaman BCP include clearance of encroached structures located within government owned land required for implementation of improvement works as per basic design and acquisition of privately owned land is not involved. As per LARP entitlements, the compensation package include, compensation cost on replacement cost

basis for impacted asset, relocation, rehabilitation and income restoration costs to ensure resettlement and rehabilitation of the affected households. All Compensation costs as identified in Resettlement Plan will be met from government finances resources allocated for land acquisition and resettlement in the PC-I for improving border services project. In this regards 550 (five hundred and fifty) million rupees are provided in PC-I that will be placed at disposal of the Project Director PMU. The cost required for Chaman LARP will be placed in the imprest account opened at PIU level at Chaman for disbursement of compensation by the PIU head.

164. For compensation delivery, a compensation disbursement committee headed by Project Director PIU will be notified to ensure transparency in compensation disbursement. Compensation will be delivered through cross cheques in the name of the entitled person. All compensation claims will be reviewed and verified by Resettlement Specialist as per entitlement provisions of resettlement plan. Afterwards, disbursement cheques, jointly signed by Project Director and Accounts officer, will be prepared and delivered to APs in person through compensation disbursement committee. APs who show unwillingness to open bank accounts due to smaller compensation amount or non-availability of Bank in nearby vicinity, his compensation will be delivered through bank account of legal Attorney duly nominated by respective AP, after due verification of record. Fees, levies or depreciation costs will not be charged for delivery of compensation cheques. A computerized database for RP implementation will be managed and complete record for compensation delivery with support documents (original) will be maintained as hard copies for ADB's review.

9.4 LARP IMPLIMENTATION BUDGET ESTIMATES

165. The summary of total estimated funds for compensation costs, rehabilitation, and mitigation cost amounting to **PKR. 7.761129 Million** is given in Table 9.2. With these financial provisions, satisfaction of the project affectees is ensured and the grievances would be minimized.

Table 9.2: SUMMARY OF BUDGET¹⁵

S. No.	Description of Item	No.	No. of Entitled Persons	Unit Rates in PKR	Cost (PKR.)
A	Cost of Affected Structures	28	28	900 / sq.ft	3,481,200
B	Business/Transition Allowance	28	28	11,000	924,000
C	Lost Income Allowance	03	03	11,000	99,000
D	Transportation/Shifting Allowance	28	28	25,000	700,000
E	Vulnerable People Allowance	44	44	11,000	1,452,000
F	SUB-TOTAL				6,656,200
G	Monitoring and Evaluation @ 5% of SUB-TOTAL				332,810
H	Administration Cost @ 1% of SUB-TOTAL				66,562
I	TOTAL (F + G + H)				7,055,572
J	Contingencies @ 10% of TOTAL				705,557
K	GRAND TOTAL (M + N)				7,761,129 (7.761129)

¹⁵ The Costs indicated in table are tentative which are subject to update in the Final LARP in line with updated impacts inventory and final costs on consensus based decision.

CHAPTER 10

INSTITUTIONAL ARRANGEMENTS

10.1 FEDERAL BOARD OF REVENUE (FBR)

166. The Federal Board of Revenue (FBR) is Executing Agency (EA) for Improving Border Services Project to implement integrated trade and transit and foster envisioned benefits of regional trade through Pakistan Borders. Besides, keeping in view the role of different stakeholder government departments in financial management, revenue generation, operation of trade and transit routes and on border crossing point security checks for both passengers and freight crossing over; a high level decision taking steering committee is constituted by the Government to implement "Integrated Transit and Trade Management System project; the ITTMS steering committee has been mandated to assign specific roles to different stakeholders and oversee finalization of the implementation progress and coordinate with development partners for soliciting their technical and financial support.

167. As EA FBR is overall responsible of project implementation including acquisition of land and other assets compliant with ADB's safeguard Policy statement 2009. For project sake, a Project Management Unit (PMU) along with three regional coordination offices designated as sub PMU at each BCP level with required technical, financial and administrative authority is being established in the FBR with a mandate of management role and employer under FIDIC conditions. At Border crossing point level the National Logistic Cell (NLC) is already operating existing trade terminals in the available land owned by the NLC. Hence keeping in view the NLC's role in border management and operating of existing terminals the ITTMS Steering committee in its meeting dated 25 February, 2015 assigned the role of project implementation unit to NLC for overall on site supervisions of day to day activities and acquisition of additional land for the project.

168. Besides above institutional arrangement, coordination committees like Project Implementation Committee at PMU Level, Land Acquisition and Resettlement Coordination Committee and Grievance Redress Committees at PIU level will also be established to facilitate coordination with different stakeholders and project affected persons during acquisition of land and other assets, preparation, implementation and monitoring of Land Acquisition and Resettlement Plans and redress grievance through improved coordination. The institutional arrangement proposed and to be put in place for effective delivery on safeguards management is discussed in detail in sections below.

10.2 PROJECT MANAGEMENT AND IMPLEMENTATION UNITS.

169. For implementation of the Improving Border Services Project a Project Management Unit will be constituted in the FBR to supervise over all implementation progress and ensure timely deliverables and on time project completion. The financial costs for establishment of PMU are included in PC-I approved by government. At BCP level, National Logistic Cell (NLC) will act as Project Implementation Unit (PIU) to supervise day to day project implementation activities and assist PMU at FBR for timely delivery of the project. The PMU in FBR will be headed by a Project Director having full financial and administrative powers with technical, financial and safeguards management staff hired from the market on compatible salary package and the sub PMU will be headed by a Project coordinator at BCP level to carryout functions at site on behalf of PMU and coordinate with the PIU for smooth implementation of the project. At sub PMU and the PIU level, technical expertise will be augmented through hiring project management consultants who will be recruited outside and attached to PIU at each border crossing point.

170. The overall responsibility for delivery on safeguards management rests with FBR as EA through PMU and PIU's to be established at FBR and Border crossing points. The existing capacity of PMU and PIU is reviewed and the institutional arrangement available and to be put in place for delivery on safeguards management and preparation, implementation and monitoring of Land Acquisition and Resettlement Plans are discussed as under:

10.2.1 Safeguards Management Unit at PMU.

171. As the PMU at FBR will be over all responsible for the delivery on safeguards management, hence at PMU level a Environmental and Social Safeguards management Cell (ESC) from within staff at PMU will be established / notified to oversee and monitor Land acquisition and Resettlement Progress and coordinate ADB safeguards management team throughout project implementation period. The Safeguards management unit at PMU will include:

- Project Director PMU Chairman
- Director Coordination PMU Member
- Project Coordinator Sub PMU Chaman Member
- Social Safeguards Management Specialist PMU Member
- Environmental Management Specialist PMU Member

172. On behalf of EA, the unit shall oversee planning and implementation of the safeguards management and ensure the LAR deliverables are submitted to ADB in a timely manner. It shall perform following functions.

- i) The unit shall act as a steering body for the LAR activities at the project and shall formally assemble once in a month for routine LAR matters to review LAR planning and implementation issues. Special meeting/routine discussions can take place, as and when required.
- ii) It shall coordinate with ADB and share LAR planning, implementation and monitoring progress reports as and when required and discuss the LAR issues to seek guidance on ADB's policy requirements and ensure the LAR planning and implementation is consistent with ADB's safeguards requirements.
- iii) It shall ensure timely implementation of LAR activities and monitor the progress thereon during execution of the civil works and shall share LAR implementation progress and monitoring reports with ADB.
- iv) It will act as second level grievance redress forum as per grievance redress mechanism discussed in chapter 5 and will coordinate with the complainants, in order to efficiently deal with grievances;
- v) The unit shall coordinate on regular basis with the Land Acquisition and Resettlement Units, Grievance Redress and Land Acquisition and Resettlement coordination Committees established / notified at PIU level to provide guidance and support in LAR implementation and grievances redress in a manner consistent with ADB's safeguards requirements.

10.2.2 Land Acquisition and Resettlement Unit at PIU.

173. At Chaman Border Crossing Point sitethe Project Management Unit will exercise its safeguards management related functions through its sub-PMU and Project Implementation Unit (PIU) that is National Logistic Cell (NLC) already operating at Chaman. In sub-PMU/PIU a Land Acquisition and Resettlement Unit/Committee will be notified to process acquisition of land and other assets under LAA provisions, prepare and update land acquisition and resettlement plans as per SPS 2009 requirements, carry-out day to day LAR implementation

and monitoring activities and deliver compensation to the affected households for acquired assets and lost livelihood and income sources. The Project Management and Implementation Units will be facilitated by Land Acquisition and resettlement Unit (LARU), to ensure timely establishment of Grievance Redress committees, Affected / displaced Persons Committees at village level. The LARU will also ensure effective coordination between line government departments, concerned stakeholders and displaced population during updating, implementation and monitoring of this RP.

174. LARU shall comprise the following:

- | | |
|----------------------------------------------------------------|--------------------|
| i. Project Coordinator sub PMU Chaman. | Unit Leader |
| ii. Director Land NLC PIU) | Deputy Leader |
| iii. Senior Manager NLC (PIU)/Deputy Collector (Custom) Chaman | Members |
| iv. Resettlement Specialist (PMC) | Coordinator/Member |
| v. Junior Sociologist (PMC) | Community Liaison |

175. The Resettlement Specialist as LARU member will facilitate and support other LARU team as focal person in resettlement planning, updating and implementation of resettlement plans compliant to SPS requirements and provide guidance to team members during consultations and information dissemination of resettlement activities. Besides he will be a focal person to monitor the day to day implementation progress and compile periodic quality internal monitoring reports to be shared with ADB through safeguards management unit at PMU. The LARU will have one junior sociologist to assist in consultation meetings, disclosure of project information, information sharing with APs related to disbursement of compensation and related tasks as well as to retain a close liaison with the village level Affected Person Committees to facilitate them during periodic meetings and resolution of their issues at local level or elevate AP's complaints/grievances at 1st level of GRM. The scope of work of LAR Unit includes:

- i) The unit shall exercise its functions as LAR planning and implementation unit at site and with its routine functions shall formally assemble once in a month to discuss progress on land acquisition matters, and preparation, updating implementation and monitoring of LARPs implementation in field. However, for routine LAR matters, special meeting/routine discussions can take place, as and when required.
- ii) It shall implement LAR activities and monitor the progress thereon during execution of the civil works.
- iii) In order to efficiently deal with APs grievances, the unit shall coordinate on regular basis with the grievance redress and consultation committees (e.g. grievance redress committee and affected person's committees i.e. GRC and APCs).
- iv) Coordinate with local land revenue authorities to follow-up progress on land acquisition and delivery of compensation to affected land owners.
- v) LARU will hold meaningful consultations with the APs and other stakeholders including government and non-government organizations to, discuss the LAR issues of the project and remedial measures to offset the adverse impacts; maintain the record of consultative meetings; ensure disclosure of the draft and approved RP; disseminate project related information to relevant stakeholders including eligibility criteria, entitlement provisions, asset valuation, compensation delivery and grievance redress mechanisms etc.
- vi) Facilitate the Safeguards management Unit in PMU during their visits to the land acquisition and resettlement sites; prepare and submit updated LAR implementation progress reports to PIU and PMU on regular basis and; assist PMU and PIU in review of LAR issues and prepare and implement corrective actions to ensure LAR activities during execution of civil works are consistent with SPS requirements.

- vii) LARU shall track day to day LAR implementation progress and make adjustments in implementation schedule to achieve the targeted timelines as well as preparing quality internal monitoring reports and consolidating quarterly monitoring reports for sharing with PMU and ADB and uploading on FBR website for disclosure.

10.2.3 Grievance Redress Committee.

176. The grievance procedures at different stages of the Land Acquisition is provided in the Land Acquisition Act 1894, but in case of grievance arising from non-land impacts and issues there is no statutory mechanism provided in the LAA 1894. In this context as discussed in chapter 5 a two tiered GRM is proposed for handling and resolution of the non-land based grievances arising due to acquisition of land and other assets as well as during execution of the project civil works under ADB policy principals outlined in SPS 2009. The first level of grievance redress mechanism at sub PMU and PIU level will be achieved by the Grievance Redress Committee being constituted as under to handle all safeguards related grievances except land acquisition matters:

- | | |
|--------------------------------------------------------|--------------------------------|
| i) Project Coordinator sub PMU Chaman | Convener |
| ii) Manger NLC (PIU) /Deputy Collector (Custom) Chaman | Members |
| iii) Resettlement Specialists (PMC) | Member/focal for social issues |
| iv) Environment Specialist (PMC) | Member/focal for environment |
| v) Representative of District Revenue Staff | Member |
| vi) Representatives from APC | Member |

177. The scope of work of Grievance Redress Committee for social safeguards is discussed as below.

- i) The GRC shall prepare a register for the purposes of entering each and every complaint either received directly from the AP or through, PMU, FBR or other outside agencies i.e. Contractor or Supervision Consultants or ADB.
- ii) These complaints shall be carefully categorized in separate heads as against price fixation of Land (if any), crop, trees, structures etc. Or problems in relocation and seeking assistance for rehabilitation etc. Such complaints shall be disposed of within 30 days.
- iii) The GRC shall acknowledge the complainant about his complaint and initiate the field investigation of issues raised by the complainant through land/technical staff assisted with resettlement specialist and junior sociologist for fact finding to determine eligibility and entitlement of the complainant.
- iv) GRC after review of record including fact finding report on complaint and visiting the site (if deem necessary) shall summon the complainant for hearing and produce evidence of his claim (if required), shall recommend the remedial measures consistent with RP provisions to resolve the issue and communicate its recommendations/report to the LARU/Project Directorate for implementation and resolution of the problem accordingly.
- v) The Resettlement Specialist will be the focal person of GRC who shall maintain all record of complaints and coordinate the meetings of the GRC and will minute the proceedings of all such meetings.
- vi) The Resettlement Specialist shall assist the GRC convener to prepare a monthly progress report regarding complaints received and disposed off in each monitoring month and such reports shall be submitted as part of internal monitoring reports (IMR) to heads of project LARU and PMU on monthly basis.
- vii) The GRC shall ensure that all field visits and consultations with the APs are properly documented, snapped, and recorded on the video; such record shall be placed in the Project Office (PO) at site in original and copies of the record will be sent to PMU at

FBR.

- viii) In case of disagreement by AP with GRC's recommendations/decision the GRC shall send the complaint with its record to 2nd level of GRM (PMU) for its review and decision if AP opts so.
- ix) GRC shall communicate its decision / recommendations to the complainant and project directorate for execution and shall close the complaint file with prior approval from the PMU head.

10.2.4 Affected Persons Committee

178. For effective coordination in the field with APs and community the affected persons committees will be established to maintain a close rapport with affected persons and local community throughout project implementation. The APC will act as coordination node between the project executing authorities and the affected persons and local community for coordination and information dissemination to keep them informed about day to day development on the project, particularly about the RP implementation and grievance resolution progress. The LARU Resettlement specialist and Junior Sociologist will coordinate with the affected persons for constitution of APCs at village level by them comprising of at least three members with one as committee convener. The APC at village level will provide a platform for APs to raise and discuss their concerns, resolve petty issues at village level with sub PMU/PIU assistance, and coordinate with project executors to communicate the issues and concerns regarding social issues unresolved at APC.

10.3 PROJECT MANAGEMENT CONSULTANTS

179. In coordination with the sub PMU at Chaman BCP, the overall responsibility for day to day implementation is with NLC as PIU, so to augment capacity of sub PMU and the PIU in technical, financial, procurement and contract administration, and safeguards management, project management consultants will be recruited from outside. Under PMC following experts with proven track record will be recruited and placed in sub PMU and PIU at Chaman to facilitate Land Acquisition and Resettlement Team to handle and manage safeguards fully consistent with ADB's requirements.

180. Resettlement Specialist: to facilitate in planning, updating implementing and day to day monitoring of the LARP

181. Junior Sociologist: under supervisions of Resettlement Specialist will facilitate in community coordination, consultation and to and forth dissemination of information on safeguard issues.

182. The Safeguards management team will be integral part of the Land Acquisition and Resettlement Unit and Grievance Redress Committees notified at sub PMU and PIU level for the project and will perform, but not limited to following functions.

A) Updating of Draft LARP as Implementation Ready Final LARP

183. Based on land acquisition process completed the LARP will be updated as final implementation ready LARP with final impact inventory as per project design. The Resettlement Specialist will be responsible for all LARP updating work including:

- i) Detailed measurement of affected assets, updating of the list of affected persons as per final impacts (land and other assets) and updating of the LARP budget based on compensation entitlements for lost assets and resettlement and rehabilitation and livelihood restoration measures.
- ii) Updating of draft LARP as final implementation ready LARP and disclosure of LARP provisions to the affected communities and other stakeholders;

iii) Sharing draft LARP with sub PMU and PIU at site and ESC in PMU at FBR for EA's endorsement before submitting to ADB for review and clearance.

B) LARP Implementation and Monitoring

184. After approval of draft LARP from ADB, the Resettlement Specialist will facilitate the LARU in disclosure of final LARP and its subsequent implementation and day to day Monitoring of LARP implementation in the field. During implementation Phase the Resettlement Specialist will facilitate PIU in the following tasks:

- Coordination with the affected communities for submission of compensation claims and collection of their compensation,
- Preparation and processing of compensation claims as per LARP provisions
- Stakeholders consultations and information dissemination on project implementation and compensation delivery,
- Monitoring of day to day LARP implementation, identifications of implementation lags and issues, suggests corrective measure to update implementation plan for overcoming the lagging components in LARP implementation,
- Preparation of LARP implementation progress (monthly) reports for review of PIU and PMU as well as periodic internal monitoring reports to be shared with ADB for review, concurrence and uploading on ADB and FBR websites.

C) Grievance Redress

185. The Resettlement specialist will be focal point for grievance redress mechanism proposed in LARP. As focal person he will be responsible for:

- Recording of the complaints in complaint register and maintain an updated complaint log throughout project implementation period.
- He will facilitate GRC in investigation of the complaints to determine the issues, eligibility and entitlements as per LARP provisions, and will conduct consultations with aggrieved persons and other community members particularly the affected persons committees to keep them updated on the issues.
- Facilitate Affected Persons Committees and the PIU to discuss and resolve community concerns at village level (informal mode under GRM).
- Keep updating record and complaint register with gist of actions proposed/taken by GRC at each meeting and ultimate decision by GRC.
- Compile monthly progress reports on complaints and shares them with LARU, PIU and PMU with actions proposed by GRC and implementation status thereto.

10.4 COORDINATION INITIATIVES

10.4.1 Steering Committee for Integrated Trade and Transit Management System

186. A high level committee chaired by Minister Finance with Secretary Finance and Ministers as well as administrative Secretaries of Foreign affairs, Defence, Commerce, Communication, Railways departments as members has been constituted for inter departmental coordination and implementation of the project. ITTMS steering committee is the highest decision making authority for project implementation issues and provide over all guidance for all agencies involved in project implementation.

10.4.2 Project Implementation Committee (PIC)

187. At PMU level, a Project Implementation Committee (PIC) consisting of senior officer (not below the rank of Additional Secretary) from Ministry of Commerce, Ministry of Defence, Revenue Division FBR, Director General (NLC) and Project Director PMU is proposed to be established that will guide PMU and PIU, review the progress of implementation and shall coordinate with relevant Ministries/Departments to sort out any project implementation problems.

10.4.3 Land Acquisition and Resettlement Coordination Committee (LARCC)

188. At PIU level a Land Acquisition and Resettlement Coordination Committee will be constituted consisting of Additional Collector (Custom) Chaman, Director Land NLC, Senior Manager NLC/Deputy Collector (Custom) Chaman Terminal. The Assistant Commissioner Qila Abdullah District will be a co-opted member for BOR who will facilitate the LARCC in coordinating with local communities and Local land revenue officers to perform its functions. The LARCC will provide coordination node between land acquiring authorities and assist NLC/PIU in acquisition of land through negotiated settlement on land compensation rates, and implement LARP provisions.

CHAPTER 11

IMPLEMENTATION SCHEDULE

11.1 INTRODUCTION

189. Implementation of LARP consists of compensation to be paid to the DPs for affected land, structures and rehabilitation and resettlement activities. In the case of LARP for Chaman, as no private land needs to be acquired, compensation will be paid to DPs for structures and rehabilitation initiatives. The time for implementation of Land acquisition and resettlement plan will be scheduled as per the overall project implementation. All activities related to the land acquisition and resettlement are planned to ensure that compensation is paid prior to displacement and commencement of civil works. Public consultation, internal monitoring and grievance redress will be undertaken intermittently throughout the project duration. However, the schedule is subject to modification depending on the progress of the project activities. The civil works contract for the project will only be awarded for construction work, after all compensation and relocation has been completed for project and rehabilitation measures are in place, as confirmed by independent Monitor.

11.2 SCHEDULE FOR LARP IMPLEMENTATION

190. The draft LARP is prepared based on basic design and efforts were made to identify and assess all impacted assets including land, structures, trees and crops linked with the affected persons including titled land/structure owners and non-titled affected persons. For identification of impacted land and other assets with respective land owners/interest holders, the local land revenue department was approached and the land as well as land owners updated data (of 2014) was collected from local Patwari. Through community consultation and field survey work efforts were made to verify the information gathered from the revenue office.

191. The proposed project's resettlement activities are divided into three broad categories based on the stages of work and process of implementation. The details of activities involved in these three phases-project i.e., i) Updating / Finalization of draft LARP as final implementation ready LARP with final census linked impacts and compensation budget, ii) LARP Implementation phase includes payment of all entitled compensations to respective APs and rehabilitation measures put in place, iii) Monitoring and Reporting phase. Accordingly, the implementation schedule is prepared and discussed below.

11.2.1 LARP Preparation / Updating Phase

192. The draft LARP is prepared on the basis of preliminary design. In Chaman, the land allocated for the new terminal is already in the ownership of the Federal Government; therefore there will be no land acquisition aspects. The land will only need to be transferred to the relevant government authority for project execution. The only DPs that will need to be compensated will be the owner of the taxi stand and encroachers.

193. Meanwhile, for LARP updating and implementation procurement of requisite institutional arrangement including hiring of Social safeguards Management specialist at PMU and Resettlement specialist with junior sociologist at sub PMU/PIU level and independent monitor will be initiated to augment safeguards management capacity of PMU and the LARU to be notified at sub PMU/PIU level; the project based GRC and village level affected persons committees will be notified and made operational to facilitate the project affected persons to raise their concerns and resolution of their grievances if any. Nonetheless, the information campaign & community consultation process about affected assets, compensation delivery and grievance redress will be initiated from this stage and shall kept continue till the end of the project.

11.2.2 LARP Implementation and Monitoring Phase

194. After the LARP preparation phase the next stage is its implementation, which includes issues like disclosure of approved LARP, compensation of award by EA; payment of all eligible assistance; relocation of DPs; initiation of economic rehabilitation measures; redress of grievances and complaints if any; removal of structures / assets and taking over possession of acquired land; site preparation for delivering the site to contractors for construction and finally starting civil work. Besides, the internal monitoring and reporting requirement starts immediately with LARP implementation process and continues till end of the LARP implementation is completed in all respects. So, in this phase the monitoring consultant will monitor the LARP implementation progress on daily basis and compile and share monthly internal monitoring reports with PMU in FBR and ADB.

195. The external monitoring of the LARP implementation will be the responsibility of independent monitoring procured as such for the project. EMA will start his monitoring from start of implementation and submit periodic reports on semi-annually till complete implementation of LARP.

11.3 LARP IMPLEMENTATION SCHEDULE

196. A composite implementation schedule for LARP activities in the subproject including various sub tasks and time line matching with civil work schedule is prepared and presented in the form of Table: 11.1. However, the sequence may change or delays may occur due to circumstances beyond the control of the Project and accordingly the time can be adjusted for the implementation of the plan.

Table 11.1: R&R Implementation Schedule

Activity	Time Line							
	2015			2016				
	2nd Quarter	3rd Quarter	4th Quarter	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter	
RP Prepraton, updating, implementation and redress of grievances								
Phase-1 Prepration, review and disclosure of Draft RP								
Prepration of Draft RP	=====							
Review of and approval of draft RP by ADB		=====						
Disclosure of Draft RP		=====						
Redressal of Grievances		◆=====▶						
Consultation and information dessimination		◆=====▶						
Phase 2: Updating of draft RP as final LARRP and ADB, s Approval								
Establishment of PMU in FBR and PIU at Chaman with LARU and GRC notified and functional at PIU level.		=====						
Hirng and mobilization of Design and Supervisions Consultants and Project management Consulnats to assist PMU and PIU to implement the project.		=====						
Finalization of detailed Design.				=====				
Detailed measurement of impacted assets completed and relocation options settled through negotiation.	=====							
Updating of LARP impact invenory based on final design and land awards announced					=====			
Upating of Draft LARP as final larp with final impact invntory, entitlements and compensation costs and shared with ADB for review and concurrence.						=====		
ADB Approved Final LARP							=====	
Phase 3: Implementatio and Monitoring of RP								
A: ADB Approved RP Disclosure and Implementation started.								
Disclosure of Final RP and implementation started							=====	
Transfer of LAR compensation cost in PIU account according to final LARP budget for payment of compensation and resettlement costs as per entitled resettlement					=====			
Issunce of Notices to APs for submission of claims							=====	
Full Compensation Payment (Compensation for Lost assets / assistance, with other entitled compensation as per RP)							=====	
Contract Award and mobilization of Civil Works Contarctor								=====
Handing over possession of land for commencement of civil works.								=====
B: RP Implementation Monitoring and Reporting								
Internal Monitoring of RP implemntation progress and submission of monthly reports to ADB						●●●●●●●●●●▶	
Hiring and mobilization of Extrnal Monitor					=====			
Submission of bi Annual External Monitoring Reports for ADB review, concurrence and disclosure.								◆=====▶

CHAPTER 12

MONITORING AND REPORTING

12.1 NEED FOR MONITORING AND REPORTING

197. Periodic monitoring provides a regular assessment of planned activities providing an update of achievements against targets. Within the scope of involuntary resettlement, monitoring and reporting are critical activities that help in assessment of implementation progress, rescheduling of key activities, timely identification of hurdles to targeted delivery and, most importantly timely resolution of problems faced by the DPs. The monitoring mechanism LARP of Chaman BCP will have both internal monitoring (IM) and external monitoring (EM) components. Internally, the LARP implementation for the subproject will be closely monitored (Internal Monitoring) by the EA through the sub PMU/PIU and the Resettlement Specialist mobilized through the Project Management consultants. An independent external monitoring agency will be hired as an External Monitor.

198. The IM and EM are required to:

- Establish and maintain procedures to monitor the progress of the implementation of safeguard plans.
- Verify their compliance with safeguard measures and their progress toward intended outcomes.
- Document and disclose monitoring results and identify necessary corrective and preventive actions in the periodic monitoring reports,
- Follow-up on these actions to ensure progress toward the desired outcomes,
- Retain qualified and experienced external experts to verify monitoring information for projects with significant impacts and risks,
- Submit periodic monitoring reports (monthly, quarterly and annually) on safeguard measures as agreed with the ADB.

12.2 INTERNAL MONITORING

199. One of the main roles of sub PMU on site and PIU will be to oversee the proper and timely implementation of all activities in LARP with periodic monitoring of implementation progress. The Resettlement Specialist for Chaman BCP will play a critical role in the IM process and will support the sub PMU/PIU monitoring unit during LARP implementation monitoring process and ensure required technical guidance and timely coordination of IM activities. Monthly reports will be the first reporting tool that will be based on progress data collected from the PIU at the site level and provide an overview of the implementation status of key activities. The monthly reports will also provide alternative actions/activities for delays or any other hurdles to targeted implementation. Therefore, the entire process of IM will help to realign the project activities to ensure timely and efficient delivery of planned outcomes.

200. Internal Monitoring (IM) indicators will relate to process outputs and results. The monthly IM reports will be consolidated into quarterly internal monitoring reports by the Resettlement Specialist. These Quarterly IM reports will be shared by the ADB. Specific IM benchmarks will be based on the approved LARP and cover the following:

- a. Information campaign and consultation with DPs;
- b. Status of land acquisition and payments on land compensation;
- c. Compensation for affected structures and other assets;
- d. Payments for loss of income and income restoration activities implementation; and

- e. Ensure the gender mitigation measures are adhered to during the internal monitoring and reporting process.

201. The gender disaggregated information will be collected by the internal Monitoring Consultant at PIU, which will monitor the day-to-day resettlement activities of the project through the following instruments:

- a. Review of census information for all DPs.
- b. Consultation and informal interviews with DPs.
- c. Key informant interviews; and
- d. Community public meetings.

12.3 MONITORING BY EXTERNAL EXPERT

202. The EA is required to engage a qualified and experienced External Monitoring Agency (EMA) to verify the EA's monitoring information. The EMA will be hired at the start of the LARP implementation and will be engaged throughout the project execution period. The main objective of the EM process is to provide a third-party independent review of LARP implementation and provide necessary recommendations. The external monitor will review the IM reports, collect / validate information in the field and determine whether resettlement objectives and goals have been achieved. The EMA will also monitor the restoration of livelihoods and living standards of DPs. The external monitor will identify the gaps in LARP implementation and advise the EA on safeguard compliance issues. The key tasks during external monitoring will include:

- a. Review and verify internal monitoring reports prepared by sub PMU/PIU;
- b. Review of the socio-economic baseline, census and inventory of losses of pre-affected persons;
- c. Identification and selection of impact indicators;
- d. Impact assessment through formal and informal surveys with the affected persons;
- e. Consultations with DPs, officials, community leaders for preparing review report;
- f. Assessment of resettlement implementation progress, efficiency, effectiveness and sustainability; and
- g. Review of adherence to the gender mitigation measures during monitoring period.

203. The following will be considered as the basis for indicators in external monitoring and evaluation of the project:

- a. Socio-economic conditions of the DPs in the post-resettlement period;
- b. Communications and reactions from DPs on entitlements, compensation, options, alternative developments and relocation timetables etc;
- c. Quality and frequency of consultation and disclosure;
- d. Changes in housing and income levels;
- e. Rehabilitation severely affected people, and different vulnerable groups;
- f. Valuation of property and ability to replace lost assets;
- g. Disbursement of compensation and other entitlements;
- h. Level of satisfaction of DPs in the post resettlement period;
- i. Grievance procedures, including recording, reporting, processing and redress of grievances.

204. Based on the external monitor's report, if significant issues are identified, a corrective action plan (CAP) for remedial actions will be prepared. The CAP will be shared with ADB for review and approval and consequently, disclosed to the DPs. However, Internal and external monitoring and reporting will continue until all LAR activities have been completed.

12.4 DATABASE MANAGEMENT AND STORAGE

205. A computerized user-friendly resettlement database is part of the LARP for Chaman BCP and will be accessible to implementing agencies and ADB. This database not only records socio-economic profiles, economic impacts and affected assets information for all DPs, but it will also serve as a monitoring tool for the EMA to gauge the achievement of LAR objectives.

12.5 REPORTING REQUIREMENTS

206. The external expert will be responsible for submission of an external monitoring report to the EA and the ADB on a bi-annual basis. Findings of the EMA should be summarized in the reports, including the following: (i) progress on LARP implementation vis-à-vis defined objectives and targets (ii) identification of problems/concerns and recommendations for mitigation measures including roles and responsibilities matrix (iii) progress on mitigation measures identified in the previous report

207. The monitoring reports will confirm whether resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement. Additionally, ADB will monitor projects on an ongoing basis until a project completion report is issued.

12.6 DISCLOSURE

208. All monitoring reports will be translated and disclosed as per ADB's SPS and Communications policy as well as by placing its copies in an accessible place in a manner and language understandable to Affected Persons.

Annex – 1 (A): Copy of Land Ownership Record of Land required for BCP Chaman

فہرست زمینوں کے مالکین کی تفصیلات اور زمینوں کی تفصیلات جو زمینوں کے مالکین کے پاس ہیں۔

سلسلہ نمبر	رقبہ مربع میٹر	نوعیت	نام زمیندار	نام ملک	سلسلہ نمبر	رقبہ مربع میٹر
1	9-16	54	تعمیراتی	سینٹرل گورنمنٹ	1	9-16
2	0-35	56	تعمیراتی	سینٹرل گورنمنٹ	2	0-35
3	0-39	57	تعمیراتی	سینٹرل گورنمنٹ	3	0-39
4	26-39	66	تعمیراتی	سینٹرل گورنمنٹ	4	26-39
5	2-17	78	تعمیراتی	سینٹرل گورنمنٹ	5	2-17
6	11-35	79	تعمیراتی	سینٹرل گورنمنٹ	6	11-35
7	5-35	80	تعمیراتی	سینٹرل گورنمنٹ	7	5-35
8	11-35	102	تعمیراتی	سینٹرل گورنمنٹ	8	11-35
9	5-24	114	تعمیراتی	سینٹرل گورنمنٹ	9	5-24
10	3-37	185	تعمیراتی	سینٹرل گورنمنٹ	10	3-37
11	0-36	195	تعمیراتی	سینٹرل گورنمنٹ	11	0-36
12	0-13	841	تعمیراتی	سینٹرل گورنمنٹ	12	0-13
13	4-32	842	تعمیراتی	سینٹرل گورنمنٹ	13	4-32
14	6-38	843	تعمیراتی	سینٹرل گورنمنٹ	14	6-38
15	23-10	69	تعمیراتی	سینٹرل گورنمنٹ	15	23-10
16	22-22	73	تعمیراتی	سینٹرل گورنمنٹ	16	22-22
17	45-32		تعمیراتی	سینٹرل گورنمنٹ	17	45-32
18	14-15	115	تعمیراتی	سینٹرل گورنمنٹ	18	14-15
19	60-35	110	تعمیراتی	سینٹرل گورنمنٹ	19	60-35
20	25-29	104	تعمیراتی	سینٹرل گورنمنٹ	20	25-29
21	2-15	53	تعمیراتی	سینٹرل گورنمنٹ	21	2-15
22	10-36	55	تعمیراتی	سینٹرل گورنمنٹ	22	10-36
23	17-9		تعمیراتی	سینٹرل گورنمنٹ	23	17-9
24	14-33	111	تعمیراتی	سینٹرل گورنمنٹ	24	14-33

نامی سلسلہ

TEHSEEL CHAMAN

تعمیراتی سلسلہ

ذرائع زمین

18-3-2015

Annex – 1 (B): Image of Cadastral Map showing Land Plan



Annex- 2: DP's Database

Border Crossing Point Improvement Project: Census Linked with Impact inventory of Land and Land Based assets (Chaman Border).

S#	CHAMAN BCP		DP's Profile					Vulnerability Status	DP's Land Holding and Occupied Land in each category						Loss of Trees		Impacted Structures owned/occupied by the DP																	
	BCP Site		Name of Mouza / Settlement	Landholding ID (No. of Affected HH)	DP ID No.	Affected Asset	DP's Names and Status		Land Less / Poor	Land Owned/Occupied by the DP			DP's Land Facing Impacts			Total Crop Damage Area	Loss of Fruit Trees	Loss of Wood (Non- Fruit) Trees	Structure Category	Structure Type					Total Area of affected structure			Acquired/Affected Area of Structure						
	Trade Terminal	Passenger Terminal					DP's Name with Parentage / Spouse			DP Status	Total Land Occupied by DP			Total Land Acquired/cleared (ROW)						Sum Total of all affected fruit trees by one AP	Sum Total of all affected Non-fruit trees by one AP.	Structure Category	Kacha	Pacca	Semi-Pacca	RCC	Other	Open Area / Open Yard	Built / Covered Area Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area	
											M	Sq.ft	Total Acres	M	Sq. ft																			Total Acres
1	TT	-	Chaman	1	1.1	Katcha Shop	SALMAN S/O HAJI ABDUL KHALIQ	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0			
										Commercial	-	-	-	-	Katcha Shop				0	140	140	0	140	140										
										Other	-	-	-	-	-				-	-	0	-	-	0										
										Other	-	140	0.00	-	140				0.00	-	-	-	-	-	-	0	-	-	0					
2	TT	-	Chaman	2	2.1	Taxi Stand	HAJI SALAHUDDIN	Tenant	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
										Commercial	-	-	-	-	-				543,825	0	543,825	543,825	0	543,825										
										Other	-	-	-	-	-				-	-	0	-	-	0										
										Other	-	54,400	0.00	-	54,400				0.00	-	-	-	-	-	-	0	-	-	0					
3	TT	-	Chaman	3	3.1	Katcha Shop	ABDUL REHMAN S/O HAJI TAJ MOHAMMAD	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
										Commercial	-	-	-	-	Katcha Shop				-	120	120	-	120	120										
										Other	-	-	-	-	-				-	-	0	-	-	0										
										Other	-	-	-	-	-				-	-	0	-	-	0										
4	TT	-	Chaman	4	4.1	Katcha Shop	ABDUL MANAN S/O ATTA MOHAMMAD	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
										Commercial	-	-	-	-	Katcha Shop				-	80	80	-	80	80										
										Other	-	-	-	-	-				-	-	0	-	-	0										
										Other	-	80	0.00	-	80				0.00	-	-	-	-	-	0	-	-	0						
5	TT	-	Chaman	5	5.1	Katcha Shop	HAYAT ULLAH S/O NUMAN	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
										Commercial	-	-	-	-	Katcha Shop				-	100	100	0	100	100										
										Other	-	-	-	-	-				-	-	0	-	-	0										
										Other	-	100	0.00	-	100				0.00	-	-	-	-	-	0	-	-	0						
6	TT	-	Chaman	6	6.1	Cart	SADAM S/O FATAH KHAN	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
										Commercial	-	-	-	-	Movable Structure				-	-	0	-	-	0										
										Other	-	-	-	-	-				-	-	0	-	-	0										
										Other	-	-	-	-	-				-	-	0	-	-	0										
7	TT	-	Chaman	7	7.1	Cart	SARDAR MOHAMMAD S/O GULAM MOHAMMAD	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
										Commercial	-	-	-	-	Katcha Shop				-	-	0	-	-	0										
										Other	-	-	-	-	-				-	-	0	-	-	0										
										Other	-	-	-	-	-				-	-	0	-	-	0										
8	TT	-	Chaman	8	8.1	Cart	MUHAMMAD HAQ S/O HAJI LABUAD KHUNA	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	0	-	-	0					
										Commercial	-	-	-	-	Movable Structure				-	-	0	-	-	0										

Border Crossing Point Improvement Project: Census Linked with Impact inventory of Land and Land Based assets (Chaman Border).

S#	CHAMAN BCP		DP's Profile					Vulnerability Status	DP's Land Holding and Occupied Land in each category						Loss of Trees		Impacted Structures owned/occupied by the DP																	
	BCP Site		Name of Mouza / Settlement	Landholding ID (No. of Affected HH)	DP ID No.	Affected Asset	DP's Names and Status		Land Less / Poor	Land Owned/Occupied by the DP			Total Crop Damage Area	Loss of Fruit Trees	Loss of Wood (Non- Fruit) Trees	Structure Category	Structure Type					Total Area of affected structure			Acquired/Affected Area of Structure									
	Trade Terminal	Passenger Terminal					DP's Name with Parentage / Spouse			DP Status	Total Land Occupied by DP						Total Land Acquired/cleared (ROW)			Sum Total of all affected fruit trees by one AP	Sum Total of all affected Non-fruit trees by one AP.	Structure Category	Kacha	Pacca	Semi-Pacca	RCC	Other	Open Area / Open Yard	Built / Covered Area Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area	
											M	Sq.ft					Total Acres	M	Sq. ft															Total Acres
9	TT	-	Chaman	9	9.1	Cart	ABDUL BARI S/O GULAM NABI	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
																			Commercial	-	-	-	-	Movable Structure	-	-	0	-	-	0				
																			Other	-	-	-	-	-	-	0	-	-	0					
																			Other	-	-	-	-	-	-	0	-	-	0					
10	TT	-	Chaman	10	10.1	Cart	NAZIR AHMED S/O MOHAMMAD NABI	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
																			Commercial	-	-	-	-	Movable Structure	-	-	0	-	-	0				
																			Other	-	-	-	-	-	-	0	-	-	0					
																			Other	-	-	-	-	-	-	0	-	-	0					
11	TT	-	Chaman	11	11.1	Cart	MEHMOOD S/O MOHAMMAD ANIFA	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
																			Commercial	-	-	-	-	Movable Structure	-	-	0	-	-	0				
																			Other	-	-	-	-	-	-	0	-	-	0					
																			Other	-	-	-	-	-	-	0	-	-	0					
12	TT	-	Chaman	12	12.1	Katcha Shop	ATTA ULLAH S/O ABDUL RAUF	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
																			Commercial	-	-	-	-	Katcha Shop	-	190	190	-	190	190				
																			Other	-	-	-	-	-	-	0	-	-	0					
																			Other	-	-	-	-	-	-	0	-	-	0					
13	TT	-	Chaman	13	13.1	Katcha Shop	ALLAH NAZAR S/O SHAH MOHAMMAD	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
																			Commercial	☑	-	-	-	-	-	272	272	-	272	272				
																			Other	-	-	-	-	-	-	0	-	-	0					
																			Other	-	-	-	-	-	-	0	-	-	0					
14	TT	-	Chaman	14	14.1	Cart	RAIS KHAN S/O AMAL KHAN	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
																			Commercial	-	-	-	-	Movable Structure	-	-	0	-	-	0				
																			Other	-	-	-	-	-	-	0	-	-	0					
																			Other	-	-	-	-	-	-	0	-	-	0					
15	TT	-	Chaman	15	15.1	Katcha Shop	MOHAMMAD GOUS S/OHAJI SADU KHAN	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				
																			Commercial	-	-	-	-	Katcha Shop	80	100	180	80	100	180				
																			Other	-	-	-	-	-	-	0	-	-	0					
																			Other	-	-	-	-	-	-	0	-	-	0					
16	TT	-	Chaman	16	16.1	Katcha	SAIF UD DIN S/O HAJI	Encroacher	-	-	-	0.00	-	-	0.00	0.00	0	0	Residential	-	-	-	-	-	-	-	0	-	-	0				

Border Crossing Point Improvement Project: Census Linked with Impact inventory of Land and Land Based assets (Chaman Border).

S#	CHAMAN BCP		DP's Profile						Vulnerability Status	DP's Land Holding and Occupied Land in each category						Loss of Trees		Impacted Structures owned/occupied by the DP																
	BCP Site		Name of Mouza / Settlement	Landholding ID (No. of Affected HH)	DP ID No.	Affected Asset	DP's Names and Status			Land Less / Poor	Land Owned/Occupied by the DP			DP's Land Facing Impacts			Total Crop Damage Area	Loss of Fruit Trees	Loss of Wood (Non- Fruit) Trees	Structure Category	Structure Type					Total Area of affected structure			Acquired/Affected Area of Structure					
	Trade Terminal	Passenger Terminal					DP's Name with Parentage / Spouse	DP Status			Total Land Occupied by DP			Total Land Acquired/cleared (ROW)							Sum Total of all affected fruit trees by one AP	Sum Total of all affected Non-fruit trees by one AP.	Structure Category	Kacha	Pacca	Semi-Pacca	RCC	Other	Open Area / Open Yard	Built / Covered Area Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area
											M	Sq.ft	Total Acres	M	Sq. ft	Total Acres																		
31	TT	-	Chaman	31	31.1	Katcha Shop	SAAD ULLAH S/O ABDULLAH	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	☑	-	-	-	-	-	-	120	120	-	120	120					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
32	TT	-	Chaman	32	31.2	Katcha Shop	ABDUL RAZAQ S/O AKHTAR MOHAMMAD	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	☑	-	-	-	-	-	-	180	180	-	180	180					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
33	TT	-	Chaman	33	33.1	Katcha Shop	BILAL S/O HAJI MOHAMMAD AKBAR	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	☑	-	-	-	-	-	-	120	120	-	120	120					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
34	TT	-	Chaman	34	34.1	Katcha Shop	MOHAMMAD ISMAIL S/O HAJI NEMAT ULLAH	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	☑	-	-	-	-	-	-	120	120	-	120	120					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
35	TT	-	Chaman	35	35.1	Katcha Shop	ABDUL SAMAD S/O ABDULLAH	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	☑	-	-	-	-	-	-	120	120	-	120	120					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
36	TT	-	Chaman	36	36.1	Katcha Shop	SHARAFAT UL DEEN S/O NAEK MOHAMMAD	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	☑	-	-	-	-	-	-	80	80	-	80	80					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
37	TT	-	Chaman	37	37.1	Katcha Shop	SANAISH S/O SAEED KHAN	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	☑	-	-	-	-	-	-	150	150	-	150	150					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
38	TT	-	Chaman	38	38.1	Katcha Shop	AGHA MUHAMMAD S/O FAZAL MUHAMMAD	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	-	-	-	-	Katcha Shop	-	-	120	120	-	120	120					
																	Other	-	-	-	-	-	-	-	0	-	-	0						
																	Other	-	-	-	-	-	-	-	0	-	-	0						
39	TT	-	Chaman	39	39.1	Katcha Shop	AMEER HAMZA S/O SARDAR MUHAMMAD	Encroacher	-	-	-	-	-	0.00	0	0	Residential	-	-	-	-	-	-	-	-	0	-	-	0					
																	Commercial	-	-	-	-	Katcha Shop	-	-	150	150	-	150	150					

