



Draft Land Acquisition and Resettlement Plan

May 2015

PAK: TA – 8405 PAK: Improving Border Services
Project – WAGHA 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
LFU	Land Freight Unit
m	meter
M&E	Monitoring and Evaluation
NGO	Non-Governmental Organization
NLC	National Logistic Cell
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 Wagha BCP in line with ADB's SPS 2009 will ensure these risks are mitigated and managed during project preparation and implementation phase.

3. A total of 141.5 acres of land will be needed for planned improvements at the Wagha BCP. Of this total requirement, the government through the Pakistani Army's National Logistics Cell (NLC) already owns 65 acres. The design consultants identified 76 acres of additional land for new export and import processing facilities. However, during social due diligence, instead of acquiring 76 acres privately owned land, the land to be acquired has been reduced to 64.8 acres to avoid impacts on residential structure, cattle farm yards and a school located on identified land and if required government owned land¹ shall be utilized to meet project design requirement.

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. The entire 64.8 acres of land being acquired for the project is privately owned land. For all intents and purposes the Land use is limited to subsistence farming. Due to small land holdings all AFs have been engaged in other livelihood sources including employment, trade / business etc² and the land in their name is cultivated by one of their family member (identified as AF by title) as household joint resource and thus they had limited dependency on agriculture.

¹ The Government through NLC owns 95 acres land (acquired in 2004-05); which is being used for existing terminal facilities at Wagah; and it was not acquired in anticipation of ADB financing

² Refer Table 3.6

Table ES-1: Mouza-wise Summary of Affected Land and Owners

Affected Area	Category				
	Land (Acre)	No of Land AFs	No of Displaced Persons ³	No of Affected Structures	No of Entitled Persons
Mouza Bhano Chak	13.3	11	36	0	0
Mouza Wagha	51.5	18	71	2	2
Total	64.8	29	107	2	2

6. During project planning, prime focus is given to adjust the project component in such a way during preparation of project designing, so that impacts on built-up properties are avoided to maximum possible extent. Accordingly, the area involving acquisition of residential / commercial and community structures or residential / commercial land located in adjoining settlement is avoided and thus no physical displacement is envisaged as such. A summary of LAR impacts and impact significance is summarized in Table ES-1.

Table ES-2: Summary of LAR Impacts

S. #	Impact Type	Impact Significance
1	Loss of Cropped Area	<ul style="list-style-type: none"> Entire 64.8 acres will be acquired. Acquired land is mostly used to grow wheat and fodder for domestic use A total of 29 Affected Families (AF)s will be compensated
2	Loss of Trees	<ul style="list-style-type: none"> A total of 160 trees will be affected; of which 158 are non-fruit trees and 2 are fruit trees Kikar is the most abundant tree (total of 113) in the area Trees will be compensated according to their productive age
3	Loss of Structures	<ul style="list-style-type: none"> Only 2 structures will be impacted; 1 tea-shop (encroached government land by AP with no land title) and 1 cattle farm yard (titled land owner) A total of 21 Marla (5,712 sq.ft) area will be affected Compensation will be 100%
4	Livelihood	<ul style="list-style-type: none"> Livelihoods associated with tea-shop and cattle farm yard will face 100% impact Structure owners will lose their livelihoods permanently until establishment at a new site 2 employees will lose their jobs on permanent basis and will be paid livelihood allowance.

7. The affected households identified as vulnerable are 06 that include 04 households with disabled members and 02 households falling in employee category with their income below OPL. The screening of project confirmed that no IP groups are found in the project areas. No archaeological and historical sites were found within the RoW or in the vicinity of the project corridor.

ES-3 SOCIO-ECONOMIC PROFILE OF DISPLACED PERSONS

8. A complete census of the AFs, 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

³ The No. of DPs reflects the family members in each AH who are included in the land record as eligible for compensation. The total extended family size is 153 in Mouza-Bhano Chak and 232 in Mouza Wagha.

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

9. For preparation of LARP socioeconomic baseline survey and census survey of DPs (including titled and squatters) was started in fourth week of February 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. 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.

10. The average family size for the project area is 11, with 70% of the families living in a joint family system. The average male-female ratio is 3:4. The average number of females and males per family is 6, and 5, respectively. Approximately, 22% of the respondents did not have any education, of which nearly half (47%) were females and about a fifth (11%) were males.

11. The average monthly income of the respondents is 26,327⁴. This is equivalent to USD263.27 a month or a daily income of USD8.8 assuming that the exchange rate is USD1:100 Pakistan money. Agriculture (38%), employment (100%), being housewives (19%), business (22%), and others are the households' sources of income in Wagah. The women are generally in the house managing the homes and rearing children and support their husbands in the farm.

12. The landholding of the AFs is small and is used mainly for cultivation of fodder and wheat. It is not the primary source of income – in fact the survey indicates an average income per household of 100,000 Rs/month, well in excess of the potential income from the land. The primary income source for DPs is the existing terminal, with farming providing a small supplementary income at most. At Wahga BCP, freight vehicles of India and Pakistan are not allowed to go beyond the terminal premises and the trade is carried through trans-shipment mechanism. The freight is loaded and unloaded at the terminal in trans-shipment yards that provides ample opportunities for skilled and unskilled workforce.

ES-4 PUBLIC CONSULTATION, INFORMATION AND DISCLOSURE

13. 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 January-February 2015 with relevant government authorities (FBR, FIA, NLC), frequent users of the Wagha BCP (truck drivers, pedestrians) and representatives of the affected villages of Wagha and Bhano Chak.

14. Overall, the communities welcomed the development of the Wagha 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 village elders and DPs during Focus Group Discussions.

15. The women were of the opinion that the project will enhance the commercial activities and also support business of villagers. During the construction phase of the project, women viewed transportation to and from the village as the biggest problem. Many women suggested that alternate routes should be available for women and their livestock. During the post-

⁴ There was no wide gap between income ranges of respondents, so keeping in view uniformity with no erratic distortion in data range/frequency, instead of working-out median, the average income has been considered and represented.

completion phase of the project, a significant number of women (25%) viewed increased employment opportunities as the biggest advantage.

ES-5 GRIEVANCE REDRESS MECHANISM

16. 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 village level which will be an informal level of grievance redress system. The APCs will be constituted by October 2015.

17. If the grievance is not resolved at village 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 Wagha will be composed of the following key members: (i) Project Coordinator sub PMU at Wagah, (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.

18. 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 its Project Director to the Project Coordinator, sub PMU 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

19. This LARP is prepared based on the review and analysis of all applicable legal and policy frameworks of the country and ADB's IR policy requirements. The 1894 Land Acquisition Act (LAA) with its successive amendments is the main law regulating land acquisition for public purpose in Pakistan. ADB's SPS 2009 provides detailed guidelines and principles on all aspects of involuntary resettlement.

20. A detailed comparison of both policy instruments has been carried out and measures to bridge the gaps between the two have been identified. 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 and Punjab regulatory systems are in compliance. Conversely, if the Government of Pakistan systems (including the Punjab) are followed then there are likely to be shortfalls in comparison to the ADB requirements. The key ADB Policy Principles are elaborated in Chapter 6.

ES-7 ENTITLEMENTS, ASSISTANCE AND BENEFITS

21. An analysis of 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 ES-3.

Table ES-3: Entitlement Matrix

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
Agricultural land, including cultivable land and uncultivable wasteland	All land losses irrespective of impact severity	Owner (Legal / legalizable)	<ul style="list-style-type: none"> • Cash compensation at full replacement cost (RC⁵) either through negotiated settlement or The market rate calculated under LAA/BOR market rate + 15% compulsory acquisition surcharge.,
		Tenants / leaseholders/sharecropper	<ul style="list-style-type: none"> • For tenants/lease termination support for the remaining period as per tenancy/lease arrangement and maximum up to three years. • For share croppers cash compensation equal to market value of lost harvest to be shared with landowner based on the sharecropping contract.
Residential/commercial land		Owner (legal/legalizable)	<ul style="list-style-type: none"> • Cash compensation at full replacement cost (RC⁶) either through negotiated settlement or the market rate calculated under LAA/BOR market rate + 15% compulsory acquisition surcharge.
Residential and commercial structures		<p>Owner (legal/informal settlers) of the Structure</p> <p>Impacted Employees due to lost commercial structures (if any)</p>	<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. • Informal settlers will be provided replacement commercial structures in the service area designated in border crossing point. • One time transportation cost to cover shifting charges. • Rental assistance for a period of six months for residential structure owners (if any). • Utilities (electricity, telephone or any other) connection charges if applicable @ of Rs. 100,000/= for getting electricity connection at new premises. • The employees (if any) will be compensated for lost income or will be provided project based employment on preferential bases.
Cattle yards/farm deras		Owner of the Structure	<ul style="list-style-type: none"> • Cash compensation at full replacement cost for affected

⁵ Refer to IR safeguards as in SR2 para 10 of SPS 2009

⁶ Refer to IR safeguards as in SR2 para 10 of SPS 2009

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
			structures and other fixed assets, free of salvageable materials, depreciation and transaction cost. Fees and taxes (if applicable) will be waived.
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
	Agricultural land	AFs facing loss of crops	<ul style="list-style-type: none"> One time additional crop compensation calculated on net harvest income of traditionally grown crops during kharif or Rabi Season as transitional and restoration support at time of taking possession.
Crops	Affected crops area	Cultivator of crops (landowners / leaseholders)	<ul style="list-style-type: none"> Compensation for crop losses calculated on market rate of average harvest yield of grown crops at the time of announcement of award or taking possession of land.
Trees	All affected trees	Owners	<ul style="list-style-type: none"> Fruit Trees: compensated on yearly production value calculated at gross market value of 1 year income for the number of years needed to grow a new tree with the productive potential of the lost tree. Non-fruit trees: The compensation is to reflect the market value of tree's wood content, based on the girth of trunk at current market rates as provided by the Forest Department.
Transportation/ Relocation Assistance		APs to be relocated- Structure owners (titled/encroachers/squatters) of residential/commercial / business structures and business operators.	<ul style="list-style-type: none"> One time paid in lump sum, an amount of Rs. 25,000/- in case of household structures owner (titled/encroachers /squatters) as well as business operator if different than structure owner, as transport allowance to shift the materials of affected structures.
Vulnerable DP livelihood support APs		All APs/ APs 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

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
Unidentified Losses	Unanticipated Impacts	All APs	bidding document. <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

22. 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.
- Transport facility or Transportation charges for shifting of salvage material and belongings to the relocation site.
- The owner of cattle yard will be given 03 month advance notice for vacation of affected structure at the time of payment of compensation amount.

23. The EA will ensure that the land compensation to replacement value is agreed through negotiated settlement. And in case, negotiated settlement is unsuccessful, following normal land acquisition process under Law. If the land acquisition process under law is followed and the land compensation is calculated/determined under law, than the EA will ensure that land compensation is paid on replacement cost bases as per provisions under LAA 1894 and ADB policy requirements.

24. To restore income loss of all AFs whose livelihoods are affected will be supported for their income losses, on actual basis as supported by tax payment records, or in the absence of any supporting documents, 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 up to 03 months maximum.

ES -9 INSTITUTIONAL ARRANGEMENTS

25. 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 project implementation unit for overall on site supervisions of day to day activities and acquisition of additional land for the project.

26. 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 and Project Coordinator sub PMU Wagah, Social Safeguards Management Specialist, and Environmental Management Specialist.

27. 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.

28. The sub PMU and Project Implementation Unit will be facilitated by Land Acquisition and resettlement Unit, 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.

ES-10 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. Under ADB's SPS 2009 requirements, the delivery of full compensation is mandatory before physical/economical displacement of affected households or 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. The draft LARP is prepared on the basis of preliminary design however it will be updated and finalized when land acquisition process under Law and project design is completed. In Wagah the land acquisition process is at early stage (only land is notified under section-4) and it could take minimum 6 months to complete land acquisition process under Law. Hence, the final LARP budget and list of compensation entitled persons under law could be finalized when the land awards are announced. Further, once land acquisition is completed as per project design, the draft LARP will be updated as final implementation ready LARP with final impact inventory. After ADB's endorsement this final LARP will be implemented and monitored. Hence, at draft LARP stage, to design a tentative LARP implementation schedule, 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 are 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.

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 dissemination		◆=====▶						
Phase 2: Updating of draft RP as final LARRP and ADB, s Approval								
Establishment of PMU in FBR and PIU at Wagha with LARU and GRC notified and functional at PIU level.		=====						
Hiring and mobilization of Design and Supervisions Consultants and Project management Consultnats to assist PMU and PIU to implement the project.		=====						
Finalization of detailed Design.				=====				
Land Acquisition process under LAA provisions completed and Land awards announced by LAC.		=====						
Updating of LARP impact inventory based on final design and land awards announced					=====			
Upating of Draft LARP as final larp with final impact inventory, 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							=====	
Issuance 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 implementation 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.								◆=====▶

ES-11 MONITORING AND EVALUATION

31. The monitoring mechanism for Wagha 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 Wagha 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 biannual 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.

ES-12 LAND ACQUISITION AND RESETTLEMENT BUDGET

34. The summary of total estimated funds for compensation costs, rehabilitation, and mitigation cost amounting to **313.6109545 Million** is given in **ES-4**. With these financial

provisions, satisfaction of the project affectees is ensured and the grievances would be minimized.

Table ES-4: SUMMARY OF BUDGET⁷

S. #	Description of Item	No./Area	No. of Entitled Persons	Unit Cost in PKR	Cost (PKR.)
A	Land Acquisition Cost	64.8 acres	107	2,875,000	186,357,500
B	Cost of Affected Structures	02	02	900/sq.ft	5,140,800
C	Tree Losses	160	107	Refer Table 6.4	905,500
D	Crops Compensation	64.8 acres	107	Refer Table 9.4	4,255,794
E	Business/Transition Allowance	02	02	11,000	66,000
F	Lost Income Allowance	02	02	11,000	66,000
G	Transportation/Shifting Allowance	02	02	25,000	50,000
H	Electricity Allowance	02	02	100,000	200,000
I	Vulnerable People Allowance	06	06	11,000	198,000
J	SUB-TOTAL				197,239,594
K	Monitoring and Evaluation @ 5% of SUB-TOTAL				9,861,979.7
L	Administration Cost @ 1% of SUB-TOTAL				1,972,395.94
M	TOTAL (J + K + L)				209,073,970
N	Contingencies @ 50% of TOTAL				104,536,984.8
O	GRAND TOTAL (M + N)				313,610,954 (313.6109545 Million)

⁷ The Costs indicated in table are tentative which are subject to update in the Final LARP in line with updated impacts inventory and consensus based decision on land acquisition costs and land awards announced.

SECTION 1

PROJECT DESCRIPTION

1.1 PROJECT BACKGROUND

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. The TA is aimed at developing the physical and institutional facilities that will permit Pakistan to reduce barriers to trade between Pakistan, Afghanistan, India, and other immediate neighbors.

2. Pakistan's geographic proximity to two largest global economics, 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 originate.

3. 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 hardware and software as part of the transition to a Single Window System.

4. 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.

5. 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 Wagah Border Crossing Point. Accordingly the descriptions below are limited to the extent of Wagah only.

1.2 DESCRIPTION OF THE PROJECT

A. Border Crossing in Wagah

6. The border lies on the Grand Trunk Road between the Indian City Amritsar and Pakistani City Lahore. Wagah is a small village that lies on the border areas of India and Pakistan. In 1947 when both the countries got independence, the village was divided into two parts with the controversial Radcliffe Line. Today the eastern part of the village lies in India and the western half lies in Pakistan. A long white line, borne with partition of Indian empire, defines the border between the neighbors and two heavy metal gates, about two meters apart, stand across either side. The line was decided by the Border Commissions chaired by Sir Cyril Radcliffe, who was to divide equitably 175,000 square miles (450,000 km²) of territory.

7. Besides its ceremonial importance, this is the only Border Crossing Point between India and Pakistan's international Border which is used for limited trade between India and Pakistan. The trades is limited to transshipment of loads at existing BCP terminal as a regulations restricting cross border movement of trucks were eased as a result of a Joint Statement signed between the governments of Pakistan and India in August 2007. In order to streamline and regularize the system at Wagah, FBR established a Land Freight Unit (LFU) of Customs in March 2009. Exports from Pakistan by road started in October 2010.

8. The Wagah LFU is located in an area of 95 acres of land owned by the National Logistics Cell (NLC). Facilities on the site that are also owned by the NLC include three sheds for trucks and cargo, two scanners, three weighbridges and a cargo gate for movement of trade goods. The main building that accommodates the offices of the Customs officers and staff, Pakistan Tourism Development Corporation (PTDC) motel and the National Bank of Pakistan (NBP) is owned by FBR.

9. Automation in Wagah is better compared to BCPs in Torkham and Chaman. However, IT systems are merely used as electronic register instead of a tool for reducing consignment processing time and facilitating trade. Because of these bottlenecks, it takes 6.88 hours on the average to process the papers. The total maximum time for the processing is 17.53 hours.

B. Design and Layout Proposals

10. The site is flat and the design and layout plan includes i) new separate export and import processing areas and infrastructure; ii) setting up of canopies and transit sheds to mitigate exposures to summer heat, iii) widening of existing outbound export and import approach road into four lanes with booth built to the height of a truck cab window allowing Customs to check the driver has the required documents for entry into the Customs Control Zone of the border crossing. Accordingly, i) construct new infrastructure such import export processing zones with allied service like transshipment sheds, warehouses and cargo vehicle parking areas; ii) construct integrated administrative office and accommodation buildings; iii) widen approach roads, and install new multi-approach traffic lanes with checking booths to minimize the processing time.

11. The Existing Passenger Terminal will be improved and the new proposal will move the bus passenger and pedestrian entry and exit gates to the perimeter of the border crossing so that they are segregated from the cargo areas and cannot wander around the Customs Control Zone. The current one male and female gate entry needs expanding to at least four male and four female gates each equipped with person, baggage scanning equipment, passport and ID scanners, Closed Circuit Television (CCTV), overhead and task lighting, and covered with a canopy. Vehicle parking bays will be provided in the service area.

12. The design and layout proposal includes setting-up i) new equipment such as two new truck back scatter and color X-Ray scanners; ii) two new truck weighing and dimension measuring machines plus CCTV and overhead and task lighting in case the border crossing ever moves to 24 hour operation. iii) new Information and Communication Technology (ICT) hardware and software as part of the transition to a Single Window System (SWS).



Fig 1.1: Layout of proposed Wagha Border Improvement Section

C. Design Components which involve Land Acquisition.

13. To pave the way for the project in Wagah, a total of 141.5 acres of land will be needed. Of this number, the government through the Pakistani Army's National Logistics Cell (NLC) already owns 95 acres land of which 65 acres will be used for project purpose. This land is currently used for the existing transshipment yard area terminal which is close to the Border and lacks sufficient space to accommodate the project requirements. 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 and service areas etc.

14. As per preliminary design, the design consultants identified acquisition of 76 acres of additional land for new export and import processing facilities. However, during social due diligence, in consultation with Design Consultant the acquisition of additional land is reduced to 64.8 acres to avoid impacts on residential structure, cattle farm yards and a school located on identified land and if required government owned land⁸ shall be utilized to meet project design

⁸ The Government through NLC owns 95 acres land (acquired in 2004-05); which is being used for existing terminal facilities at Wagah; and it was not acquired in anticipation of ADB financing

requirement. The whole terrain along Wagah BCP is flat agricultural land used for farming purpose only.

1.3 NEED FOR LARP

15. 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.

16. 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.

17. 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

18. 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

19. The Primary objective of the project i.e. remove the inadequacies in capitalization of the transit trade between Pakistan and India, 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: Basic design

20. As per basic design, the resettlement impacts were studied in detail. The impact identification reflected acquisition of 76 acres of land including 2.3 acres residential and commercial land occupied under 01 residential structures and 03 livestock yards. Over and above, a Government Girls Primary school was also falling under impact. On an overall basis 40 families with 140 entitled land owners (family members of affected households) were facing loss

of land and other assets. The Basic design layout is not 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. Going with basic design, economic and physical displacement was perceived as economic activity off affected households is likely to be hampered since two of the cattle farm yards and social structure like girl's school and dwellings unit were to be removed. During consultation the community showed its concerns regarding displacement of the structures and it was likely that the affected people may show resistance for dislocation/relocation of structures particularly the one girl's primary school.



Fig 1.2 - Google Image land being acquired (Golden and blue colors) with structures falling under impact line.

Option-3: Design with adjustments (Preferred Option)

21. In view of the observations during the surveys, the consultation sessions with the project executors, the TA phase-1 design consultants were carried out to discuss the possibility to redesign the project layout avoiding the removal of the dwelling unit, the girl's school and the two cattle farm yards. Such layout will minimize the conflicting situation and substantially reduce the social cost of the Project. The area where impacted structures are located was to be used for paving transshipment yards only that could be adjusted by reducing in number with increased length in adjoining available land already owned by NLC. Hence, the resigned layout with adjustments in the transshipment yards proposed in new facility in the land occupied under built-up area 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.



Fig 1.3: Google Image land being acquired (Golden and blue colors) with structures excluded.

1.5 SCREENING OF IMPACT SIGNIFICANCE

22. 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

23. During project planning, prime focus is given to adjust the project component in such a way during preparation of project designing, so that impacts on built-up properties are avoided to maximum possible extent. Accordingly, the land area involving acquisition of residential structures, cattle farm yards and a school located in adjoining settlement (Bhano Chak) is excluded from acquisition. Thus, the physical displacement is not envisaged as such.

1.7 ECONOMICAL DISPLACEMENT

24. Due to security sensitive border location, the economic activity is limited to subsistence agricultural farming. Due to project about 65 acres of agricultural land is being acquired due to which one cattle farm yard and a small road side hotel will be dislocated. Loss of their agriculture land is compensated at full replacement cost.

25. The socio-economic analysis show that the land holding of most (72.%) of the affected land owners are below one acre; the DPs facing land loss have established multiple livelihood sources and their economic dependence on the farm land is quite limited. The landholding of the Lands AFs is small and is used mainly to meet household food grain. It is not the primary source

of income – in fact the survey indicates an average income⁹ per household of 100,000 Rs / month, well in excess of the potential income from the land. The primary income source for DP is the terminal, with farming providing a small supplementary income at most. The cropping pattern analyzed reflected that the major crops grown are wheat and fodder during summer (Rabi) and winter (Kharif) cropping seasons to meet household grain and livestock fodder requirements only and cultivation of cash crops not reported and it further elucidates that income of the households facing land loss is not dependent on the agriculture. All affected households have multiple sources of income and the socio-economic survey results (refer Table 3.6) shows all 81 respondents having employment as the primary source of income). Hence, irrespective of percentage of acquired land lost, it is perceived that the acquisition of land will not pose significant economic displacement of affected land owners.

26. Besides loss of agricultural land, one land owner household will face loss of cattle farm yard structure and one house hold (informal settler) running small hotel/tea shop along the road on government land will face dislocation that is compensated for lost asset on full replacement cost and replacement place¹⁰ in service area within new facilities for continuing his business. So the economic losses identified are temporary and transitory in nature and being reversible is termed as insignificant.

1.8 RESETTLEMENT PROCESSING REQUIREMENTS

27. 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 finalization of land acquisition process 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.

28. 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) Contract. Hence, 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:

29. Based on land acquisition process completed as per project design and 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:

30. 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 by external monitor.

⁹ There is no wide gap between incomes of respondents, so keeping in view uniformity with no erratic distortion of data range / frequency, instead of working-out median, the average income has been considered and represented..

¹⁰ 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.

SECTION 2

SCOPE OF LAND ACQUISITION AND RESETTLEMENT

2.1 OBJECTIVES OF LAND ACQUISITION AND RESETTLEMENT PLAN

31. 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

32. 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

33. The construction of proposed facilities at Wagha BCP will require about 64.8 acres of the land on permanent basis in 02 mouzas of Districts Lahore, namely Mouza Wahga and Mouza Bhano Chak. The acquisition process for private land acquired for the construction of the new terminal is under process.

34. For assessment of acquisition of land, latest revenue record (2014) from the Land Acquisition Collector (LAC) has been used. According to these records, the affected land is categorized as agricultural land. The detail of affected land in each respective Mouza is summarized in Table 2.1 below:

Table 2.1: Mouza-wise Summary of Affected Land and Owners

Affected Area	Category				
	Land (Acre)	No of Land AFs	No of Displaced Persons ¹¹	No of Affected Structures	No of Entitled Persons
Mouza Bhano Chak	13.3	11	36	0	0
Mouza Wahga	51.5	18	71	2	2
Total	64.8	29	107	2	2

35. The table below provides category wise details of land being acquired for the Project. The data reflect that no residential or commercial land is being acquired but only agricultural land will be acquired for project purposes.

¹¹ The No. of DPs reflects the family members in each AH who are included in the land record as eligible for compensation. The total extended family size is 153 in Mouza-Bhano Chak and 232 in Mouza Wahga.

Table 2.2: Type of Land Acquired

Land category	Affected land in acres
Commercial	0.0
Residential	0.0
Agricultural	64.8
Total	64.8

36. The entire 64.8 acres of land being acquired for Project is privately owned land. For all intents and purposes the Land use is limited to subsistence farming. As such the land holding by the majority (72.5%) of Land AFs is < 1 acre and the farming is mostly limited to meet household grain need or fodder cultivation for livestock with very low economic production value.

Table 2.3: Land holding of AFs

Land holding	≤ 1 Acre	> 1 Acre
No. of Land AFs	8	21
% of Land AFs	27.5%	72.5%

37. However the income of the land holders is substantially large ranging at an average of Rs. 26,000/month/earning member. With each family having at least 04 earning members, the average income per household is over Rs. 100,000. The implications of the household's survey are that the families have sources of income other than the land and that the families draw their income from the Trade Terminal which has considerable demand for service providers.

2.4 LOSS OF CROPPED AREA

38. The entire 64.8 acres of affected land is under cultivation by 29 AFs and is used mainly for cultivation of wheat and fodder. Due to small land holdings most of the AFs have been engaged in other business for their livelihood and the land in their name is under cultivation of their other family members (identified as AF by title) and thus had limited dependency on agriculture. The dominant crops are wheat (Rabi crop) and rice (Kharif crop) with seasonal fodder crops as the agricultural year is divided in two seasons Rabi (the summer harvest) and Kharif (the winter harvest).

2.5 LOSS OF TREES

39. Data regarding trees (wood and fruit trees) has been collected through field survey. Total affected trees are 160, among them 158 are wood trees and 02 are fruit trees. The classification of wood trees is made on the basis of rates and classes provided by Forest Department, Government of the Punjab. Most of the affected trees in the project area are of medium size with a girth below 50". These trees are of different species like Kikar, Shisham, and Eucalyptus. Table 2.4 shows the number and kinds of all affected wood trees and fruit trees will be compensated according to rates provided by Forest Department, Government of the Punjab. Fruit trees are also of different types and these trees will be compensated according to their productive age.

Table 2.4: List of Trees

Sr. No	Species	Total	No of AFs
Non-Fruit (wood) Trees			
1	Shisham	23	12
2	Kikar	113	27
3	Bakain	05	01

Sr. No	Species	Total	No of AFs
4	Eucalyptus	11	02
5	Peepal	01	01
6	Mulberry	05	05
Fruit Trees			
1	Blackberry (Jaman)	1	01
2	Berry (Baer)	1	01
Total		160	29¹²

2.6 LOSS OF STRUCTURES

40. According to the field inventory survey of the project affected assets, the project will impact 02 structures consisting of 01 small tea-shop (encroached structure on government land), and 01 cattle farm yard (titled land owner). Comparison of the total and affected areas of these structures shows that all these structures are affected to the extent of 100%. These are compensated on 100 % basis. Summary of affected structures with respect to total covered area, affected area and extent of impact are provided in Table 2.5.

Table 2.5 Summary of Land Acquired

Structure Type	Covered Area	Affected Area	Extent of Impact
a) Tea-shop	1 Marla (272 sq. ft)	1 Marla (272 sq. ft)	100%
b) Cattle farm yard	20 Marla (5,440 sq.ft)	20 Marla (5,440 sq.ft)	100%
Total	21 Marla (16,592 sq.ft)	21 Marla (5,712 sq.ft)	100%

2.7 IMPACT ON INCOME / LIVELIHOOD

41. The project will impact 02 business/commercial structures including 01 small tea-shop, and 01 cattle farm yard. As per census data, the source of livelihood of above 02 business structures will be affected due to acquisition of ROW land. They will have permanent impacts on their source of livelihood until re-establishment of their businesses in a new location. In addition, 02 persons will lose their employment on permanent basis. They will be provided with livelihood allowance and additional compensation in case of being vulnerable.

2.8 INDIGENOUS PEOPLE

42. 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 and 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 as such.

2.9 ARCHEOLOGICAL, HISTORICAL AND RELIGIOUS SITES

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

2.10 IMPACT ON VULNERABLE PEOPLE

¹² The AFs own more than one variety of impacted trees and due to overlapping impacts total number of AFs is 29.

44. 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, the affected household identified as vulnerable are 06 that include 04 households with disabled members and 02 households falling in employee category with their income below OPL.

Table 2.6 Summary of Land Acquired

Vulnerability Status	Category			
	Indigenous People	Women Headed Households	Disabled	Poor
No. of vulnerable persons	0	0	4	2*
* Employees				

SECTION 3

SOCIO-ECONOMIC PROFILE OF PROJECT DISPLACED PERSONS

45. 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

46. 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 Social Policy Development Center) and international experiences of LARP were consulted. 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

47. Household owners facing loss of land, asset/infrastructure, and source of income or access to resources / workplace are Affected Families. These include mainly the residents, land owners, business operators and owners of assets/structures located within the impacted area. A complete census of the AFs, 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 physically displaced or affected as a result of the project and, therefore, entitled to compensation. During survey it was identified that some of the affected persons particularly married women are living in other cities with their families and were not available at the time of census, hence out of 107 affected persons 81 were surveys that included 66 male respondents and 15 female respondents. Accordingly the results are reflected in subsequent sections:

48. 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 the instant case Sectio-4 for one revenue estate (village Wagha) was announced in February & March 2014 hence under law the cut-off-date for land titled affected households is as of Section-4 which is February 28, 2014. However for preparation of LARP socioeconomic baseline survey and census survey of DPs (including titled and squatters) was started in fourth week of February 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

49. As per ADB Involuntary Policy requirements, a sample survey was carried out to develop a general socioeconomic baseline of the population nearby proposed project area. A sample of 25% respondents was selected by applying random sampling technique. 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: Household survey of DPs

Source: R&D Services Pvt. Ltd

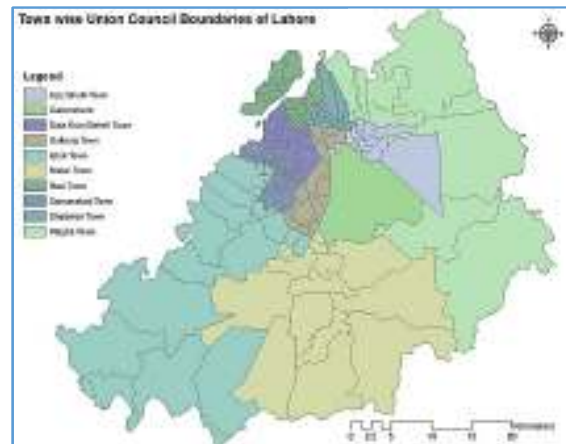
3.4 RESULTS OF THE SOCIOECONOMIC BASELINE SURVEY

50. The Project area is located in district Lahore having the following demographic features:

- Total Population (est. 2011) 8,739,000
- Total Area 2014 square km
- Annual growth rate 5.6%
- Population density 8,200 persons/sq. km

51. Lahore is comprised of two tehsils i.e. Lahore city and Lahore Cantt. While these tehsils are further divided into nine towns listed below and Wahga is one of them where project site is located:

- Nishtar Town;
- Gulberg Town;
- Aziz Bhatti Town;
- Allama Iqbal Town;
- Ravi Town;
- Shalamar Town;
- Samanabad Town;
- Wahga Town;
- Data GunjBakhsh Town.



52. **Family type.** For every 10 families of the project-affected households in Wagah, seven (7) are joint family systems. The rest are nuclear families. 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. The patriarch's wife generally exerts control over the kitchen, child rearing and minor religious practices. All money goes to the common pool and all property is held jointly. Family ties are given more importance than marital ties. The

arrangement provides a kind of social and economic security in a familial atmosphere especially in times of old age. 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		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Family Type	Joint	56	69%	47	71%	9	60%
	Nuclear	25	31%	19	29%	6	40%

Source: R&D Services Pvt. Ltd

53. **Family gender composition.** Overall, the average number of males and females among the respondents is four (4) and three (3) respectively. The average family size is 11. The women and girls slightly outnumber the men and boys. For every three (3) males, there are corresponding four (4) women. The average number of kids in each family is 5 and 6 in favour of girls. Only 9% of the respondent households have 1 to 5 members. Some 45% have 16-20 members. The biggest family size comprising 6% of the respondent's population is composed of 20 plus family members. While big families provide social security and lighten the household chores internally, the same families experience a heightened intensity of poverty if majority of its members are not gainfully earning.

Table 3.2: Family Gender Composition		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
No. of Adult Males in Family	01-03	38	47%	32	48%	6	40%
	04-06	31	38%	23	35%	8	53%
	07-10	12	15%	11	17%	1	7%
Average Male		4		4		3	
No. of Adult Females in Family	None	1	1%	1	2%	0	0%
	01-03	43	53%	36	55%	7	47%
	04-06	35	43%	27	41%	8	53%
	07-10	2	2%	2	3%	0	0%
Average Female		3		3		3	
No. of Kids in Family	None	2	2%	1	2%	1	7%
	01-03	29	36%	26	39%	3	20%
	04-06	37	46%	30	45%	7	47%
	07-10	8	10%	5	8%	3	20%
	11+	5	6%	4	6%	1	7%
Average Kids		5		5		6	
Total Family Size	01-05 members	7	9%	6	9%	1	7%
	06-10 members	33	41%	28	42%	5	33%
	11-15 members	20	25%	16	24%	4	27%
	16-20 members	16	20%	12	18%	4	27%
	20 + members	5	6%	4	6%	1	7%
Average Family Size		11		11		12	

Source: R&D Services Pvt. Ltd

54. **Educational levels.** Twenty two percent (22%) of the respondents are not able to attend formal school. Of this number, 47% are female and 11% are males, respectively. Some 51% of the respondents are able to attain 5th to 9th levels of education. Also, the males comprise 56% of

those who attained this level and only 27% of the females. Given the data, it appears that the males are given more educational opportunities over the female counterpart because they are expected to support their respective families when they get married whereas the women are simply expected to look for their husband and children and/or do household chores.

Table 3.3: Educational Levels		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Education	Illiterate	18	22%	11	17%	7	47%
	Less than Primary	2	2%	1	2%	1	7%
	5 th to 9 th Grade	41	51%	37	56%	4	27%
	Matric	9	11%	6	9%	3	20%
	Intermediate	6	7%	6	9%	0	0%
	Graduate	2	2%	2	3%	0	0%
	Post Graduate	3	4%	3	5%	0	0%
Source: R&D Services Pvt. Ltd							

55. **Occupation.** One hundred percent (100) of the married women respondents are housewives comprising 19% of the total respondents. Among the men, 47% are unskilled workers & 7% are skilled workers. The occupations of the rest vary from being a small and medium businessman (22%); supervisors (11%); and non-executive staff (6%). The rest are in the category of student, retired and self-employed.

Table 3.4: Respondents' Occupation		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Occupation	Unskilled Worker	31	38%	31	47%	0	0%
	House Wife	15	19%	0	0%	15	100%
	Supervisor	7	9%	7	11%	0	0%
	Small Shopkeeper Businessman	7	9%	7	11%	0	0%
	Skilled Worker	6	7%	6	9%	0	0%
	Medium Businessmen	6	7%	6	9%	0	0%
	Non-Executive Staff	4	5%	4	6%	0	0%
	Petty Trader	1	1%	1	2%	0	0%
	Professionals (Self Employed or In Service)	1	1%	1	2%	0	0%
	Retired	1	1%	1	2%	0	0%
	Job Less	1	1%	1	2%	0	0%
	Student	1	1%	1	2%	0	0%
Source: R&D Services Pvt. Ltd							

56. **Earning skills and training needs.** Sixty four percent (64%) of the respondents have skills that earned for them and their families. Of this number, (73%) of them are males while the rest are females. Of the 36% with no reported skills, 73% are females. Agriculture is the dominant skills possessed by 52% of the males. Minor skills they reported are related to teaching (4%); tailoring (4%); and police work (4%). Surprisingly, only 8% of the women reported that they have skills on household work. It appears that they do not value that child rearing and household management done by 100% of the women. Respectively, 96% and 100% of the male and female respondents believe that they do not need any training at all. They are contented with what they have in their current situation. Probably, they lack awareness of the potentials

offered by their environment. When the BCP project starts, they will likely identify trainings that will help them increase their income potentials.

Table 3.5: Earning Skills & Training Needs		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Q13: Skills for Earning	Yes	52	64%	48	73%	4	27%
	No	29	36%	18	27%	11	73%
Based: Those who have skills for earning		52	100%	48	100%	4	100%
Skills Details	Agriculture	25	48%	25	52%	0	0%
	Custom Clearance	4	8%	4	8%	0	0%
	Household work	4	8%	0	0%	4	100%
	Teacher	2	4%	2	4%	0	0%
	Shop Keeping	2	4%	2	4%	0	0%
	Tailor	2	4%	2	4%	0	0%
	Police Job	2	4%	2	4%	0	0%
	Cattle Farming	1	2%	1	2%	0	0%
	Driving	1	2%	1	2%	0	0%
	Cattle farm yard	1	2%	1	2%	0	0%
	Foundry Work	1	2%	1	2%	0	0%
	NLC	1	2%	1	2%	0	0%
	Clothes Business	1	2%	1	2%	0	0%
	Imam Masjid	1	2%	1	2%	0	0%
	Catering	1	2%	1	2%	0	0%
	Advocate Law	1	2%	1	2%	0	0%
Hardware Shop	1	2%	1	2%	0	0%	
Travel Agent	1	2%	1	2%	0	0%	
Q15: Training Needs	Yes	2	4%	2	4%	0	0%
	No	50	96%	46	96%	4	100%

Source: R&D Services Pvt. Ltd

57. **Monthly Income & Sources of income.** Agriculture (38%), employment (100%), being housewives (19%), business/trade (9%), and others are the households' sources of income in Wagah. The women are generally in the house managing the homes and rearing children and support their husbands in the farm.

58. The average monthly income of the respondents is 26,327. This is equivalent to USD263.27 a month or a daily income of USD8.8 assuming that the exchange rate is USD1:100 Pakistan money. The average monthly income of males is 29,937 higher than the women's average income of 11,856 by 248%. This is because the women's child rearing and household management roles are not monetarily valued. Probably, the women respondents are able to earn from home-based income-generating activities that do not disrupt their caring and household management functions.

59. The landholding of the Lands AFs is small and is used mainly for cultivation of fodder and wheat. It is not the primary source of income – in fact the survey indicates an average income per household of 100,000 Rs/month, well in excess of the potential income from the land. The primary income source for DP is the terminal, with farming providing a small supplementary income at most.

Table 3.6: Respondents' Sources of Income		TOTAL DP's		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Source of income	Agriculture	31	38%	31	47%	0	0%
	Employment	81	100%	81	100%	0	0%
	House wife	15	19%	0	0%	15	100%
	Business/Trade	7	9%	7	11%	0	0%
	Daily wages	5	6%	5	8%	0	0%
	Cattle Farming	4	5%	4	6%	0	0%
	Do not Work (Only Sons work)	2	2%	2	3%	0	0%
	NLC Contractor	2	2%	2	3%	0	0%
	Own Vehicle Driver	1	1%	1	2%	0	0%
	Advocate	1	1%	1	2%	0	0%
	Cattle farm yard	1	1%	1	2%	0	0%
	Foundry Work	1	1%	1	2%	0	0%
	Watch Man	1	1%	1	2%	0	0%
	Job Less	1	1%	1	2%	0	0%
	Hardware Shop	1	1%	1	2%	0	0%
Source: R&D Services Pvt. Ltd							

60. **Livestock Assets.** Seventy five percent (75%) of the respondents have livestock. Buffalos (97%), cows (52%), and sheeps (56%) are the dominant livestock owned by the respondents.

Table 3.7: Livestock Assets		TOTAL DP's		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Livestock	Yes	61	75%	49	74%	12	80%
	No	20	25%	17	26%	3	20%
BASE: Those have livestock		61	100%	49	100%	12	100%
Cows	Yes	32	52%	25	51%	7	58%
	No	29	48%	24	49%	5	42%
Buffalos	Yes	59	97%	47	96%	12	100%
	No	2	3%	2	4%	0	0%
Sheep	Yes	34	56%	27	55%	7	58%
	No	27	44%	22	45%	5	42%
Horse	Yes	5	8%	4	8%	1	8%
	No	56	92%	45	92%	11	92%
Donkey	Yes	19	31%	15	31%	4	33%
	No	42	69%	34	69%	8	67%
Chicks	Yes	6	10%	6	12%	0	0%
	No	55	90%	43	88%	12	100%
Ducks	Yes	1	2%	1	2%	0	0%
	No	60	98%	48	98%	12	100%
Others	No	61	100%	49	100%	12	100%
Source: R&D Services Pvt. Ltd							

61. **Possession of transport vehicles.** 84% of the respondents have varied transport vehicles in their respective homes. The most common among is the possession of motorcycles.

Seventy nine percent (79%) of the households have it. Some of them have cars/jeeps (9%) and carts (15%).

Table 3.8: Possession of Transport		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Transport	Yes	68	84%	55	83%	13	87%
	No	13	16%	11	17%	2	13%
BASE: Those have any type of vehicle		68	100%	55	100%	13	100%
Car / Jeep	Yes	6	9%	6	11%	0	0%
	No	62	91%	49	89%	13	100%
Truck	Yes	1	1%	1	2%	0	0%
	No	67	99%	54	98%	13	100%
Motorcycle	Yes	64	94%	52	95%	12	92%
	No	4	6%	3	5%	1	8%
Cart	Yes	10	15%	8	15%	2	15%
	No	58	85%	47	85%	11	85%
Others	No	68	100%	55	100%	13	100%

Source: R&D Services Pvt. Ltd

62. **Household assets.** Of the 94% of the respondents that owned household assets (Table 13), the following are widely shared by them: i) refrigerator (88%); ii) television (64%); iii) computer (42%); iv) smart phones (33%); v) electric fans (100%); vi) flat irons (97%); vii) washing machines (86%); and viii) electric cooker (20%). The whole family shares the use of these assets.

Table 3.9: Household assets owned by respondents		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Assets	Yes	76	94%	63	95%	13	87%
	No	5	6%	3	5%	2	13%
BASE: Those have electronics items		76	100%	63	100%	13	100%
Television	Yes	49	64%	41	65%	8	62%
	No	27	36%	22	35%	5	38%
Refrigerator	Yes	67	88%	55	87%	12	92%
	No	9	12%	8	13%	1	8%
Computer	Yes	32	42%	25	40%	7	54%
	No	44	58%	38	60%	6	46%
Smartphone	Yes	25	33%	18	29%	7	54%
	No	51	67%	45	71%	6	46%
DVD	Yes	3	4%	3	5%	0	0%
	No	73	96%	60	95%	13	100%
Radio	Yes	1	1%	1	2%	0	0%
	No	75	99%	62	98%	13	100%
Geyser	Yes	2	3%	2	3%	0	0%
	No	74	97%	61	97%	13	100%
Tablet	Yes	3	4%	3	5%	0	0%
	No	73	96%	60	95%	13	100%
Electric Fan	Yes	76	100%	63	100%	13	100%
Electric Cooker	Yes	15	20%	11	17%	4	31%
	No	61	80%	52	83%	9	69%

Table 3.9: Household assets owned by respondents		TOTAL DPs		Gender			
				Male		Female	
				Count	%	Count	%
Washing Machine	Yes	65	86%	56	89%	9	69%
	No	11	14%	7	11%	4	31%
Microwave	Yes	8	11%	8	13%	0	0%
	No	68	89%	55	87%	13	100%
Iron	Yes	74	97%	61	97%	13	100%
	No	2	3%	2	3%	0	0%
Misc. Items	Yes	5	7%	5	8%	0	0%
	No	71	93%	58	92%	13	100%

Source: R&D Services Pvt. Ltd

63. **Land ownership.** 88% of the respondents owned additional land assets. Only 12% of them do not own any additional lands. However, the community recognises the importance of the terminal and that the current arrangements present a security risk. They would prefer to see the terminal land clearly designated, which would increase the value of all the land. They agree that their land should be acquired for the benefit of the project against suitable payment for the land and crops at the time of acquisition.

Table 3.10: Ownership of Lands		TOTAL DPs		Gender			
				Male		Female	
				Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Land	Yes	71	88%	60	91%	11	73%
	No	10	12%	6	9%	4	27%

Source: R&D Services Pvt. Ltd

64. **Household structures.** Sixty-four (64%) of the respondents' household structures are made of kacha/pakka; 41%, pakka; & only one percent (1%) made of reinforced concrete cement.

Table 3.11: Household Structures		TOTAL DPs		Gender			
				Male		Female	
				Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Structure of Household	Kacha/Pakka	52	64%	38	58%	14	93%
	Pakka	33	41%	32	48%	1	7%
	RCC	1	1%	1	2%	0	0%

Source: R&D Services Pvt. Ltd

65. **Credit loans.** Ninety eight percent (98%) of the respondents do not have credit loans. Of the 2% that have loans, relatives are the credit sources. The loan amount ranged from 60,000 to 200,000 rupees. These are used for wellness and agricultural input purposes.

Table 3.12: Credit Loans		TOTAL DPs		Gender			
				Male		Female	
				Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Loan Taken	Yes	2	2%	2	3%	0	0%
	No	79	98%	64	97%	15	100%
Based: Those received loan		2	100%	2	100%	0	0%
Availability of Loan	Relatives	2	100%	2	100%	0	0%

Table 3.12: Credit Loans		TOTAL DP		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
facilities in your area							
Amount – Overall	60000	1	50%	1	50%	0	0%
	200000	1	50%	1	50%	0	0%
Source of loan	From Relatives	2	100%	2	100%	0	0%
Remaining – Overall	60000	1	50%	1	50%	0	0%
	200000	1	50%	1	50%	0	0%
Interest – Overall		0	0%	0	0%	0	0%
Purpose of loan	For Wife Illness	1	50%	1	50%	0	0%
	For Agriculture Purpose	1	50%	1	50%	0	0%

Source: R&D Services Pvt. Ltd

66. **Sources of drinking water and treatment used.** Generally, the source of drinking water by respondents are i) boring water, 69%; and ii) water pumps (private), 32%. Others buy water from vendors and/or get it from common water pumps (Table 17). Ninety four percent (94%) of the respondents do not treat the water they drink. Of the 6% that used treated water, they either use water filter, boil it, or simply buy bottled mineral water (Table 18).

Table 3.13: Source of Drinking Water		TOTAL DP		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Source of Drinking Water	Boring water	56	69%	47	71%	9	60%
	Water Pump (Private)	27	33%	21	32%	6	40%
	Water board pipeline	3	4%	2	3%	1	7%
	Bought from Water Vendors/tankers	3	4%	2	3%	1	7%
	Water Pump (Common)	1	1%	1	2%	0	0%

Source: R&D Services Pvt. Ltd

67. **Sources of power and fuel.** One hundred percent (100%) of respondents have access to power lines. Three types of fuel are tapped by the respondents: i) coal/wood, (78%); ii) gas cylinder, 33%; and iii) sui gas (21%).

Table 3.14: Sources of Power		TOTAL DP		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Sources of Powers	Power line	81	100%	66	100%	15	100%
	Generator (Private)	1	1%	1	2%	0	0%

Source: R&D Services Pvt. Ltd

Table 3.15: Type of Fuel Used		TOTAL DP		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Sources of Fuel used	Coal/Wood	63	78%	49	74%	14	93%
	Gas Cylinder	27	33%	23	35%	4	27%
	Sui Gas (Pay to Gas Company)	17	21%	16	24%	1	7%

Source: R&D Services Pvt. Ltd

68. **Communication Systems.** Eighty five percent (85%) of the respondents have mobile phones. Some 7% of them have both landline and mobile phones. Only five percent do not have phones.

Table 3.16: Communication Facility		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Telephone Facility	Mobile phone(s) only	69	85%	57	86%	12	80%
	Both landline & mobile phone	7	9%	7	11%	0	0%
	No phone	4	5%	2	3%	2	13%
	Landline only	1	1%	0	0%	1	7%
Source: R&D Services Pvt. Ltd							

69. **Toilet facilities.** Pit hole latrines without sewerage line are used by 99% of the respondents' households. Only 2% of them use open drainage.

Table 3.17: Toilet Facilities		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Toilet Facility	Pit Hole Latrine without Sewerage Line	80	99%	65	98%	15	100%
	Open Drainage	2	2%	1	2%	1	7%
Source: R&D Services Pvt. Ltd							

70. **Garbage status and disposal system.** Ninety six percent (96%) of the respondents see the current garbage status as a problem. Only 3% says that it is not. This is because there is no garbage collection service in the community.

Table 3.18: Status of Garbage		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Garbage is a problem	Yes	78	96%	63	95%	15	100%
	No	3	4%	3	5%	0	0%
Source: R&D Services Pvt. Ltd							

Table 3.19: Garbage Disposal System		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Sources of Fuel used	No collection service	78	96%	64	97%	14	93%
	Collected by the government	3	4%	2	3%	1	7%
Source: R&D Services Pvt. Ltd							

71. **Educational facilities.** Government schools (75%); private schools (46%); and religious institutes (43%) are the educational facilities attended to by the respondents' children. Seventy one percent (71%) of the boys and 93% of the girls are studying in government schools. Only 14% of the respondents do not attend any of the above-stated school.

Table 3.20: Educational Facilities Used by Boys and Girls		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Educational Facilities Used	Government School	61	75%	47	71%	14	93%
	Private School	37	46%	30	45%	7	47%
	Religious Institute	35	43%	29	44%	6	40%
	None	11	14%	10	15%	1	7%

Source: R&D Services Pvt. Ltd

72. **Health facilities.** Private dispensaries are used by 93% of the respondents. This is the choice of males (91%) and the females (100%). Government dispensaries are the second health facility accessed by 31% of the total respondents. Homeopathic and hakim are the least accessed by them. Only 2% of the respondents did not access any health facility.

Table 3.21: Health Facilities Used		TOTAL DPs		Gender			
				Male		Female	
		Count	%	Count	%	Count	%
BASE: All respondents		81	100%	66	100%	15	100%
Health Facilities used	Private Dispensaries/ Clinics	75	93%	60	91%	15	100%
	Govt Dispensaries	25	31%	22	33%	3	20%
	Homeopathic	15	19%	11	17%	4	27%
	Hakim	4	5%	4	6%	0	0%
	No Health Facility	2	2%	2	3%	0	0%

Source: R&D Services Pvt. Ltd

73. **Vulnerable persons in the family.** Of the 81 respondents, only 5% have vulnerable persons in their respective families. These are broken down as follows: 1 male kids with mental disorders; and 3 males with physical disabilities. Additionally 02 households falling in employee category with their income below OPL are considered as vulnerable.

Table 3.22: Vulnerability Status	Category			
	Indigenous People	Women Headed Households	Disabled	Poor
No. of vulnerable persons	0	0	4	2*
* Employees				

Source: R&D Services Pvt. Ltd

SECTION 4

PUBLIC CONSULTATION, PARTICIPATION AND DISCLOSURE

4.1 GENERAL

74. In line with the twin aims of information dissemination and collection of stakeholders' concerns, the development of LARP for Wagha 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.

75. 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.

76. 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

77. Three major categories of project stakeholders were identified for the Wagha BCP: (i) government institutions who are involved in the management of border activities at Wagha (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 Wagha BCP

S.#	Stakeholder Type	Stakeholders	Consultation Tools
1	Border Managers	<ul style="list-style-type: none">FBRFIANLC	<ul style="list-style-type: none">Consultative meetingsScoping sessions
2	Border Communities	<ul style="list-style-type: none">Displaced PersonsVillage EldersWomen	<ul style="list-style-type: none">Focus Group DiscussionSemi-structured interviews
3	Border User Groups	<ul style="list-style-type: none">Truck DriversPedestrians	<ul style="list-style-type: none">Semi-structured interviews

4.3 CONSULTATION WITH THE STAKEHOLDERS

78. 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 Wagha 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

79. The stakeholder consultations for Wagha BCP were held from January to February, 2015 as illustrated in Table 4.2.

Table 4.2: Stakeholder Consultations Conducted for Wagha BCP

S.#	Stakeholder	Tools	Date	Venue
1	Senior Manager NLC, Wagha	Consultative Meeting	28-02-15	Office of NLC Manager, Wagha
2	Assistant Director FIA (Immigration), Wagha	Consultative Meeting	28-02-15	Office of AD FIA (Immigration), Wagha
3	Deputy Collector Customs, FBR, Wagha	Consultative Meeting	28-02-15	Office of DC, Customs, Wagha
4	Village Elders	Focus Group Discussion	04-02-15	Dera of Haji Ashraf, Mouza Bhano Chack
5	Displaced Persons	Focus Group Discussion	07-02-15	Dera of M. Riaz, Mouza Wagha
6	Women	Focus Group Discussion, Semi-structured interviews	05-02-15	Selected households in community
7	Truck Drivers	Semi-structured-interviews	06-02-15 to 08-02-15	Trade Terminal, Wagha
8	Pedestrians	Semi-structured interviews	05-02-15 to 06-02-15	Passenger Terminal, Wagha

4.4 INFORMATION DISSEMINATED

80. 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 and 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



Figure 4.1: Focus Group Discussion with DPs
Source: R&D Services Pvt. Ltd

4.5 OUTCOMES OF FGDs WITH VILLAGE ELDERS AND DISPLACED PERSONS

81. The village elders were pleased to hear about the modernization of Wagha BCP and welcomed the survey team's efforts to consult villagers regarding the same. The village elders see the proposed upgradation of the new terminal as an avenue for increased economic activity in the area.

82. Nearly 70% of the villagers' livelihood is associated with activities at Wagha BCP. The village elders demanded that the project executants should give preference to village residents for employment opportunities during the construction and post-construction phase.

83. Based on previous experience regarding acquisition of land through applicability of imminent domain law i.e. LAA 1894, the villagers are concerned about receiving proper compensation. They are willing to sell their lands in the national interest, but are concerned about fair and timely compensation.

84. The community representatives were concerned that as per the proposed project plans, many of their land owners will lose parcels of their land. The remaining part of the land that will not be acquired will be useless; they cannot use it to meet their livelihoods nor will it have any significant market value. Therefore, they demand that those land owners who will have very small parcels of land remaining in their ownership after acquisition, should be compensated for their entire land.

85. A uniform compensation rate should not be applied; the location of the land to the road and other market factors should be analyzed in determination of a final rate.

86. With regards to receiving compensation, base rate should be shared before finalization and DPs should be involved in all aspects of the compensation process to ensure a fair and transparent compensation process.

87. The communities enjoy a pleasant natural environment free from the noise and pollution of city life. They are concerned that their existing pleasant natural environment will be disturbed by the influx of workers and construction vehicles.

88. Existing dusty roads are already not meeting the capacity of villagers, with this new project, the villagers foresee that village roads will get over-burdened and villagers' mobility will be affected.

89. The villagers complained that there are no proper designated places for waste disposal; they often dispose their waste near their homes, which is an environmental and health hazard for the community. The construction phase of the project should ensure that it does not add to the waste problems of our area and, if possible, develop a waste management system that also helps the villagers.

S. No.	Names	Occupation
1	Hurmat Khan	Local Revenue Official
2	Haji Sajjad	Landlord; property dealer
3	Haji Ashraf	Labor Contractor
4	Imran Majeed	Clearing Agent
5	Dr. Sajjad	Doctor
6	Abdul Hameed	Landlord
7	Mohammad Ismail	Landlord
8	Mohammad Shakeel	Treasurer

Table 4.3 FGD with Village Elders: Participants Profile

S. No.	Names	Occupation
9	Naeem Ashraf	Labor Contractor

Table 4.4 FGD with Displaced Persons: Participants Profile

S. No.	Names	Occupation
1	Muhammad Umer	Landlord
2	Mohammad Hanif	Landlord
3	Mohammad Riaz	Advocate
4	Mohammad Aslam	Landlord
5	Mohammad Arif	Landlord
6	Master Jawed	Teacher
7	Master Sharif	Teacher

4.5.1 SUMMARY OF COMMUNITY CONCERNS AND SUGGESTIONS

90. The key concerns and suggestions identified by the village elders and Displaced Persons are summarized in Table 4.5.

Table 4.5: Summary of Community Concerns and Remedial Measures

S.#	Community Concerns	Suggested Remedial Measures
1.	Proper compensation for villagers' lands	Compensation should reflect existing market rates
2.	Those landowners who will have very little parcels of land left (residual land) after land acquisition, will not be able to use their lands for any productive purpose	Compensation rates should incorporate the issue of residual land, where applicable
3.	Application of a uniform rate for all lands, without consideration to location of land and type of land use (residential, commercial, agricultural)	Final rates should factor in the location of the land and land use
4	Affected persons should be engaged and consulted during land acquisition process.	A facilitator should be engaged to carry out the entire process of consultation, compensation, disclosure.
5	Employment for community members	The community members should be preferred to outsiders for employment during construction and post-construction phase.
6.	Traffic jam and noise pollution during the construction phase	Incorporate in the Environmental Management Plan
7.	Environmental and health hazards due to waste from construction	Incorporate in the Environmental Management Plan

4.6 GENDER INVOLVEMENT IN THE CONSULTATION PROCESS

91. 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 16 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 4.6 and women's role in decision-making is presented in Table 4.7.

Table 4.6: Socio-economic Profile of Women at Wagha BCP	
•	Mean age of women surveyed was 44 years
•	69% of the women surveyed were illiterate, while only 1 had attained a postgraduate degree
•	All the women surveyed were married; the average age at the time of marriage was only 19 years
•	The mean size of children in the family was 6 with an equal average ratio of 3:3 for male and female children
•	94% of the women were housewives, while only 1 worked outside the home
•	Only 44% are desirous to learn new skills to meet their household needs; majority wanted to learn embroidery & stitching, while a significant number were also interested in attaining nursing and beautician skills
•	Apart from household chores and expenditure on household items, women do not play a significant role in decision-making

Table 4.7: Role of Women in Decision-Making on Different Issues			
		TOTAL	
		Count	%
BASE: All Respondents		16	100%
Daily household chores	Yes	10	62%
	No	6	38%
Upbringing, Education and Marriage of children	Yes	4	25%
	No	12	75%
Expenditures on household items	Yes	7	44%
	No	9	56%
Contribution to household income	Yes	1	6%
	No	15	94%
Purchase and disposal of household property	No	16	100%
Dispute resolution regarding their family matters	Yes	2	12%
	No	14	88%
Discussion on household problems with neighbors/local community	Yes	3	19%
	No	13	81%
Matters related to outdoor activities of male family members	Yes	1	6%
	No	15	94%

4.6.1 KEY FINDINGS FROM THE WOMEN'S SURVEY

92. Only 19% of the women were aware of the project prior to the survey, while 62% were in favour of execution of the project. Majority of the women were of the view that the village will get developed due to the project, it will become more prominent, and development in the village will benefit the government and locals as well.

93. The women were of the opinion that the project will enhance the commercial activities and also support business of villagers. Men and women will get employment opportunities. Ladies should also get some benefit such as improvement in overall security system, provision of jobs and improved medical services. The three most pressing needs identified by women for

the village are a hospital (88%), a high school (69%), and a vocational center for stitching & embroidery (50%).

94. During the construction phase of the project, women viewed transportation to and from the village as the biggest problem. Many women suggested that alternate routes should be available for women and their livestock.

95. During the post-completion phase of the project, a significant number of women (25%) viewed increased employment opportunities as the biggest advantage.

96. The Consultants informed the women that efforts will be ensured for their mobility and access to resources as usual during project design and implementation. In this regards, the contractor will be obligated to avoid use of local routes and ensure that outside construction labour should not intermingle with local community. Implementation of Environmental Management Plan (EMP) provisions shall be ensured throughout construction phase of project to mitigate dust and pollution issues. The Project executors will ensure preferential treatment to provide employment opportunities for willing women to their skill and ability during construction and operation phase of the project.

4.7 FUTURE CONSULTATION AND PARTICIPATION

97. 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 as required during different stages in implementation process throughout project implementation period. The PMU and PIU assisted by Social Safeguards team mobilized through Project Management Consultants will be entrusted to ensure meaning full 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 and income restoration measures and delivery of compensation as per LAR provisions etc. 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.

4.8 DISCLOSURE OF LARP

98. 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 and NLC. However, following steps will be undertaken for disclosure of LARP.

99. The draft LARP will be disclosed to DPs in the shape of a booklet that will serve to inform DPs about key impacts and aspects of the compensation entitlements established for Wagha 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.

100. 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 Land Acquisition and Resettlement Unit/Committee in PIU 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 through resettlement specialist in LARU before start of LARP implementation i.e. by June 2016.

101. 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.

SECTION 5

GRIEVANCE REDRESS MECHANISMS

5.1 GENERAL

102. 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. In order to address these gaps and resulting concerns or grievances of DPs, a grievance redress mechanism is required.

103. 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.

104. The recruited resettlement specialist 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.

105. 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 village level which will be an informal level of grievance redress system. The resettlement specialist 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 PMU¹³ to coordinate with PIU head at Wagah for implementation.

5.2 FIRST LEVEL OF GRM

106. If the grievance is not resolved at village 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 to be posted 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 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 report, decision of GRC with its communication date to the APs and decision implementation status or elevating the complaint to next level of GRM in case of disagreement by the aggrieved APs.

107. 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

¹³ 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 with relevant Provincial government ministries/departments, for smooth implementation of project.

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.

108. 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. The DPs will be facilitated to invoke LAA provisions for redressing grievances under LAA provision by filing reference under Section-18 of LAA 1894. In this regards, the GRC will work closely with the Land Acquisition Officer and 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.

5.3 SECOND LEVEL OF GRM

109. 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 favour of the claim. After thorough review and scrutiny of the available record on complaint, visit the field and collect additional information if required. Once the investigations are completed the ESC shall forward recommendations through Project Director to the Project Coordinator and PIU at sub PMU/PIU level to implement the recommendations and communicate 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

110. 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, Wagha 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, and other interested groups if any. 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 Wagha 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.

111. The GRC IBSP Wagha will be composed of the following key members:

i) Project Coordinator sub PMU Wagah	Convener
ii) Manger NLC (PIU) /Deputy Collector (Custom) Wagah	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

112. 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

113. 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 and provide them the requisite information on the GRM and 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

114. 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).

SECTION 6

LEGAL AND POLICY FRAMEWORK

6.1 GENERAL

115. 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

116. 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

117. 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 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 read with Punjab Land Acquisition Rule 1983 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.

118. 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 or in Punjab province. However under Punjab Katchi Abadis Act 1992, the occupants of declared Katchi Abadis are subject to be shifted with prior approval of government in case of land is acquired for public purpose.

119. 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.

120. 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 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 and Successive Amendments

Key Sections	Salient Features of the LAA 1894
Section 4	Publication of preliminary notification and power for conducting survey.
Section 5	Formal notification of land needed for a public purpose. 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.
Section 6	The Government makes a more formal declaration of intent to acquire land.
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land.
Section 8	The LAC has then to direct 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	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.
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	Relates to the determination of compensation values and interest premium for land acquisition.
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 an interest in such land, including the grant of other lands in exchange.
Section 48A (LAA-1986)	If within a period of one year from the date of publication of declaration under Section - 6 in respect of any land, the Collector has not made an award under Section - 11 for such land, the owner of the land shall, unless he has been to a material extent responsible for the delay be entitled to receive compensation for the damage suffered by him in consequence of the delay.

6.3 ADB's SAFEGUARD POLICY UPDATE 2009

121. 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

122. 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 and Punjab regulatory systems are in compliance. Conversely, if the Government of Pakistan systems (including the Punjab) 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, information and participation of DPs	No specific requirement. The 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	Meaningful consultation, timely 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	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

Key LAR Aspects	Pakistan's Land Acquisition Act of 1894	ADB IR Safeguards-SPS 2009
titles.		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 materials.	Replacement of structures or cash compensation at replacement value, salvage material allowed without deduction for all DPs, titled and non-titled.
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

6.5.1 Remedial Measures to Bridge the Gaps

123. 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 Wagah IBSP.

6.5.2 Project 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 SR2 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.

6.6 COMPENSATION ELIGIBILITY AND ENTITLEMENTS

124. 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.

6.6.1 Eligibility

125. 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 the instant case Section-4 for one revenue estate (village Wagha) was announced in February 2014 hence under law the cut-off-date for land titled affected households is as of Section-4 i.e. 28th February 2015. However for preparation of LARP socioeconomic baseline survey and census survey of DPs was started in fourth week of February 2015 and was completed by end of March 2015 and for the project purpose completion of survey date i.e. 31st March 2015 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. 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, he will be given sufficient time (30 days) to remove his 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.

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

126. For acquisition of land in public interest, the land (Agricultural/Residential/Commercial) is valued at market prices by the District Price Assessment Committees as per laid guidelines by BOR. During evaluation of land the DPAC considers, i) composition/classification of land being acquired; ii) location of land and its surroundings including distance from main road; iii) rate of valuation of the same land notified in the valuation table; iv) yearly average sale price of similar land in the locality preceding notification under Section 4; v) prevailing market rates reported by the local revenue authorities.

127. For acquiring land to improve Wagah Border crossing point, the DPAC has assessed estimated compensation cost for land based on market value for BOR's review and approval. The BOR after thorough scrutiny will approve the DPAC recommended Land unit rates to be used in land awards as and when announced. The DPAC 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) for land component. Government fees, Taxes/transaction costs neither

will be applicable for acquired land nor will be deducted from the compensation package at time of payment.

128. However, it is planned that the land will be acquired through private negotiation with affected land owners to avoid lethargic land acquisition process under law. A Land Acquisition and Resettlement Committee is notified to engage with the land owners with assistance from local land revenue authorities. The LARC by taking DPAC assessed land cost as prevailing market rate will go through negotiated settlement of land compensation. All negotiations will be and documented to ensure transparency in the process. The PMC technical and social safeguards team will facilitate the LARCC and affected landowners in negotiation proceedings and maintain the record of the negotiations. The LARP budget is calculated on the DPAC assessed land compensation rates including 15% CLAS, while a provisional amount as contingency is provided in LARP to ensure availability of the adequate budget to meet negotiated land compensation rates. In case land acquisition through private negotiation fails, the normal proceeding of land acquisition will follow and the land will be acquired in stipulated time frame and mechanism outlined under LAA provisions.

6.6.3 Assessment of Compensation Unit Rate for House Building/ Structures

129. 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				

6.6.4 Assessment of Compensation Unit Values of Crops

130. 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. The impact assessment was carried during month of February and the crops identified include wheat and fodder. During survey the agricultural department was coordinated to review the average crop yields and government announced market rates for different crops. Accordingly for compensation of crops, the government announced crop rates were adopted as base compensation rates for budget estimation.

6.6.5 Assessment of Compensation Unit Values of Trees

131. Fruit trees are valued based on age category (a. below 5 years; b. 5-10 years; & c. above 10 years). Productive trees are valued at gross market value of 1 year income for the number of 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 at current market rates. For valuation of wood and Fruit trees services of Forest and Horticultural Departments were solicited. The unit rates are based on current replacement value.

Table 6.4: Unit rates of Trees

Type of Tree	Age		Girth Size	
	5-10 years	< 24"	> 24" / < 50"	> 50"
Fruit Trees				
Blackberry (Jaman)	Rs. 10,000			
Berry (Baer)	Rs. 10,000			
Non-Fruit Trees				
Acacia (Keekar)		Rs. 3,500	Rs. 7,000	Rs. 10,000
Eucalyptus (Safeda)		Rs. 3,000	Rs. 4,500	Rs. 7,000
Sheesham (Tali)		Rs. 4,000	Rs. 7,000	Rs. 10,000
Peepal		Rs. 3,000	Rs. 4,500	Rs. 5,500
Balkin		Rs. 2,500	Rs. 3,500	Rs. 5,500
Mulberry (Sheetoot)		Rs. 4,000	Rs. 7,000	Rs. 10,000
Source: R&D Services Pvt. Ltd				

6.7 LAND ACQUISITION PROCESS in Punjab under LAA 1894

132. 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 Punjab. The Act provides for acquisition of land for public purpose. However, to outline detailed procedures for the purposes of acquisition of land, the Government of Punjab (Government) has also framed the Punjab Land Acquisition Rules, 1983 (1983 Rules) under Section 55 of the Act and the Act and the 1983 Rules have to be read together.

133. 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. As per LAA 1894 provisions the market value is determined by the LAC on the basis of transactions recorded in the land mutation registers preceding one year of issuance of notification under section-4, for each village (revenue estate) separately and are communicated to the EA for depositing the cost of land in treasury under revenue deposits head to be placed at disposal of the LAC. Depositing of estimated land cost is pre-requisite for further processing of land acquisition. However, to reduce the chances of arbitrary assessment of land prices by single authority and ensure transparent and fair assessment of land compensation in strict compliance with the provisions LAA 1894 and LAA Rule 1983 the BOR established District Price Assessment Committees (DPAC) in each district to assess compensation and issued guidelines for expeditious disposal of land acquisition cases.

134. Each DPAC is staffed by the Collector of the District (Deputy Commissioner) and Executive Engineer Irrigation (XEN) in case of agricultural land or Excise and Taxation Officer in case of urban/commercial land. Each DPAC is headed by the Deputy Commissioner. The DPAC evaluates the value of land and other components of compensation with the assistance of various Government Departments. The value of land is the price prevailing on the date of publication of notification under Section 4. Further, according to the 1983 Rules while calculating the estimated price of land, the classification of land, its distance from the road, yearly average sale price of similar kind of land, value of similar kind of land in updated valuation tables and prevailing market rates as proposed by the field staff are also taken into account by the DPAC. After examining all said parameters the DPAC estimates land prices for acquisition of land in public interest and Deputy Commissioner communicates these rates to the EA for depositing estimated land cost in treasury at disposal of Land Acquisition Collector and

also submits for Commissioners' review and approval. The Commissioner examines DPAC recommended land rates and forwards these to the BOR on prescribed proforma in compliance to the instructions issued by the BOR for its ultimate approval.

135. Once the DPAC recommended land cost is deposited in the treasury by EA the LAC, through Deputy Commissioner, submits the draft notification under Section 5 with all relevant record (including details about land subject to acquisition and a certificate confirming that the EA has deposited the land cost in the treasury as well as the land acquisition through negotiation is not possible) to the Commissioner for his review and issuance of notification and its publication in official gazette. After review, the Commissioner notify the land under Section-5 which is a formal intent about acquisition of land for public interest. After publication of Section 5 the objection under section 5-A are recorded and addressed by the LAC and case is further processed for subsequent notification under section-6 by Commissioner.

136. Once the notification under Section 6 is issued by the Commissioner submits the DPAC recommended land cost to the BOR for its review and approval on prescribed proforma¹⁴. After communication of BOR approval of DPAC recommended land rates the LAC, after issuing notices under Section-9 to the AFs for submission of their claims and objections (if any) and holding inquiry on a stipulated date and time announces land award under section 11 publically.

137. As a matter of practice the DPAC only recommends the rates of land in each revenue estate, while the rates for other assets including trees, crops and buildings/structures are got assessed through the respective government departments in close liaison with EA by the LAC on replacement cost basis before announcement of award under section-11. During inquiry under Section-11 the AFs are informed about the compensation rates for all lost assets including land and their claims and objections about compensation rates, apportionment of compensation and any other objections raised by the interested persons are heard and responded by the LAC before announcement of award. The LAC also informs about the grievance redress mechanism available to AFs under LAA 1894 in case of disagreement on award.

6.7.1 Land Acquisition Process for Wagah and achievement of main mile stones

138. The process of land acquisition for the Project was initiated based on preliminary basic design. The endeavours are in process to acquire land through negotiated settlement on land compensation rates with the affected land owners as required under rule 11 of the Punjab Land Acquisition Rule 1983 notified under LAA 1894 and ADB's SPS provisions. A land acquisition and resettlement committee is notified to for negotiation with the affected land owners for acquisition of land on consensus rate. In case of acquisition through private negotiation, a sale deed on consensus rate will be signed between the land owners and the PIU (NLC). After payment of compensation, the land will be mutated in name of NLC by the land revenue authorities. However, in case the negotiated acquisition is un-successful, the process will strictly follow the prescribed course of law as discussed in above section. The review of land acquisition process reflect that the land located in wagah revenue estate is notified under section 4 of LAA and DPAC has assessed the estimated cost for said land while in case of land falling in Bhanu revenue estate, the identified land is yet to be notified under Section 4 of LAA 1894. The status of land acquisition process with expected timelines for publication of

¹⁴ Circular no. 1819-2008/1020-S.IV dated 25-11-2008 "Guidelines for District Price Assessment Committee (DPAC)". The Performa contains seven columns i.e., composition/classification of land being acquired; location of land and its surroundings including distance from main road; rate of valuation of the same land notified in the valuation table(in case of urban land); average sale price of similar land in the locality during preceding year when notification under Section 4 of the Act was issued; exact basis/rationale/grounds on which cost of land is estimated; whether parameters laid down under Section 23 and Section 24 of the Act and law interpreted by the Superior Courts was observed and ; estimated cost of Land approved by DPAC.

notification under various sections of LAA-1894, approval of DPAC assessed land cost by BOR and announcement of land awards is summarized in table Below:

Table: 6.6: Detail of Notification and DPAC

S. #	Mile stone under LAA 1894	Timeline
1	Land subject to acquisition in Wagah and Bhanu Chak notified under LAA 1894.	15-May-15
2	DPAC assessed estimated land cost for Wagha and Bhanu revenue estates available.	15-Jun-15
3	Land subject to acquisition notified under Section-5 Notified and published in official gazette.	15-Jul-05
3	Hearing proceeding to address objections under section 5-A completed and objections responded.	15-Sep-15
4	Acquired land notified under Section 6 and published in official gazette.	30-Sep-15
5	BOR approves DPAC assessed land compensation rates.	15-Oct-15
6	Notices under Section 9 & 10 delivered.	30-Oct-15
7	Land awards announced.	15-Nov-15

SECTION 7

ENTITLEMENTS, ASSISTANCE AND BENEFITS

7.1 GENERAL

139. 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

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

- All land owning APs losing land or non-land assets, i.e., crops and trees whether covered by legal title or legalizable traditional land rights;
- APs losing the use of 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

141. 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. Under law the cutoff date for land titled affected households is as of Section-4 which is 28-02-2014. However for preparation of LARP socioeconomic baseline and full census impacts linked with DPs was completed on 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.

7.4 COMPENSATION ENTITLEMENTS

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

143. Entitlement provisions for APs losing land, structures, assets, income; and entitled for rehabilitation subsidies, will include land losses, residential and commercial structures losses, crops and trees losses, a relocation subsidy, and a business losses 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. The land and land based assets including structures and trees will be compensated at full replacement costs while the compensation for the standing crops (perennial and seasonal) will be provided on average harvest yield/unit cropped area on current market rates announced by the government. In addition relocation assistance and transitional/income restoration support based on the social impact assessment will apply. The land based assets including structures and trees will be compensated at full replacement costs while the compensation for the standing crops (perennial and seasonal) will be provided on average harvest yield /unit area on current market rates announced by 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. The compensation entitlements according to the extent of impacts are defined as follows.

7.4.1 Land (Agricultural, residential/commercial) Loss entitlements

A. Agricultural Land (Titled Land Owners)

144. Agricultural Land losses of titleholders will be compensated at full replacement cost in cash, on compensation rates either agreed through negotiated settlement or compensation rates for each land type (agricultural, residential/commercial) assessed by DPAC under law as approved by BOR in case negotiated acquisition is unsuccessful plus a 15% compulsory land acquisition surcharge and free of taxes, registration, and transfer costs. In case the compensation is determined under law, the land compensation differential between compensation awarded under law and replacement cost will be reviewed by LARCC following methodology discussed in section 6.6.2 to establish fair market value/replacement value of acquired land. If the replacement value is more than the compensation provided under law, the difference is to be paid by the project in the form of assistance over and above the land cost provided under law. The BOR compensation will be paid as per provisions of LAA 1894 by the land acquisition collector while the additional compensation / assistance will be paid by the project authorities.

145. In case of agricultural land following compensation entitlements will be applied to compensate titled land owners on full replacement cost due to loss of land and land based assets crops and trees:

- **Land Losses:** The compensation for land and other assets as agreed through private negotiation between LARCC and Land / Asset owners or compensation assessed under law by DPAC and approved by BOR plus 15% compulsory land acquisition surcharge under law in case the negotiated land acquisition is unsuccessful .
- **Crop Losses:** Compensation for crop losses calculated on market rate of average harvest yield of grown crops at the time of announcement of award or taking possession of land.
- **Tree Losses:** Tree compensation at replacement cost as below:

- a. Fruit Trees, compensated at yearly production value calculated as gross market value of 1 year income for the number of years needed to grow a new tree with the productive potential of the lost tree
- b. Non-fruit Tree compensated on market value calculated on wood volume basis.
- **Transitional Support and Restoration Cost:** One time additional crop compensation calculated on net harvest income of traditionally grown crops during kharif or Rabi Season as transitional and restoration support whichever is applicable at time of taking possession.

Agricultural land Lease holders (if any)

146. During census of impacts and affected persons no lease holders on privately owned agricultural land were identified. However, to compensate the leases holders with or without formal agreement (if any) is identified during detailed design stage following entitlement provisions will apply.

- Land Lease termination support equaling the lease agreement rate for remaining period and maximum up to three years if applicable.
- Compensation for crop losses calculated on market rate of average harvest yield of grown crops at the time of announcement of award or taking possession of land.
- Transitional and restoration support: One time additional crop compensation calculated on harvest income of traditionally grown crops ensuing kharif or Rabi Season whichever is applicable whichever is applicable at time of taking possession..

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

147. During census of impacts and affected persons residential or commercial land types were not encountered. However, for compensation of unanticipated impacts if any on such land types if identified at later stage or during detailed design stage it will be compensated as agreed through private negotiation between LARCC and Land / Asset owners or compensation assessed under law by DPAC and approved by BOR plus 15% compulsory land acquisition surcharge under law in case the negotiated land acquisition is unsuccessful. The compensation for land will be entitled to the legally titled land owners only while the informal settlers or the squatters will not be entitled for the land compensation.

7.4.2 Residential Structure Loss for titled land owner (if any)

148. To minimize the impacts on residential structures and subsequent displacement, acquisition of land through the built-up area is avoided and during detailed design phase the adjustments will be made in the preliminary design to fit all project works in the acquired agricultural land. Accordingly, during census of impacts and affected persons residential or commercial land types were not included in LARP scope. However, for compensation of unanticipated impacts (if any) on residential structures following compensation entitlements will apply.

- Compensation of structure on full replacement cost calculated on prevailing market rates to construct new structure of same type and dimensions at resettlement location or in case the structure is partially affected and can be restored to its use on the remaining space of the affected house, full compensation for the total affected covered area of the house at replacement cost basis.
- Salvage material will be the property of affected person and no salvage cost will be deducted.

- One time Transportation/ Shifting Allowance @ Rs. 25,000.0 on lump sum basis to cover transportation cost and shifting of the salvage material and belongings to the relocation site. These rates are based on the discussions during public consultation with the affected in the project area.
- Livelihood Allowance equal to 03 months of minimum wage declared by the government to cover livelihood loss during construction of house.
- Compensation for shifting of utilities (electricity, water supplies and telephone) if applicable.

7.4.3 Commercial Structure Loss (title holders or informal settlers/squatters if any)

149. During census only one commercial structure (cattle yard) constructed on agricultural land owned by one affected house hold falling in titled land holder category was identified. To compensate loss of commercial structure following compensation entitlement provisions under LARP will apply.

- Full compensation for the total covered area of the affected structure according to its construction type at replacement cost basis.
- Salvage material will be the property of affected person and no salvage cost will be deducted.
- One time Transportation/ Shifting Allowance @ Rs. 25,000.0 on lump sum basis. These rates are based on the discussions during public consultation with the affectees in the project area.
- Compensation for shifting of utilities (electricity, water supplies and telephone) if applicable.
- Transition allowance for 03 months equivalent to minimum wage announced by the government.

7.4.4 Squatters/encroachers

150. During census only one commercial structure (small hotel / tea shop) of an affected house hold falling in informal settler/squatters category was identified. The squatters / encroachers are not entitled for compensation against loss of land. They are entitled only for the following compensation.

- Provide compensation for lost structure on full replacement cost and replacement place¹⁵ in service area within new facilities for continuing his business. So the economic losses identified are temporary and transitory in nature and being reversible is termed as insignificant
- Relocation cost to cover transportation cost and shifting of the salvage material and belongings to the relocation site.

7.4.5 Income Restoration and Rehabilitation Assistance for Loss income.

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

(a) Loss of Source of Income: All APs including in business category whose livelihoods are affected will be supported for their income losses for a period of 06 months or 03 months in

¹⁵ 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.

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 announced by the government
- 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 be compensated for lost income due loss of livelihood source for a period of 03 months based on government announced minimum wage rate.

(b) Assistance to vulnerable: The households identified vulnerable during social assessment 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.

(c) Project-related Employment: (for unskilled and semi-skilled tasks during construction): the vulnerable groups in particular and the affected households losing land in general, 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.

7.4.6 Relocation Assistance

152. All APs facing loss of structures 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.
- +Rs. 100,000/= for getting electricity connection at new premises.

7.4.7 Entitlement Matrix

153. 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
Agricultural land, including cultivable land and	All land losses irrespective of impact severity	Owner (Legal / legalizable)	<ul style="list-style-type: none"> • Cash compensation at full replacement cost (RC¹⁶) either through negotiated settlement; or

¹⁶ Refer to IR safeguards as in SR2 para 10 of SPS 2009

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
uncultivable wasteland			<ul style="list-style-type: none"> The market rate calculated under LAA/BOR market rate + 15% compulsory acquisition surcharge if the acquisition through private negotiation is unsuccessful.
		Tenants / leaseholders/sharecropper	<ul style="list-style-type: none"> For tenants/lease termination support for the remaining period as per tenancy/lease arrangement and maximum up to three years. Cash compensation equal to market value of lost harvest to be shared with landowner based on the sharecropping contract.
Residential/commercial land		Owner (legal/legalizable)	<ul style="list-style-type: none"> Cash compensation at full replacement cost (RC¹⁷) either through negotiated settlement; or The market rate calculated under LAA/BOR market rate + 15% compulsory acquisition surcharge if the acquisition through private negotiation is unsuccessful.
Residential and commercial structures		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. Informal settlers will be provided replacement commercial structures in the service area designated in border crossing point. One time transportation cost to cover shifting charges. Rental assistance for a period of six months for residential structure owners.

¹⁷ Refer to IR safeguards as in SR2 para 10 of SPS 2009

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
		Impacted Employees due to lost commercial structures (if any)	<ul style="list-style-type: none"> Rs. 100,000/= for getting electricity connection at new premises. The employees (if any) will be compensated for lost income or will be provided project based employment on preferential bases.
Cattle yards/ farm deras		Owner 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. One time transportation cost @ Rs.25,000 (lump sum) to cover shifting charges.
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
	Agricultural land	AFs facing loss of crops	<ul style="list-style-type: none"> One time additional crop compensation calculated on net harvest income of traditionally grown crops during kharif or Rabi Season as transitional and restoration support at time of taking possession.
Crops	Affected crops area	Cultivator of crops (landowners / leaseholders)	<ul style="list-style-type: none"> Compensation for crop losses calculated on market rate of average harvest yield of grown crops at the time of announcement of award or taking possession of land.
Trees	All affected	Owners	<ul style="list-style-type: none"> Fruit Trees: compensated

Type of Loss	Application	Definition of AFs/APs	Compensation Entitlements
	trees		<p>at yearly production value calculated as gross market value of 1 year income for the number of years needed to grow a new tree with the productive potential of the lost tree.</p> <ul style="list-style-type: none"> • Non-fruit trees: The compensation is to reflect the market value of tree's wood content, based on the girth of trunk at current market rates as provided by the Forest Department.
Transportation / Relocation Assistance		APs to be relocated- Structure owners (titled/encroachers/squatters) of residential/commercial / business structures and business operators.	<ul style="list-style-type: none"> • One time paid in lump sum, an amount of Rs. 25,000/- in case of household structures owner (titled/encroachers /squatters) as well as business operator if different than structure owner, as transport allowance to shift the materials of affected structures.
Vulnerable DP livelihood support APs		All APs/ APs 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.

SECTION 8

RELOCATION, REHABILITATION AND INCOME RESTORATION

8.1 GENERAL

154. 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

155. The impact of land acquisition, in terms of physical / economic displacement will be limited to the dislocation of only two (02) structures located on the acquired land including 01 road side hotel/tea shop and 01 cattle farm yard. The relocation/shifting options were discussed in detail with the owner of the affected structures during consultation process. One owner of these structures is also affected under land owner category and he confirmed availability of land to reconstruct his structure in leftover land in his name. The other structure owner is encroacher on government land (abandoned ROW of irrigation canal). The structure owner will be provided replacement shop in service area on secure tenure basis to relocate his business. 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 owner of cattle yard will be given 03 month advance notice for vacation of affected structure at the time of payment of compensation amount.

8.3 REHABILITATION OF AFS/ APs

156. Entitlement provisions for the APs / APs losing land, structures; and income losses and rehabilitation subsidies include provisions for land losses, house and buildings losses, Tube wells losses, trees losses, a relocation subsidy, and a business losses allowance based on their average income as per census survey and / or lump sums. Each category of affectees is described in more detail as follows:

157. There are 29 land owners households with 107 entitled for land compensation as per their share in house hold owned land acquired for proposed IBSP at Wagha Border. The land owners are entitled to cash compensation for the loss of their land, acquired by the government. The land acquisition will be on replacement cost as per provisions of SPS 2009 and LAA, 1894. The EA will ensure that the land compensation to replacement value is agreed through negotiated settlement and in case, negotiated settlement is unsuccessful, following normal land acquisition process under Law. However, if the land acquisition process under law is followed and the land compensation is calculated/determined under law, than the EA will ensure that land compensation is paid on replacement cost bases as per provisions under LAA 1894 and ADB policy requirements.

158. As per socio-economic survey the land holding is very small and is hardly good enough for subsistence farming. As per survey findings about 72% affected families own land below one acre. The acquired land of each affected household is individually owned by affected persons to the extent of land parcel in their name as per land record. Physically, the land is not divided and possessed by the affected persons individually but it is possessed as joint resource/property by each affected household and, is being cultivated as such by the household. Due to limited land availability and very small farm sizes all affected households have adopted multiple income sources/profession other than agriculture. The main crops grown in the acquired land include basic food staple crops including wheat and rice in Rabi (summer crop) and Kharif (winter crop) with seasonal fodder crops. The analysis reflected that the crops grown are basically for household consumption with limited economic value to supplement household income. Accordingly economic dependence on the agriculture land is very limited. However, to compensate the losses of landowner families one year crop compensation based on one standard crop at gross income and second crop at net income is provided as transitional support as per entitlement provisions. Other land based assets including trees which are compensated at replacement cost basis to enable the landowners to re-establish such assets.

8.4 APs INCOME RESTORATION

159. The project envisages the construction of facilities by acquiring minimum required area avoiding 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. Due to limited business potential near security sensitive border location, the commercial / business structures are non-existent and the major source of livelihood for locals and affected population are the import and export processing areas in existing border crossing trade terminal. The implementation of construction works for new import and export processing areas are planned to be carried out in such a way that the operation of existing terminal are not hampered and the major livelihood source of the locals and affected population is intact. However, due to acquisition of land two affected households falling in business and two in employee category are compensated for loss of income/livelihood as per income restoration provisions already defined in the entitlements matrix. All livelihood and income restoration activities will be implemented as given in the entitlement matrix. The following constitutes the income restoration strategy for this project for APs who suffer livelihood losses.

8.4.1 Income Loss/Livelihood Allowance

160. The project has limited impact on income from land holdings which are compensated and taken care off in entitlement provisions. However, 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 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.

8.4.2 Transitional Support Allowance

161. Due to project execution the AFs in business owner category may lose their business on permanent or temporary basis. 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.

Such identified AFs are only two in number one facing permanent business loss and other temporary loss due to loss of their structure/shops.

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

162. 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.

163. (for unskilled and semi-skilled tasks during operation of the improved BCP): Besides above, the trade through Wagah Border crossing point is limited to transshipment of the freight carried by the Indian Trucks to Wagah trade terminal as the movement of Indian freight truck beyond trade terminal is not allowed. Hence, the terminal with its current operational potential is providing work opportunity for skilled and unskilled labor which is confirmed by the local population during census survey.

164. With new facilities and increased trade between Pakistan and India, transshipment business at the Wagah will increase manifold and will require additional human resource. Hence in services sector more job opportunities for both unskilled and semi-skilled workers will be generated. Besides, due to peculiar security sensitivity along border locations and perceived social conflicts between locals and out sided work force, the locals are preferred. With this potential, improved trade terminal is likely to accommodate most of the unskilled and semi-skilled workforce of the affected villages. Keeping in view this potential the EA has decided to prefer the affected population and the vulnerable for work opportunities at the project site.

165. 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.

SECTION 9

RESETTLEMENT BUDGET

9.1 GENERAL

166. 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 respective revenue estates: Wahga & Bhano Chak. For this reason, concerned government departments building, forest, revenue and agriculture 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

167. 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)

168. Compensation costs (CC) includes the cost of land and commercial structure, wood and fruit trees, crops, transitional period assistance and shifting charges for the affectees falling within the ROW.

169. 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. Quantities and costs have been developed in consultation with the relevant department.

9.2.2 Land Acquisition Costs

170. According to the valuation done by the DPAC, the Compensation calculated under law (LAA/BOR) for land is PKR. 2.5 Million Per Acre plus 15% CALS. The overall estimated cost of land to be acquired is **Rs. 186.4 million** for all the affected villages. Unit rates recommended by District Price Assessment Committees are subject to review and approval by the BOR before announcement of land compensation awards by the LAC accordingly.

Table 9.1 - Summary of Affected Land and Costs

Affected Area	Compensation				
	Land ^(a) (Acre)	Unit Rate ^(b) (PKR)	Cost ^(axb) (PKR)	CAC@15% (axbx0.15) (PKR)	Total (PKR)
Mauza Bhano Chak	14.20	2,500,000	35,500,000	5,325,000	40,825,000
Mauza Wagha	50.62	2,500,000	126,550,000	18,982,500	145,532,500
Total	64.82	2,500,000	162,050,000	24,307,500	186,357,500 186.4 Million

9.2.3 Cost of Affected Structures

171. While during construction of project, total 02 structures including 01 cattle farm yard and 01 small tea shop will be affected. Depending on type of construction the estimated compensation cost on replacement value is worked out as **Rs. 5,140,800 (5.1408 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.

Table 9.2 – Summary of Affected Structure Costs

Structure Type	Affected Area	Unit Cost (PKR/sq.ft)	Cost (PKR)
c) Tea-shop	1 Marla (272 sq. ft)	900	244,800
d) Cattle farm yard	20 Marla (5,440 sq.ft)	900	4,896,000
Total	21 Marla (5,712 sq.ft)	900	5,140,800

9.2.4 Tree Losses

172. Total 64.8 acres of agriculture land will be acquired for the construction of project. There are 158 wood trees and 02 fruit trees. Table 9.3 shows the number and cost of affected non-fruit and fruit trees. The total cost is worked out to be **Rs. 0.9055 million**. Cost for fruit trees is compiled on the basis of rate provided by an experienced agricultural economist. While non-fruit trees are valued on the girth of trunk at current market rates. The compensation will be paid to the owner of land in which tree is located.

Table 9.3 - Summary of Affected Non Fruit & Fruit Trees

Sr. No	Type	No.	Total Cost (PKR)
1	Non-Fruit (wood) Trees	158	885,500
2	Fruit Trees	02	20,000
Total		160	905,500

9.2.5 Crops Compensation

173. Crop compensation is provided to make compensation for the affected cropped area on the basis of one year crop loss (for two crops) at different rates according to the prime cropping pattern of the area. A sum of **Rs.4.255794 million** is being provided to make compensation for 01 year crop loss on rotation basis. Prevailing crops.

Table 9.4 - Summary of Crop Compensation for Affected Persons

Sr. No	Cropping Season	Crop Type	Affected Cropped Area (Acres)	Unit Cost (PKR/Acre)	Total Cost (Rs.)
1	Rabi	Wheat	64.82	41,600	2,696,512
2	Kharif	Rice	64.82	24,063	1,559,282
Total					4,255,794
Note:					
a. For compensation purpose only food staple crop which is wheat (rabi) and rice (kharif) are taken as standard for crop compensation purposes.					
b. The first crop shall be compensated on actual basis at the time of taking possession while second crop will be compensated as transitional support.					
c. The rate are based on notifications 2013-14 and 2014-15 by DIRECTORATE OF AGRICULTURE, CROP REPORTING SERVICE, PUNJAB					

9.2.6 Business/Transition Allowance

174. The affected families by commercial structures will be entitled for cash compensation of their businesses losses during the period of interruption. The owner of small tea-shop and cattle farm yard will be entitled for the business loss for the transition period of 3 months. The total amount of cash compensation for **Rs.66,000 (0.066 Million)** is estimated under this head.

9.2.7 Lost Income Allowance

175. According to the census survey, 02 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. The total amount of cash compensation for **Rs. 66,000 (0.066 Million)** is estimated under this head.

9.2.8 Transportation/Shifting Allowance

176. The APs by commercial enterprises 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 for business operators will be paid. Therefore, provision has been made for transportation allowance and estimated to be **Rs. 50,000 (0.05 Million)**.

9.2.9 Electricity Allowance

177. The APs by commercial enterprises will need electricity connection at their new place of shifting. Therefore, provision has been made for new electricity connection as allowance for all these APs. The electricity charges will be estimated **Rs. 200,000 (0.2 Million)** proposed to be paid.

9.2.10 Vulnerable People Allowance

178. As per census, the affected household identified as vulnerable are 06 that include 04 households with disabled members and 02 households falling in employee category with their income below OPL. They 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.198,000 (0.198Million)**.

9.2.11 Monitoring and Evaluation

179. Monitoring and evaluation of the LARP implementation process is required for fair compensation. A sum of **Rs 9.79554 million** is provided in the budget @ 5% of total cost.

9.2.12 Administration Cost

180. Administration cost for the implementation of LARP is also required and provided in the budget amounting **Rs. 1.959108 million** @ 1% of the total cost. The cost will be incurred to meet expanses (if any) required for logistic and administrative arrangements during implementation of LARP provisions.

9.2.13 Contingencies

181. Contingencies cost @ 50% has been added to cover various unforeseen/ contingencies expenditure for LARP implementation and inflation which amounts to **Rs. 103.832724 million**.

9.2.14 Taxes

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

9.3 SOURCE OF FUNDING AND MANAGEMENT

183. As per LARP entitlements, the compensation package include, compensation cost on replacement cost basis for impacted asset (land, structures trees and crops), 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 Wagha LARP will be placed in the project account opened at PIU level at Wagah for disbursement of compensation by the PIU head.

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. However, in case negotiated land acquisition is unsuccessful, the BOR assessed land cost will be deposited in treasury as and when required so for completion of land acquisition process under LAA provisions while the compensation costs other than land costs not covered under LAA provisions i.e. compensation costs for resettlement, rehabilitation and income restoration will be directly delivered by the PIU.

9.4 LARP IMPLIMENTATION BUDGET ESTIMATES

184. The summary of total estimated funds for compensation costs, rehabilitation, and mitigation cost amounting to **313.6109545 Million** is given in **Table 9.5**. With these financial provisions, satisfaction of the project affectees is ensured and the grievances would be minimized.

Table 9.5 SUMMARY OF BUDGET¹⁸

S. #	Description of Item	No./Area	No. of Entitled Persons	Unit Cost in PKR ¹⁹	Cost (PKR.)
A	Land Acquisition Cost	64.8 acres	107	2,875,000	186,357,500
B	Cost of Affected Structures	02	02	900/sq.ft	5,140,800
C	Tree Losses	160	107	Refer Table 6.4	905,500
D	Crops Compensation	64.8 acres	107	Refer Table 9.4	4,255,794
E	Business/Transition Allowance	02	02	11,000	66,000
F	Lost Income Allowance	02	02	11,000	66,000
G	Transportation/Shifting Allowance	02	02	25,000	50,000

¹⁸ The Costs indicated in table are tentative which are subject to update in the Final LARP in line with updated impacts inventory and consensus based decision on land acquisition costs and land awards announced.

¹⁹ Unit rate for land cost includes the DPAC assessed land cost + 15% Compulsory land acquisition surcharge applicable under LAA 1894.

S. #	Description of Item	No./Area	No. of Entitled Persons	Unit Cost in PKR ¹⁹	Cost (PKR.)
H	Electricity Allowance	02	02	100,000	200,000
I	Vulnerable People Allowance	06	06	11,000	198,000
J				SUB-TOTAL	197,239,594
K				Monitoring and Evaluation @ 5% of SUB-TOTAL	9,861,979.7
L				Administration Cost @ 1% of SUB-TOTAL	1,972,395.94
M				TOTAL (J + K + L)	209,073,970
N				Contingencies @ 50% of TOTAL *	104,536,984.8
O				GRAND TOTAL (M + N)	313,610,954 (313.6109545 Million)
	* The contingencies will cover unanticipated impacts if any.				

SECTION – 10

INSTITUTIONAL ARRANGEMENTS

10.1 FEDERAL BOARD OF REVENUE (FBR)

185. 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.

186. As EA FBR is overall responsible of project implementation including acquisition of land and other assets complaint 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. 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 sections below.

10.2 PROJECT MANAGEMENT AND IMPLEMENTATION UNITS.

187. 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 PD 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.

188. 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.

189. As the PMU at FBR will be over all responsible for the delivery on safeguards management, hence at PMU level in FBR an Environmental and Social Safeguards Management Cell (ESC) from the 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 Wagah Sub PMU | Member. |
| ▪ Social Safeguards Management Specialist PMU | Member |
| ▪ Environmental Management Specialist PMU | Member |

190. 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.

191. At Wagah Border Crossing Point site the 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 Wagha. 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 and 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.

192. LARU shall comprise the following:

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

193. 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.

194. 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/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 Wagah | Convener |
| ii) Manger NLC (PIU)/Deputy Collector (Custom) Wagah | 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 |

195. 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

196. 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 throughout project implementation. The APC will act as coordination node between the project executing authorities and the affected persons 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

197. In coordination with the sub PMU at Wagah BCP, the overall responsibility for day to day implementation is with NLC as PIU, so to augment capacity of the sub PMU and 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/PIU at Wagah to facilitate Land Acquisition and Resettlement Team to handle and manage safeguards fully consistent with ADB's requirements.

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

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

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

A) Updating of Draft LARP as Implementation Ready Final LARP

201. 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

202. 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 PMU and ADB for review, concurrence and uploading on ADB and FBR websites.

C) Grievance Redress

203. 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

204. 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)

205. 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)

206. At PIU level a Land Acquisition and Resettlement Coordination Committee will be constituted consisting of Additional Collector (Custom) Wagah, Director Land NLC, Senior Manager NLC/Deputy Collector (Custom) Wagah Terminal. The Assistant Commissioner Shalimar Town Lahore 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 sub NLC/PIU in acquisition of land through negotiated settlement on land compensation rates, and implement LARP provisions.

207. The LARCC will review: i) the estimated compensation cost assessed by the DPAC for affected land/assets; ii) prevailing market values of similar kind of land in affected revenue estates; and iii) current market values of similar land types in other revenue estates located in the periphery of border line in Lahore District; iv) based on review, the fair market value/replacement value of the land/acquired assets will be established by LARCC; and accordingly the LARCC will negotiate with affected land owners, the unit compensation rates fully reflective of replacement value.

SECTION 11

IMPLEMENTATION SCHEDULE

11.1 INTRODUCTION

208. Implementation of LARP consists of compensation to be paid to the DPs for affected land, structures and rehabilitation and resettlement activities. 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

209. 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 and ensure the all impacts are linked to the affected persons to a certain degree of precision. However, the list of land affected persons could only be made final when the acquaintance role for payment of compensation is finalized before announcement of land award by the Land acquisition collector.

210. 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

211. The draft LARP is prepared on the basis of preliminary design however it will be updated and finalized when land acquisition process under Law or detailed design is completed. In Wagah the land acquisition process is at early stage (only land is notified under section-4) and it could take minimum 6 months to complete land acquisition process under Law. Hence, the final LARP budget and list of compensation entitled persons under law could be finalized when the land awards are announced. Thus the draft LARP will require updating when the awards are announced and design is finalized.

212. 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 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

213. 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.

214. 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

215. 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 Prepraton, review and disclosure of Draft RP									
Prepraton of Draft RP	=====								
Review of and approval of draft RP by ADB		=====							
Disclosure of Draft RP			=====						
Redressal of Grievances		◆	=====						▶
Consultation and information dissemination		◆	=====						▶
Phase 2: Updating of draft RP as final LARRP and ADB, s Approval									
Establishment of PMU in FBR and PIU at Wagha with LARU and GRC notified and functional at PIU level.		=====							
Hiring and mobilization of Design and Supervisions Consultants and Project management Consultnats to assist PMU and PIU to implement the project.		=====							
Finalization of detailed Design.				=====					
Land Acquistion process under LAA provisions completed and Land awards announced by LAC.	=====								
Updating of LARP impact inventory 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					=====				
Issuance 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.							◆=====▶		

SECTION 12

MONITORING AND REPORTING

12.1 NEED FOR MONITORING AND REPORTING

216. 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, early identification of hurdles to targeted delivery and, most importantly timely resolution of problems faced by the DPs. The monitoring mechanism LARP of Wagha 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.

217. 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

218. One of the main roles of Sub PMU at 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 Wagha 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.

219. 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.

220. 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

221. 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.

222. 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.

223. 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

224. A computerized user-friendly resettlement database is part of the LARP for Wagha 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

225. 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

226. 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

227. All monitoring reports will be translated and disclosed as per ADB's SPS 2009 and Communications policy requirements, i.e by posting at ADB website as well as to affected persons by placing its copies at an accessible place.

DP's Database - WAHGA

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

S#	WAGH A BCP		DP's Demographic and Socio-economic profile				DP's Land Holding and Occupied Land in each category			Loss of Trees						Impacted Structures owned/occupied by the DP																
	BCP Site		DP's Names and Status	Land Owned/Occupied by the DP			DP's Land Facing Impacts		Total Arable Land Owned/ Occupied by 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		Name of Mouza / Settlement	Landholding ID (No. of Affected HH)	DP ID No	Total Land Occupied by DP				Total Land Acquired/claimed (ROW)			Type of fruit Trees	Fruit Trees			Type of Trees	Non-Fruit Trees			Kacha	Pacca	Semi-Pacca	RCC	Open Area / Open Yard	Built / Covered Area	Open Area / Open Yard	Built / Covered Area	Total Area		
							K	M			Total Acres	K	M		Total Acres	In Acres			Acre	below 5 years age (Immature)	5 - 10 year aged (Maturing)										Above 10 years (Mature)	Below 24" Girth
	DP's Name with Parentage/Spouse																															
1	TT	-	Bhano Chack	1.1	ABDUL HAMEED S/O MOHIR KHAN	4	1	0.51	2	11	0.32	0.32	0	-	-	-	-	Acacia (Keekar)	18	14	10	Residential	-	-	-	-	-	-	0	-	-	0
						-	-	-	-	-	0.00			-	-	-	-	Eucalyptus) Safeda	8	2	0	Commercial	-	-	-	-	-	-	0	-	-	0
						-	20	-	-	0	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-
2	TT	-	Bhano Chack	1.2	ABDUL REHMAN S/O MOHIR KHAN	0	19	0.12	0	1	0.01	0.01	0	-	-	-	-	-	-	-	-	Residential	-	-	-	-	-	-	0	-	-	0
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0
3	TT	-	Bhano Chack	1.3	ABDUL MAJEED S/O MEER KHAN	5	11	0.69	5	11	0.69	0.69	0.69	-	-	-	-	Sheesham (Tali)	2	0	0	Residential	-	-	-	-	-	-	0	-	-	0
						-	-	-	-	-	0.00			-	-	-	-	Acacia (Keekar)	2	0	0	Commercial	-	-	-	-	-	-	0	-	-	0
						-	12	-	-	0	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0
4	TT	-	Bhano Chack	1.4	MS ZAITOON D/O MOHIR KHAN	1	18	0.24	1	18	0.24	0.24	0	-	-	-	-	-	-	-	Residential	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	

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

S#	WAGH A BCP		DP's Demographic and Socio-economic profile				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	DP's Names and Status	Land Owned/Occupied by the DP			Total Arable Land Owned/ Occupied by 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					Total Land Occupied by DP	Total Land Acquired/claimed (ROW)				Type of fruit Trees	Fruit Trees			Type of Trees	Non-Fruit Trees			Kacha	Pacca	Semi-Pacca	RCC	Open Area / Open Yard	Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area				
								K	M				Total Acres	K	M		Total Acres		below 5 years age (Immature)											5 - 10 year aged (Maturing)	Above 10 years (Mature)	Below 24" Girth	24"- 50" Girth
							DP's Name with Parentage/Spouse	K	M			Total Acres	In Acres	Acre	Number of trees with age group	Number of trees	Number of trees		Number of trees with Girth Size	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area			
22	TT	-	Bhano Chack	9.3	NAVEED BUTT S/O AHMED HUSSAIN	0	10	0.06	0	10	0.06	0.06	0	-	-	-	-	-	-	-	-	-	-	0	-	-	0						
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
23	TT	-	Bhano Chack	9.4	KHURSHEED BUTT S/O AHMED HUSSAIN	0	10	0.06	0	10	0.06	0.06	0	-	-	-	-	-	-	-	-	-	-	0	-	-	0						
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
24	TT	-	Bhano Chack	9.5	SAQIB BUTT S/O AHMED HUSSAIN	0	10	0.06	0	10	0.06	0.06	0	-	-	-	-	-	-	-	-	-	-	0	-	-	0						
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0	
25	TT	-	Wahga	10	10.1	ROSHAN KHAN S/O UMRAO KHAN	48	11	6.07	8	0	1.00	1.00	0	Blackberry (Jaman)	0	1	0	Peepal	0	0	1	Residential	-	-	-	-	-	-	0	-	-	0
							-	-	-	-	-	0.00			-	-	-	-	-	-	-	Berry (Baer)	0	1	0	Balkin	0	5	0	Commercial	-	-	-

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

S#	WAGH A BCP		DP's Demographic and Socio-economic profile				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.	DP's Names and Status	Land Owned/Occupied by the DP			Total Arable Land Owned/ Occupied by 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					Total Land Occupied by DP					Total Land Acquired/claimed (ROW)			Type of fruit Trees	Fruit Trees			Type of Trees	Non-Fruit Trees			Kacha	Pacca	Semi-Pacca	RCC	Open Area / Open Yard	Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area	
							K	M	Total Acres			K	M	Total Acres		In Acres	Acres			below 5 years age (Immature)	5 - 10 year aged (Maturing)	Above 10 years (Mature)											Below 24" Girth
							DP's Name with Parentage/Spouse																										
						-	22	-	-	0	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
26	TT	-	Wahga	11	11.1	M.SHARIF S/O EIDU KHAN	8	0	1.00	8	0	1.00	1.00	1.00	-	-	-	-	-	-	-	-	0	-	-	0							
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
						-	4	-	-	0	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
27	TT	-	Wahga	12	12.1	MOHAMMAD UMER S/O ABDUL KHAN	16	0	2.00	16	0	2.00	2.00	2.00	-	-	-	-	-	-	-	-	0	-	-	0							
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
						-	10	-	-	0	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
28	TT	-	Wahga	12	12.2	NISAR AHMAD S/O ABDUL KHAN	24	0	3.00	16	0	2.00	2.00	2.00	-	-	-	-	-	-	-	-	0	-	-	0							
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
						-	10	-	-	0	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
						-	-	-	-	-	0.00			-	-	-	-	-	-	-	-	-	0	-	-	0							
29	TT	-	Wahga	12	12.3	MOHAMMAD FAROOQ	16	0	2.00	16	0	2.00	2.00	2.00	-	-	-	-	-	-	-	-	0	-	-	0							

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

S#	WAGH A BCP		DP's Demographic and Socio-economic profile			DP's Land Holding and Occupied Land in each category					Loss of Trees						Impacted Structures owned/occupied by the DP														
	BCP Site		DP's Names and Status	Land Owned/Occupied by the DP			DP's Land Facing Impacts			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	Total Land Occupied by DP			Total Land Acquired/claimed (ROW)			Total Arable Land Owned/ Occupied by DP	Total Crop Damage Area	Type of fruit Trees	Fruit Trees			Type of Trees	Non-Fruit Trees			Kacha	Pacca	Semi-Pacca	RCC	Open Area / Open Yard	Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area	
					K	M	Total Acres	K	M	Total Acres				In Acres	Acres			below 5 years age (Immature)	5 - 10 year aged (Maturing)	Above 10 years (Mature)											Below 24" Girth
	Name of Mouza / Settlement				Landholding ID (No. of Affected HH)	DP ID No.																									
				SUBAN	-	-	-	-	-	0.00					(Keekar)					ntial	-	-	-	-	-	0	-	-	0		
					-	5	-	-	0	0.00										Commercial	-	-	-	-	-	0	-	-	0		
					-	-	-	-	-	0.00										Other	-	-	-	-	-	0	-	-	0		
					-	-	-	-	-	0.00										Other	-	-	-	-	-	0	-	-	0		
37	TT	-	Wahga	14.3	HAJIRA W/O ABDUL SUBHAN	3	5	0.41	1	1	0.13	0.13	0							Residential	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00									Commercial	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00									Other	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00									Other	-	-	-	-	-	0	-	-	0		
38	TT	-	Wahga	14.4	SABRA D/O ABDUL SUBHAN	4	5	0.53	1	1	0.13	0.13	0							Residential	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00									Commercial	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00									Other	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00									Other	-	-	-	-	-	0	-	-	0		
39	TT	-	Wahga	14.5	NAZRA D/O ABDUL SUBHAN	4	5	0.53	1	1	0.13	0.13	0							Residential	-	-	-	-	-	0	-	-	0		
						-	-	-	-	-	0.00									Commercial	-	-	-	-	-	0	-	-	0		

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

S#	WAGH A BCP		DP's Demographic and Socio-economic profile				DP's Land Holding and Occupied Land in each category			Loss of Trees						Impacted Structures owned/occupied by the DP																	
	BCP Site		DP's Names and Status	Land Owned/Occupied by the DP			DP's Land Facing Impacts		Total Arable Land Owned/ Occupied by 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		Name of Mouza / Settlement	Landholding ID (No. of Affected HH)	DP ID No	Total Land Occupied by DP				Total Land Acquired/claimed (ROW)			Type of fruit Trees	Fruit Trees			Type of Trees	Non-Fruit Trees			Kacha	Pacca	Semi-Pacca	RCC	Open Area / Open Yard	Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area		
							K	M			Total Acres	K	M		Total Acres	In Acres			Acres	below 5 years age (Immature)	5 - 10 year aged (Maturing)											Above 10 years (Mature)	Below 24" Girth
						DP's Name with Parentage/Spouse																											
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
40	TT	-	Wahga	15.1	MUHABAT KHAN S/O MUHAMMAD SADIQ	1	10	0.19	1	10	0.19	0.19	0.19					Acacia (Keekar)	5	0	0	Residential	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
						-	20	-	-	0	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
41	TT	-	Wahga	15.2	MUHAMMAD IFTIKHAR S/O MUHAMMAD SADIQ	1	10	0.19	1	10	0.19	0.19	0.19					Acacia (Keekar)	5	0	0	Residential	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
						-	20	-	-	0	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
42	TT	-	Wahga	15.3	MUBASHIR ISHTIYAQ S/O MUHAMMAD SADIQ	1	10	0.19	1	10	0.19	0.19	0.19					Acacia (Keekar)	5	0	0	Residential	-	-	-	-	-	-	0	-	-	0	
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
						-	20	-	-	0	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
						-	-	-	-	-	0.00					-	-	-	-	-	-	-	0	-	-	0	-	-	0				
43	TT	-	Wahga	15.4	HAKEEMAN BIBI D/O	1	0	0.13	1	0	0.13	0.13	0																				

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S#	WAGH A BCP		DP's Demographic and Socio-economic profile				DP's Land Holding and Occupied Land in each category			Loss of Trees						Impacted Structures owned/occupied by the DP																												
	BCP Site		DP's Names and Status	Land Owned/Occupied by the DP			DP's Land Facing Impacts		Total Arable Land Owned/ Occupied by 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		Name of Mouza / Settlement	Landholding ID (No. of Affected HH)	DP ID No	DP's Name with Parentage/Spouse	Total Land Occupied by DP			Total Land Acquired/claimed (ROW)			Type of fruit Trees	Fruit Trees			Type of Trees	Non-Fruit Trees			Kacha	Pacca	Semi-Pacca	RCC	Open Area / Open Yard	Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area													
								K			M	Total Acres	K		M	Total Acres			In Acres	Acres	below 5 years age (Immature)											5 - 10 year aged (Maturing)	Above 10 years (Mature)	Below 24" Girth	24"- 50" Girth	Above 50" Girth	Area	Area	Area	Area	Area	Area		
					RAHIM KHAN	-	-	-	-	-	0.00								ntial																									
						-	-	-	-	-	0.00								Commercial	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-					
						-	-	-	-	-	0.00								Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
						-	-	-	-	-	0.00								Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
100	TT	-	Wahga	26.7	TEHMINA BIBI D/O RAHIM KHAN	10	4	1.28	2	10	0.31	0							Residential	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
						-	-	-	-	-	0.00								Commercial	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
						-	-	-	-	-	0.00								Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
						-	-	-	-	-	0.00								Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
101	TT	-	Wahga	27	MALIK JAWED ANWAR S/O M. ANWAR	134	9	16.81	60	16	7.60	0							Residential	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
						-	-	-	-	-	0.00								Commercial	-	-	P	-	-	-	0	0	5,440	5,440	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
						-	-	-	-	-	0.00								Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
						-	-	-	-	-	0.00								Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
102	TT	-	Wahga	28	LIAQAT ALI S/O M. SHAFI	12	10	1.56	4	0	0.50	0							Residential	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
						-	-	-	-	-	0.00								Commercial	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

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

S#	WAGH A BCP		DP's Demographic and Socio-economic profile				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.	DP's Names and Status		Land Owned/Occupied by the DP		DP's Land Facing Impacts		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		Total Land Occupied by DP			Total Land Acquired/cleared (ROW)			Total Arable Land Owned/ Occupied by DP	Total Crop Damage Area	Type of fruit Trees	Fruit Trees		Type of Trees	Non-Fruit Trees			Open Area / Open Yard	Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area	
						Number of trees with age group		Number of trees with Girth Size			Area	Area	Area				Area			Area	Area								
	DP's Name with Parentage/Spouse					K	M	Total Acres	K	M				Total Acres	In Acres	Acres			below 5 years age (Immature)			5 - 10 year aged (Maturing)	Above 10 years (Mature)	Below 24" Girth	24"- 50" Girth	Above 50" Girth	Kacha	Pacca	Semi-Pacca
							-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0				
							-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	-	-	0				
103	TT	-	Bhano Chack	29	29.1	MOHAMMAD FARHAN S/O ABDUL HAMEED	4	0	0.50	4	0	0.50	0.50	0	-	-	-	-	-	-	-	0	-	-	0				
							-	-	-	-	-	0.00			-	-	-	-	-	-	-	0	-	-	0				
							-	18	-	-	0	0.00			-	-	-	-	-	-	-	0	-	-	0				
							-	-	-	-	-	0.00			-	-	-	-	-	-	-	0	-	-	0				
104	TT	-	Bhano Chack	30	30.1	M.SHOUKAT S/O SALAY KHAN	1	4	0.15	1	4	0.15	0.15	0.15	-	-	-	-	-	-	-	0	-	-	0				
							-	-	-	-	-	0.00			-	-	-	-	-	-	-	0	-	-	0				
							-	20	-	-	0	0.00			-	-	-	-	-	-	-	0	-	-	0				
							-	-	-	-	-	0.00			-	-	-	-	-	-	-	0	-	-	0				
105	TT	-	Bhano Chack	30	30.2	PERVAIZ AHMAD S/O SALAY KHAN	1	3	0.14	1	3	0.14	0.14	0.14	-	-	-	-	-	-	-	0	-	-	0				
							-	-	-	-	-	0.00			-	-	-	-	-	-	-	0	-	-	0				
							-	20	-	-	0	0.00			-	-	-	-	-	-	-	0	-	-	0				
							-	-	-	-	-	0.00			-	-	-	-	-	-	-	0	-	-	0				
106	TT	-	Bhano	30	30.3	M.SADIQ S/O SALAY	1	4	0.15	1	4	0.15	0.15	0.15	-	-	-	-	-	-	-	0	-	-	0				

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

S#	WAGH A BCP		DP's Demographic and Socio-economic profile				DP's Land Holding and Occupied Land in each category			Loss of Trees				Impacted Structures owned/occupied by the DP																						
	BCP Site		DP's Names and Status	Land Owned/Occupied by the DP			DP's Land Facing Impacts		Total Arable Land Owned/ Occupied by 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		Name of Mouza / Settlement	Landholding ID (No. of Affected HH)	DP ID No	Total Land Occupied by DP				Total Land Acquired/cleared (ROW)			Type of fruit Trees	Fruit Trees			Type of Trees	Non-Fruit Trees			Open Area / Open Yard	Built / Covered Area	Total Area	Open Area / Open Yard	Built / Covered Area	Total Area									
							K	M			Total Acres	K	M		Total Acres	In Acres			Acres	below 5 years age (Immature)	5 - 10 year aged (Maturing)							Above 10 years (Mature)	Below 24" Girth	24"- 50" Girth	Above 50" Girth	Area	Area	Area	Area	Area
				DP's Name with Parentage/Spouse														Kacha	Pacca	Semi-Pacca	RCC	Sq.ft	Sq.ft	Sq. Ft	Sq.ft	Sq.ft	Sq. Ft									
			Chack				KHAN	-	-	-	-	-	-	0.00					ntial																	
								-	-	-	-	-	-	0.00					Commercial	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	0	
								-	20	-	-	-	-	0.00					Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	0	
								-	-	-	-	-	-	0.00					Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	0	
107	TT	-	Wahga	31	31.1		MUHAMMAD JAMAL	-	-	-	-	-	-	0.00					Residential	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	0	
								-	-	-	-	-	-	0.00					Commercial	-	-	P	-	-	-	272	272	-	-	272	272	-	-	-	0	
								-	-	-	-	-	-	0.00					Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	0	
								-	-	-	-	-	-	0.00					Other	-	-	-	-	-	-	0	-	-	-	-	-	-	-	-	0	