

**ISLAMIC REPUBLIC OF PAKISTAN**

**Pakistan - Power Distribution Enhancement Program**  
(ADB TA Loan No. 2178-PAK)

**Tranche 2**  
**Subproject No. 6.1.1**

**Miranpur 132 kV Grid Station and Double Circuit  
Transmission Line Subproject**

**Short**  
**Land Acquisition and Resettlement Plan**

**Multan Electric Power Company (MEPCO)**

**GOVERNMENT OF PAKISTAN**

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## Table of Contents

TABLE OF CONTENTS .....	II
ABBREVIATIONS.....	IV
DEFINITION OF TERMS.....	V
EXECUTIVE SUMMARY .....	VI
<b>1. INTRODUCTION.....</b>	<b>1</b>
1.1 BACKGROUND.....	1
1.2 DESCRIPTION OF THE SUBPROJECT.....	1
<b>2. PROJECT COMPENSATION AND REHABILITATION FRAMEWORK.....</b>	<b>3</b>
2.1 POLICY PROVISIONS, ELIGIBILITY AND ENTITLEMENTS.....	3
2.1.1 <i>Land Acquisition Act, 1894 (LAA)</i> .....	3
2.2.1 <i>Telegraph Act, 1885 (TA)</i> .....	4
2.1.3 <i>Katchi Abadis Act, 1987 (KAA)</i> .....	4
2.2 ADB'S INVOLUNTARY RESETTLEMENT POLICY.....	4
2.3 COMPARISON OF LAND ACQUISITION ACT AND ADB RESETTLEMENT POLICY.....	5
2.4 REMEDIAL MEASURES TO BRIDGE THE GAP.....	6
2.5 LAND CLASSIFICATION.....	6
2.6 LAR APPROACHES FOR THE SUBPROJECT.....	6
2.7 COMPENSATION ELIGIBILITY AND ENTITLEMENTS FOR THE PROJECT.....	6
2.8 ELIGIBILITY.....	8
2.9 COMPENSATION ENTITLEMENTS.....	8
2.10 ASSESSMENT OF COMPENSATION UNIT VALUES.....	9
<b>3. ASSESSMENT OF IMPACTS .....</b>	<b>10</b>
3.1 RESETTLEMENT FIELD SURVEY.....	10
3.2 MINIMISATION OF IMPACTS.....	10
3.3 IMPACTS OF THE SUBPROJECT.....	10
3.3.1 <i>General Description</i> .....	10
3.3.2 <i>Impacts of the Grid Station</i> .....	12
3.3.3 <i>Impacts of Towers</i> .....	12
3.3.4 <i>Impacts of Transmission Line (TL Corridor)</i> .....	13
3.3.5 <i>Other Impacts and Summary</i> .....	14
3.4 AFFECTED HOUSEHOLDS.....	15
3.4.1 <i>General</i> .....	15
3.4.2 <i>Significance of Impacts</i> .....	15
<b>4. SOCIO-ECONOMIC PROFILE OF AFFECTED PEOPLE.....</b>	<b>17</b>
4.1 CENSUS OF AFFECTED HOUSEHOLDS.....	17
4.1.1 <i>Field Methodology</i> .....	17
4.1.2 <i>General Information on Affected Households</i> .....	17
4.1.3 <i>Indigenous People</i> .....	17
4.2 DATA ON HEADS OF AFFECTED HOUSEHOLDS.....	18
4.3 DATA ON AFFECTED HOUSEHOLDS.....	18
4.3.1 <i>General</i> .....	18
4.3.2 <i>Housing</i> .....	19
4.3.3 <i>Livelihood and Incomes</i> .....	19
4.3.4 <i>Poverty</i> .....	20
4.3.5 <i>Literacy</i> .....	20
<b>5. INSTITUTIONAL ARRANGEMENTS.....</b>	<b>21</b>
5.1 PAKISTAN ELECTRIC POWER COMPANY (PEPCO).....	21
5.1.1 <i>Distribution Companies (DISCOs)</i> .....	21
5.1.2 <i>Technical Assistance (Consultants)</i> .....	21
5.2 MULTAN ELECTRIC POWER COMPANY (MEPCO).....	23
5.2.1 <i>Planning Division</i> .....	23
5.2.2 <i>Chief Engineer Development</i> .....	23
5.2.3 <i>Grid System Construction (GSC) Division</i> .....	23

5.3	DISTRICT GOVERNMENT .....	24
5.4	RESPONSIBILITY FOR INTERNAL AND EXTERNAL MONITORING.....	24
<b>6.</b>	<b>CONSULTATION AND DISCLOSURE.....</b>	<b>25</b>
6.1	CONSULTATION UNDERTAKEN FOR THE LARP .....	25
6.2	COMPENSATION OPTIONS DISCUSSED.....	26
6.3	LARP DISCLOSURE.....	26
<b>7.</b>	<b>GRIEVANCE REDRESS PROCESS .....</b>	<b>27</b>
<b>8.</b>	<b>BUDGET FOR LAND AND ASSET ACQUISITION .....</b>	<b>28</b>
8.1	BASIS FOR COMPENSATION .....	28
8.2	DETERMINING THE RATES FOR COMPENSATION .....	28
8.3	BUDGET FOR LAND AND ASSET ACQUISITION .....	30
<b>9.</b>	<b>IMPLEMENTATION SCHEDULE.....</b>	<b>32</b>
<b>10.</b>	<b>MONITORING AND EVALUATION .....</b>	<b>34</b>
10.1	INTERNAL MONITORING.....	34
10.2	EXTERNAL MONITORING .....	35
10.3	INDICATORS FOR MONITORING AND EVALUATION .....	35
10.4	RESETTLEMENT DATABANK .....	35
10.5	REPORTING REQUIREMENTS .....	36
	<i>Appendix 1: Working Tables (Miranpur, MEPCO).....</i>	<i>38</i>
	<i>Appendix 2: List of Participants in Consultation Sessions (Miranpur, MEPCO).....</i>	<i>45</i>
	<i>Appendix 3: Documents of Land for Miranpur 132k V Grid Station (MEPCO).....</i>	<i>46</i>
	<i>Appendix 4: Draft Public Information Brochure (Miranpur, MEPCO).....</i>	<i>48</i>
	<i>Appendix 5: Terms of Reference for Implementation Consultant (LARP).....</i>	<i>56</i>
	<i>Appendix 6: Terms of Reference for External Monitoring Consultant (LARP).....</i>	<i>57</i>

## Abbreviations

ADB	Asian Development Bank
ADB TA	ADB Technical Assistance (Grant for Project preparation)
AHs	Affected households
APs	Affected persons
CED	Chief Engineer Development
DOR	District Officer Revenues
EMC	External Monitoring Consultant
ESIC	Environmental and Social Impact Cell (MEPCO)
ft	foot / feet (3.28 ft = 1 m)
GRC	Grievance Redress Committee
IPDF	Indigenous Peoples Development Framework
IPDP	Indigenous Peoples Development Plan
KAA	Katchi Abadis Act, 1987.
<i>kanal</i>	unit of land measurement: 1 kanal = 20 marlas (8 kanal = 1 acre)
km	kilometer
kV	kilo-Volt
LAA	Land Acquisition Act, 1894 (amended)
LAC	Land Acquisition Collector
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
LPC	(District) Land Price Committee
m	meter
<i>marla</i>	smallest unit of land measurement: 1 marla = 272.25 ft <sup>2</sup> (= 25.31 m <sup>2</sup> )
MEPCO	Multan Electric Power Company
MOWP	Ministry of Power and Water
MRM	Management Review Meeting
NGO	Non-governmental organization
PEPCO	Pakistan Electric Power Company
PD	Project Director
PB	Public Information Booklet
PI	Project Implementation Consultant
PPTA	Project Preparatory Technical Assistance
RFS	Resettlement field survey
ROW	Right-of-way
Rs.	Pakistani rupees (currency): Rs. 78.80. = US\$1.00
ESIC	Social Development Unit (MEPCO)
TA	Telegraph Act, 1885 (amended 1975)
TL	Transmission Line
TOR	Terms of Reference

## Definition of Terms

<b>Affected persons (APs)</b>	mean all the people affected by the project through land acquisition, relocation, or loss of incomes and includes any person, household (sometimes referred to as affected households (AHs) or project affected family), firms, or public or private institutions. AHs therefore include; i) persons affected directly by the safety corridor, right-of-way, tower or pole foundations or construction work area; (ii) persons whose agricultural land or other productive assets such as trees or crops are affected; (iii) persons whose businesses are affected and who might experience loss of income due to the project impact; (iv) persons who lose work/employment as a result of project impact; and (v) people who lose access to community resources/property as a result of the project.
<b>Compensation</b>	means payment in cash or kind for an asset to be acquired or affected by a project at replacement cost at current market value.
<b>Cut-off-date</b>	means the date after which people will NOT be considered eligible for compensation i.e. they are not included in the list of AHs as defined by the Census. Normally, the cut-off date is the last date of the Resettlement Field Surveys (RFS).
<b>Encroachers</b>	People who extend their occupation beyond the lands they legally own. Usually not entitled to compensation but sometimes provided with assistance if they are found to be vulnerable.
<b>Entitlement</b>	means the range of measures comprising cash or kind compensation, relocation cost, income rehabilitation assistance, transfer assistance, income substitution, and relocation which are due to /business restoration which are due to AHs, depending on the type and degree nature of their losses, to restore their social and economic base.
<b>Inventory of losses</b>	means pre-appraisal inventory of assets as a preliminary record of affected/lost assets.
<b>Land acquisition</b>	means the process whereby a person is compelled by a public agency to alienate all or part of the land s/he owns or possesses, to the ownership and possession of that agency, for public purposes, in return for fair compensation.
<b>Non-titled</b>	means those who have no recognizable rights or claims to the land that they are occupying and includes people using private or state land without permission, permit or grant i.e. those 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.
<b>Poor</b>	means those falling below the official national poverty line (equivalent to 2,350 calories per day) of Rs 848.79 per person per month (2004).
<b>Replacement cost</b>	means the method of valuing assets to replace the loss at current market value, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in its existing condition, without deduction of transaction costs or for any material salvaged.
<b>Resettlement Field Survey</b>	means the detailed inventory of losses that is completed after detailed design and marking of project boundaries on the ground, socioeconomic data on the affected households/families, and stakeholder consultations.
<b>Sharecropper</b>	means the same as tenant cultivator or tenant farmer, and is a person who cultivates land they do not own for an agreed proportion of the crop or harvest.
<b>Significant impact</b>	means 200 people or more will experience major impacts, which are defined as; (i) being physically displaced from housing, or (ii) losing ten per cent or more of their productive assets (income generating).
<b>Vulnerable</b>	means any people who might suffer disproportionately or face the risk of being marginalized from the effects of resettlement and includes; (i) female-headed households with dependents; (ii) disabled household heads; (iii) poor households (within the meaning given previously); (iv) landless; (v) elderly households with no means of support; (vi) households without security of tenure; (vii) ethnic minorities; and (viii) marginal farmers (with landholdings of five acres or less).

## Executive Summary

1. **The Subproject:** The new Miranpur 132kV Grid Station and Double Circuit Transmission Line subproject has been prepared by Multan Electric Power Company (MEPCO) to improve power supply to Miranpur and nearby villages in Lodhran district of Punjab province. This grid station will be linked to the existing Multan – Bahawalpur 132kV double circuit transmission line by constructing a new 11.39 km long 132kV double circuit transmission line, starting from Miranpur village.

2. **Resettlement Impacts.** MEPCO has purchased 5.72 acres of land from two landowners of Rawani village, on voluntary sale basis against a negotiated price, for the construction of this new grid station. As no involuntary land acquisition is involved, and therefore the ADB Policy on Involuntary Resettlement as provided in the Program LARF is not triggered. However, the new transmission line will pass through four villages and temporarily affect a total of 33.45 ha of crops and 122 wood trees. As a result, a total of 71 farming households (AHs) with a population of 689 persons (APs) will be affected by temporary disruption their agricultural lands, and loss of crops and wood trees. No built-up structures will be affected by the subproject. As none of the AHs are to be displaced or lose more than 10% of their productive assets, the resettlement impacts are non-significant.

3. **Compensation and rehabilitation** for losses and impacts will be provided in accordance to the following matrix (see Table 1 below). This entitlements matrix contains provisions for the actual impacts of this Subproject, while an umbrella (LARF) entitlements matrix containing provisions for all the potential impacts is provided in Chapter 2 (see Table 2.2).

**Table 1: Compensation Eligibility and Entitlements Matrix for this Subproject**

Asset	Specification	Affected People	Compensation Entitlements
Land permanently acquired for sub-station	1. Donated/bought on the open market 2. Acquired via right of eminent domain	Landowners (2 AHs)  <i>The Land is purchased on voluntary sale basis against negotiated price</i>	<i>If donated or voluntarily sold, ADB Policy on Involuntary Resettlement (or Program LARF) is not triggered</i>  If acquired via exercise of the right of eminent domain land will be compensated at market value.
Arable Land temporarily affected by construction of towers or TL.	Access is not restricted and existing or current land use will remain unchanged by the construction of towers and transmission line	Farmer, Titleholder (69 AHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All Ahs (71 AHs)	<u>Tower impacts:</u> Cash compensation at market rate based on actual impact for a maximum of 3 harvests <u>Line corridor stringing:</u> cash compensation at market rate of 1 harvest
Trees	Trees removed	All Ahs (42 AHs)	Cash compensation shall reflect income replacement

4. **Cut-off-Date.** Compensation eligibility will be limited by the cut-off date fixed by MEPCO is 1<sup>st</sup> March 2009 for this Subproject. The AHs that settle in the affected areas and/or make changes in the land use patterns after this cut-off-date will not be eligible for compensation. They will, however, be given a three months notice requesting them to vacate the premises/corridor and dismantle the affected structures and/or other establishments (if any) prior to project implementation.

5. **Significance of Impact.** As stated above, the ADB Policy on Involuntary Resettlement (or Program LARF) is triggered on the grid station, which has been

purchased by MEPCO from two landowners on voluntary sale basis and against a negotiated price. The transmission line execution works will, however, cause temporary disruption to the agricultural lands and losses of crops and wood trees but no fruit trees. After the construction works, there will be no restriction on use of, or access to the land under transmission line, and thus, there will be no permanent loss of land. No houses, shops or community structures will be affected. As no assets will be lost permanently, and none of the 69 AHs will be displaced or lose more than 10% of their productive assets, the resettlement impacts will be non-significant, and therefore, this short land acquisition and resettlement plan (LARP) has been prepared.

6. **Indigenous People Issues.** All of the 71 AHs are Muslim and ethnically Punjabi. None of the household is headed by a woman and none of the AP is under the national poverty line. The ADB's Policy on Indigenous People, as specified in the Indigenous Peoples Development Framework (IPDF) prepared for this program is not triggered, and therefore neither an IPDP nor special action is required for this subproject.

7. **Participatory Land Acquisition Process.** Land for the grid station has been purchased by MEPCO on voluntary sale basis against a negotiated price, and hence, and the ADB Policy on Involuntary Resettlement is not triggered.

8. **Consultation and Disclosure.** A land acquisition and resettlement framework (LARF) has been prepared for the program, and has been translated into Urdu and disclosed according to ADB's public communications policy. The LARF has also been uploaded to ADB's website. For the preparation of this LARP, consultation has been undertaken, on behalf of MEPCO, through a series of meetings with local government agencies, affected households (AHs), as well as wider community group meetings of both men and women. The resettlement field survey (RFS) was a participatory process, with the head of household assisting in the identification and calculation of losses. Further consultation will be required during the implementation of this LARP.

8. **Grievance Mechanism.** There is a process established to deal with any issues or concerns raised on any aspect of the LARP or compensation process. The verbal or written grievances of AHs will be heard, firstly, by a village level Grievance Redress Committee (GRC), and secondly, by district level GRC, both to be established to assist MEPCO in solving the APs' grievances.

9. **Cost of LARP.** The compensation costs used herein are based on the unit rates derived through consultations with the affected communities in Miranpur to Rawani area in Lodhran district and the District LAC during RFS in March 2009. The actual quantities of the affected assets, and their unit prices used, and compensations assessed are provided in Chapter 8 (Tables 8.2 to 8.6). The total cost of this short LARP (see Table 2 overleaf), including compensations for the affected crops and structures, and external monitoring (with administration charge 15% of compensations and 10% contingency) has been estimated at Rs. 17.5 million (US\$ 222,074).

Table 2: Estimated Resettlement Cost of 132kV Miranpur GS & TL Subproject

No.	Resettlement Activity	No.	Unit	Rs./Unit	Total Rs.
<b>A.</b>	<b>Asset Compensation:</b>	-	-	-	<b>11,094,445</b>
<b>A.1</b>	<b>Land:</b>	<b>5.72</b>	<b>Acre</b>	-	<b>6,435,000</b>
	Land:	5.72	Acre	1,125,000	6,435,000
<b>A.2</b>	<b>Trees:</b>	<b>122</b>	<b>tree</b>	-	<b>931,750</b>
A.2.1	Shisham (Sisso)	65	number	8,080.00	525,200
A.2.2	Kikar (acasia nicolita)	39	number	7,617.00	297,050
A.2.3	Eucalyptus/ Poplar	5	number	5,880.88	29,400
A.2.4	Others	13	number	6,162.00	80,100
<b>A.3</b>	<b>Crops:</b>	<b>357,687</b>	-	-	<b>3,727,695</b>
<b>A.3.1</b>	<b>Towers:</b>	<b>41,400</b>	<b>m2</b>	-	<b>1,032,930</b>
	46 Towers (1 Crop): Wheat-1	41,400	m2	7.91	327,474
	46 Towers (2 Crops): Cotton-1&2	41,400	m2	8.52	705,456
<b>A.3.2</b>	<b>TL Corridor:</b>	<b>293,115</b>	<b>m2</b>	-	<b>2,497,340</b>
	TL Corridor (1 Crop): Cotton-1	293,115	m2	8.52	2,497,340
<b>A.3.3</b>	<b>Grid Station</b>	<b>23,172</b>	<b>m2</b>	-	<b>197,425</b>
	Grid Station (1 Crop): Cotton-1	23,172	m2	8.52	197,425
<b>B.</b>	<b>Technical Assistance:</b>	-	-	-	<b>3,150,000</b>
B.1	Resettlement Specialist (impl.)	6.00	pers/mo	350,000	2,100,000
B.2	External Monitoring (LARP)	3.00	pers/mo	300,000	900,000
B.3	Training of Staff (incl. materials)	1.00	lumpsum	150,000	150,000
<b>C.</b>	<b>Administration Costs (15% of A)</b>	<b>0.15</b>	<b>lumpsum</b>	<b>11,094,445</b>	<b>1,664,167</b>
<b>D.</b>	<b>Subtotal (A+B+C)</b>	-	-	-	<b>15,908,612</b>
<b>E.</b>	<b>Contingency (10% of D)</b>	<b>0.10</b>	<b>lumpsum</b>	<b>15,908,612</b>	<b>1,590,861</b>
<b>Total Amount (Pak. Rupees):</b>		-	-	-	<b>17,499,473</b>
<b>Total Amount (US Dollars*):</b>		-	-	-	<b>222,074</b>

\* US\$ 1.00 = Rs. 78.80.



## 1. INTRODUCTION

### 1.1 Background

1. The Government of Pakistan has requested financing from the Asian Development Bank (ADB) for implementing the Power Distribution Enhancement Investment Program (the program), to be executed through a Multi-tranche Financial Facility (MFF) divided into three tranches or groups of subprojects. The Ministry of Water and Power is the Executing Agency (EA) and the Multan Electric Power Company (MEPCO) is the Implementing Agency (IA). Each of the program's tranches will constitute a project which, in turn, will be divided into several subprojects involving the construction and/or upgrading of the substations and transmission lines.

2. This short Land Acquisition and Resettlement Plan (LARP) has been prepared for the Miranpur grid station and a 11.39 km long 132kV double circuit transmission line, one of the subprojects included in Tranche 2 of the Program, and has been prepared by MEPCO to fit the Land Acquisition and Resettlement Framework (LARF) prepared for the program as a whole. As such the subproject will comply with the following land acquisition and resettlement (LAR)-related conditions:

- The signing of contracts awards for the subproject's civil works will be contingent to the preparation of this LARP fitting the LARF and relevant ADB policies; and,
- ADB issuance of notice to proceed for the implementation of the subproject's civil works will be contingent to the full implementation of compensation and rehabilitation programs detailed in this LARP.

3. Based on ADB's Operation Manual Section F2/OP & BP (2006) for projects in which resettlement impacts are considered significant i.e. > 200 people are resettled or will lose 10% or more of their income generating assets are classified as category "A" and a full LARP is required. Projects which will create minor or non-significant impacts i.e. < 200 people will be resettled or experience a loss of <10% of income generating assets a subproject is classified as category "B" and only short LARP is to be prepared. While the number of people affected by the subproject is 689, the magnitude of impact is minor because none of the AP is either being relocated. The impacts are temporary and any of the AHs will not have to be rehabilitated. Therefore this short LARP has been prepared for the Miranpur grid station and 132 kV double circuit Transmission line subproject.

4. The following sections of this short LARP detail: (i) the principles and eligibility/entitlement criteria for compensation or rehabilitation of AHs; (ii) the LARP institutional organization; (iii) the various LARP implementation mechanisms (information disclosure, participation and consultation, grievance redress and, monitoring and evaluation); and, (iv) time schedule and budget.

### 1.2 Description of the Subproject

5. The Miranpur 132kV grid station and transmission line subproject has been prepared by Multan Electric Power Company (MEPCO) to improve power supply to the Miranpur town and surrounding villages in Lodhran district of the Punjab province. This grid station will be linked to the existing Multan – Bahawalpur 132kV double circuit transmission line by constructing a new 11.390 km long 132kV double circuit transmission line, starting from Miranpur village. MEPCO is in the process of purchasing 5.72 acres of land at Rawani village (see appendix 3) for the construction of the new grid station. The transmission line will pass through four villages.

6. As stated above, there is no involuntary land acquisition involved in the grid station component of the subproject, and therefore, it will cause no resettlement impacts. However, the new transmission line will affect agricultural crops and wood trees for which this short LARP has been prepared.

7. The new transmission line will be 11.39 km long and passing through four villages, namely, Miranpur, Gujarwala Chak, Dolatpur and Rawani, in Lodhran district of Punjab province. The first 3,880 m long section of the new transmission line will pass through Miranpur, second 2,323 m long section through Gujarwala Chak, the third 2,834 m long section through Dolatpur, and the remaining 2,353 m long section through Rawani village (see Figure 1.1 below). The transmission line will traverse private farmland for most of its length 11,150.5 m (97.9%) and only 239.5 m (2.1%) of it will traverse the uncultivated lands (Rows of canals and roads). As a result, 71 AHs, with a total population of 689 persons (APs), will be affected by temporary disruption to land, and loss of 35.77 ha of crops and 122 wood trees.

Figure 1.1: Sketch of Miranpur 132 kV GS



## ۲. PROJECT COMPENSATION AND REHABILITATION FRAMEWORK

8. This section compares the Pakistani laws and regulations on land acquisition and resettlement with the requirements of the ADB Policy on Involuntary Resettlement and details summarizes the main components of the policy framework prepared specifically for the project to ensure that ADB's Policy on Involuntary Resettlement is complied with (refer to Section 2.4).

### 2.1 Policy Provisions, Eligibility and Entitlements

9. Regarding matters of land acquisition relative to subprojects requiring the application of the right of eminent domain, LAR will be regulated by different bodies of law, in particular the Land Acquisition Act (LAA) of 1894 covering land acquisition for stations and towers in urban areas and the Telegraphic Act of 1885 covering the construction of towers in rural areas. The Katchi Abadis Act of 1987 will cover the rehabilitation of affected squatters.

#### 2.1.1 Land Acquisition Act, 1894 (LAA)

10. With the exception of impacts caused by poles and towers for public utilities land acquisition in Pakistan is regulated by the Land Acquisition Act, 1894 (LAA) with its successive amendments is the main law regulating land acquisition for public purpose. The LAA has been variously interpreted by local governments, and some province has augmented the LAA by issuing provincial legislations. The LAA and its Implementation Rules require 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, respectively. The LAA mandates that land valuation is to be based on the latest three years average registered land sale rates, though, in several recent cases the median rate over the past year, or even the current rates, have been applied. Due to widespread land under-valuation by the Revenue Department, current market rates are now frequently used with an added 15% Compulsory Acquisition Surcharge as provided in the LAA.

11. Based on the LAA, only legal owners and tenants registered with the Land Revenue Department or possessing formal lease agreements, are eligible for compensation or livelihood support. The rights of the non-titled are however addressed under the 1986 Punjab Jinnah Abadis for Non-proprietors in Rural Areas Act which recognize to squatters the right to receive rehabilitation in form of a replacement plot. It is to be noted that this right has been sometimes extended in practice to include some form of rehabilitation in cash or in forms different from land. Projects such as the Chotiari Dam, Ghazi Barotha Hydropower, and National Highways Improvement, have awarded compensation and assistance to unregistered tenants and other forms of AH (sharecroppers/squatters).

12. It is also noted that the LAA does not automatically mandate for specific rehabilitation/assistance provisions benefiting the poor, vulnerable groups, or severely affected AHs, nor it automatically provides for rehabilitation of income/livelihood losses or resettlement costs. This however it is often done in many projects in form of ad hoc arrangements based on negotiations between a specific EA and the AHs.

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

influenced by the fact that an amendment of the LAA has been considered necessary by the Ministry of Environment. Accordingly, a National Resettlement Policy and a Resettlement Ordinance have been drafted to broaden LAA provisions and current practices so as to widen the scope of eligibility, but both these documents are still awaiting Government approval for implementation.

### **2.2.1 Telegraph Act, 1885 (TA)**

14. In case of impacts caused by the poles and towers for public facilities and transmission lines land acquisition is not regulated by the LAA but instead by the Telegraph Act, 1885 (amended in 1975). The TA has been adopted by the MEPCO for the construction and maintenance of transmission/distribution lines. The TA was conceived in the British era for telegraphic poles and then was passed to post-independence Pakistan with a broader application covering also electric poles and towers. The original provision of this law was that the land occupied by telegraph poles was not to be compensated (only crops destroyed during the erection of the pole were compensated). This was based on the logic that a pole, covering only a negligible land area, does not cause substantial impacts to land users. This however is no longer the case once the same provision is extended to transmission towers.

15. The Telegraph Act (section 11) confers powers on the MEPCO to enter private lands and (section 10) construct/maintain electric poles and lines without the need to acquire the land affected and paying compensation for it. However sub-section 10 (d), provides that the MEPCO is required to avoid causing unnecessary damages to the affected land and associated assets. Finally section 16 provides that if any such damage occurs (i.e. damages to crops, irrigation facilities, land quality or land income) the project proponent has to provide just compensation for the damages caused.

16. To accommodate the APs needs under this Program LARF, MEPCO has agreed to apply the Telegraph Act liberally by: (i) properly informing the affected people through written notices and onsite public meetings; (ii) compensating at market rates all the lands occupied by towers in urban areas, or replacing the broad-based conventional towers by narrow-based tubular poles to minimize impact on land; (iii) by avoiding land impacts in rural areas through the use of towers with sufficient vertical clearance to allow the continuation of unrestricted farming and animal grazing; and, (iv) if the construction of such towers is impossible, by compensating the land occupied by tower bases also in rural areas. In addition, MEPCO will compensate by default all the crops, trees and other assets expected to be affected by the three TL construction phases: (i) construction of tower bases; (ii) tower erection; and (iii) stringing of power cables.

### **2.1.3 Katchi Abadis Act, 1987 (KAA)**

17. The Katchi Abadis Act (KAA) covers the urban squatter's rehabilitation rights by providing plots in public resettlement areas or cash assistance. Based on the KAA, the MEPCO will provide rehabilitation compensation to eventual squatters/encroachers affected by the project.

## **2.2 ADB's Involuntary Resettlement Policy**

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

- Involuntary resettlement is to be avoided or at least minimized.
- Compensation must ensure the maintenance of the AHs' pre-project living standards.

- Compensation is required for any AH who as a result of a project has their access to, or use of, land restricted.
- AHs should be fully informed and consulted on LAR compensation options.
- AHs' socio-cultural institutions should be supported/ used as much as possible.
- Compensation will be paid with equal consideration of women and men.
- Lack of formal legal land title should not be a hindrance to rehabilitation.
- Particular attention should be paid to households headed by women and other vulnerable groups, such as indigenous people and ethnic minorities, and appropriate assistance should be provided to help them improve their status.
- LAR should be conceived and executed as a part of the project, and the full costs of compensation should be included in project costs and benefits.
- Compensation/rehabilitation assistance will be paid prior to ground leveling and demolition.

### 2.3 Comparison of Land Acquisition Act and ADB Resettlement Policy

19. Table 2.1 below outlines the differences between Pakistani Law and ADB policy.

**Table 2.1 Pakistan and ADB Land Acquisition Policies**

<b>Pakistan's Land Acquisition &amp; Telegraph Acts</b>	<b>ADB Involuntary Resettlement Policy</b>
Land compensation only for titled landowners or holders of customary rights.	Lack of title should not be a bar to compensation and/or rehabilitation. Non-title-holders are to be rehabilitated.
Crop losses compensation provided only to registered landowners and lease/sharecrop tenants (Non-registered are often deprived).	Crop compensation are provided to landowners and sharecrop/lease tenants according to their shares whether they are registered or not
Tree losses are compensated on the basis of officially fixed rates by the Forest and Horticulture departments	Tree losses are compensated according to actual worth of Affected trees based on market rates.
Land valuation based on the median registered land transfer rate over the previous 3 years.	Land valuation is to be based on current replacement (open market) value.
Structures valuation based on official rates, with depreciation deducted from the structure gross value.	Valuation of built-up structures is based on current market value/cost of new construction of the structure
Land Acquisition Collector (LAC) or District Judge (in case of the Telegraph act) are the final authorities to decide disputes and address complaints regarding quantification and assessment of compensation for the affected lands and other assets	Complaints and grievances are resolved informally through community participation in the Grievance Redress Committees (GRC), local governments, NGO and/or local-level community based organizations
The Telegraph act (TA) provides that land for tower construction or under a transmission line is not to be acquired or compensated as long as the land's permanent productive potential is not affected. Under the TA therefore only temporary impacts on crops are compensated.	Based on ADB policy all land impacts are to be compensated. As urban/residential-commercial land is affected either if a tower provides clearance or not, the TA provisions have been modified for this project so as to address damages that a tower causes to plots with real estate value. For this project urban and commercial or residential plots whether urban or rural will be fully acquired and compensated at market rates. The same will happen in case of rural/agricultural land when the land under a tower is no longer usable or access to it is restricted.

## **2.4 Remedial Measures to Bridge the Gap**

20. In principle, Pakistan Law and ADB Policy adhere not only to the objective of AH compensation, but also to that of AH rehabilitation. However, Pakistan law is unclear on how rehabilitation is to be achieved and in practice the provision of rehabilitation is left to ad hoc arrangements of local governments and project proponents. To clarify these issues and reconcile gaps between Pakistani Laws and ADB Policy, the MEPCO will comply with the LARF prepared for the program, ensuring compensation at replacement cost for all items affected, the rehabilitation of informal settlers, and the provision of subsidies or allowances for any AHs that may be relocated, suffer business losses, or who may be severely affected.

## **2.5 Land Classification**

21. In terms of application of the LARF prepared for the program, identifying the type of land affected is an important step in determining whether land is to be compensated or not. According to the LARF, the land classification, as well as, land use will be the basis for identifying the affected lands. They are: (i) urban versus rural lands; and, (ii) residential/commercial versus agricultural lands.

22. Urban or residential/commercial land affected by tower construction both in rural and urban areas will be considered as acquired permanently and land compensation will be paid to the affected households. Agricultural land in rural areas, instead, will not be considered as permanently affected as long as permanent cultivation and access remains possible under a tower and therefore will not be acquired and compensated, for this subproject cultivation under the towers will be possible after the construction. However, when land under a tower become un-accessible agricultural /rural land will be considered as permanently affected and as such acquired and compensated.

23. For the Project Urban and Rural areas will be identified based board of revenue records. Also for the Project residential, commercial and agricultural plots will be identified based on the classification provided by district revenue records or based on the actual use of the affected land prior to the entitlements cut-off date. In case of discordance between revenue records and actual, land will be treated on the basis of actual land use.

## **2.6 LAR Approaches for the Subproject**

24. As specified in the LARF, the construction of Towers and Distribution lines will have to be carried based on the exercise of the right of Eminent Domain and will trigger the application of the ADB policy on Involuntary Resettlement. Impacts reparation for these items under the subproject will be carried out based on the compensation eligibility and entitlements framework presented in the next sections of this chapter.

## **2.7 Compensation Eligibility and Entitlements for the Project**

25. Land acquisition tasks under the program, and for this MEPCO subproject, will be implemented according to a compensation eligibility and entitlements framework in line with both Pakistan's law/regulation and the ADB Policy. A summary entitlements matrix for all the potential resettlement impacts is provided in the following Table 2.2.

**Table 2.2 – Compensation Eligibility and Entitlements Matrix**

Asset	Specification	Affected People	Compensation Entitlements
Land permanently acquired for sub-station	1. Donated/bought on the open market 2. Acquired via right of eminent domain	Land owners	If donated or voluntarily sold ADB Policy is not triggered If acquired via exercise of the right of eminent domain land will be compensated at fill market value.
Arable Land temporarily affected by construction of towers or TL.	Access is not restricted and existing or current land use will remain unchanged by the construction of towers and transmission line	Farmer, Titleholder	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
		Leaseholder (registered or not)	No land compensation provided that the land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
		Sharecroppers (registered or not)	Compensation, in cash or kind, for all damaged crops/trees as per item below
		Squatters	Compensation, in cash, for all damaged crops/trees as per item below
Arable Land where tower/TL construction restricts access or agricultural use.	All adverse effects on land use independent of severity of impact	Farmer, Titleholder	Land for land compensation with plots of equal value and productivity to the plots lost; or cash for affected land at replacement cost based on market value plus 15% compulsory acquisition surcharge and free of taxes, registration, and transfer costs
		Leaseholder (registered or not)	Renewal of lease in plots of equal value/productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
		Sharecroppers (registered or not)	Cash compensation equal to market value of lost harvest share once (temporary impact) or twice (permanent impact)
		Agricultural workers	Cash indemnity equal to salary (including portions in kind) for remaining part of agricultural year.
		Squatters	1 rehabilitation allowance equal to market value of 1 gross harvest (additional to crop compensation) for land use loss.
	Additional for severe impacts (>10% of land loss)	Farmer, Titleholder Leaseholder	1 severe impact allowance equal to market value of gross harvest of affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	1 severe impact allowance equal to market value of harvest share (additional to standard crop compensation)
		Squatters	1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crops and additional to standard crop compensation)
Residential/ Commercial Land affected by towers/ TL	Future usage of the land will get restricted permanently	Titleholder	Land for land through provision of plots comparable in value/location to plot lost; or cash for affected land at full replacement cost free of taxes, registration, transfer costs plus 15% compulsory acquisition surcharge.
		Renter, Leaseholder	1-3 months allowance based on current monthly rent
		Squatters	Relocation in a public resettlement area or a self-relocation allowance
Houses and Structures	Affected houses /structures will be demolished	Relevant AHs/ squatters	Cash compensation at replacement rate for affected structure/other fixed assets free of salvaged materials, depreciation or transaction costs. For partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected (damaged/lost)	All AHs/ squatters	<u>Tower impacts</u> : Cash compensation at market rate based on actual impact for a maximum of 3 harvests for this subproject 1 harvest is expected to be sufficient) <u>Line corridor stringing</u> : cash compensation at market rate of 1 harvest.
Trees	Trees removed	All AHs/ squatters	Cash compensation shall reflect income replacement
Business Employment	loss of business or employment	All AH/ squatters	Owner: (i) Cash compensation equal to 1 year income, if loss permanent; (ii) cash compensation for the period of business interruption, if loss is temporary.

			Worker/employee: lost wages indemnity for the business interruption period up to a 3 months maximum.
Relocation	Transport, transition costs	All AHs so affected	Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month.
Community	structures & installations	Concerned community	Rehabilitation/substitution of affected structures/utilities (i.e. mosques, roads, schools etc.
Vulnerable AH		AH below poverty	Employment priority in project-related jobs.

## 2.8 Eligibility

26. The AHs entitled to compensation and/or rehabilitation under the program are:

- All AHs losing their land;
- All AHs affected by temporary use of land;
- All AHs land owners or tenants and sharecroppers whether registered or not affected by crop damage; and
- Owners of crops, plants, Trees or other objects attached to the land;

27. Compensation eligibility will be limited by a cut-off date to be set for each subproject on the stating day of the AH census and impact assessment. AHs who settle in the affected areas after the cut-off date will not be eligible for compensation. They will, however be given sufficient advance notice, requested to vacate premises and dismantle affected structures prior to project implementation. Their dismantled structures will not be confiscated and they will not pay any fine or sanction. Forced eviction will only be considered all other efforts are exhausted.

28. Cut-off Date: Compensation eligibility will be limited by a cut-off date fixed by the MEPCO is 1<sup>st</sup> March, 2009 for this Miranpur 132 kV Grid Station and double circuit transmission line subproject, which was the first day of the AH Census and Impact Assessment fieldwork. AHs that settle in the affected areas and/or make changes in the land use patterns this cut-off date will not be eligible for compensation. They will, however, be given sufficient advance notice requesting them to vacate premises/corridor and dismantle affected structures and/or other establishments (if any) prior to project implementation. However, they will be allowed to reuse their salvaged material for free and they will not be asked to pay any fine for making those changes. Forced eviction will only be considered when all other efforts are exhausted.

## 2.9 Compensation Entitlements

29. Entitlement provisions for AHs affected by restricted access to, or use of, land, and income losses and rehabilitation subsidies will include provisions for such land losses, house and buildings losses, crops and trees losses, a relocation subsidy, and a business losses allowance based on tax declarations and/or lump sums. These entitlements are detailed below:

- **Land:** Land will be purchased directly from the Landowners on open market rate.
- **Crops:** Cash compensation at current market rate for the harvest actually lost up to 3 harvests being as it may be winter or summer crop (for crops affected by towers); 1 harvest being as it may be summer or winter crop (for crops affected by the line stringing). Compensation will be paid both to the landowners and tenants based on their specific sharecropping agreements.
- **Trees:** Cash compensation shall reflect income replacement (see below).



## **2.10 Assessment of Compensation Unit Values**

30. The methodology for assessing unit compensation values of different items is as follows:

- Land will be purchased directly from the landowners on open market rate prevailing in the area.
- Agricultural crops will be valued at net market rates at the farm gate for the first year crop. In the eventuality that more than one-year compensation is due to the AHs the crops after the first will be compensated at gross market value.
- Wood trees will be valued based on the local market rates of different woods.

## **۳. ASSESSMENT OF IMPACTS**

### **3.1 Resettlement Field Survey**

31. The finalized technical design of the subproject was made as mandatory pre-requisite for carrying out the resettlement field surveys (RFS). The design included the identification and layout of the site and technical drawings showing the grid station site and line profile with spotting of bases for towers. Having these pre-requisites, the RFS team undertook fieldwork by actively involving the MEPCO's technical surveyor and Assistant Manager, Social Safeguards. The impact assessment involved quantification and costing of the affected area and assets through a participatory approach, socioeconomic data on AHs, and consultation with gender-segregated groups of AHs and other community members<sup>1</sup>.

32. The RFS fieldwork was started in Miranpur subproject area on 1<sup>st</sup> March 2009. The RFS team comprised one resettlement specialist, two field surveyors, one male and one female, and MEPCO's technical surveyor. The field surveys were carried out in a total period of five days which had ended on 5<sup>th</sup> March 2009. Thus, MEPCO has fixed the 1<sup>st</sup> March 2009 as the cut-off-date for this subproject. The same was communicated to the AHs and affected communities during the community consultation sessions, and will be communicated again through Public Information Brochure (PIB) in Urdu. The affected communities were clearly informed that no subsequent changes made in land use pattern or construction of any structures will be entertained by MEPCO for compensation under this subproject.

### **3.2 Minimisation of Impacts**

33. The MEPCO usually takes all possible steps to safeguard against and minimize the likely adverse impacts on the local communities in the design and implementation of its power distribution enhancement subprojects, involving construction of substations and Transmission Lines. Accordingly, the following specific actions were applied to avoid and minimize the likely resettlement impacts of this Miranpur Subproject:

- Alignment of the transmission line and tower to tower spans are altered slightly to avoid both the compact housing and commercial areas and scattered farm-houses; and,
- A minimum clearance under the line required is 7 m, which is maintained for the whole line, even by providing 2 m to 6 m leg and/or body extension to the towers where required.

34. As a result, no buildings or farming enterprises (i.e., poultry farms, fruit orchards, tube-wells, etc.), nor any fruit orchards are affected. The transmission line traverses throughout the open lands, including private agricultural lands where only the agricultural crops and wood trees will be temporarily affected by the TL construction works.

### **3.3 Impacts of the Subproject**

#### **3.3.1 General Description**

35. The Miranpur subproject involves the construction of a new grid station and an 11.39 km long 132 kV double circuit transmission line. The new grid station will be

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<sup>1</sup> Socioeconomic survey findings are presented in Section 4 and Section 6 - Consultations and Disclosure.

constructed on 5.72 acre (or 2.32 ha) of land. MEPCO has already selected appropriate land for this purpose. The two landowners have agreed to sell this land, and price of land has been agreed between MEPCO and the landowners. Now the transfer of land and payment is in process. The new transmission line will mostly traverse private farmlands (97.9%) and a small section of private and government uncultivated land (2.1%) like canal, road, paths and water courses as shown in Table 3.1. (Further detailed data are provided in **Appendix 1: Working Tables**).

36. The transmission line of this subproject consists of the following sections:

- **Section A:** Miranpur (3,880 m long with 15 towers);
- **Section B:** Gujarwala Chak (2,323 m long with 09 towers);
- **Section C:** Dolatpur (2,834 m long with 11 towers);
- **Section D:** Rawani (2,353 m long with 11 towers)

**Table 3.1: Total Length of Transmission Line**

Transmission Line by Village	Total Length of Transmission Line			% land
	Private Land (m)	Uncultivated land (m)	Total Length (m)	
A – Miranpur	3,778.50	101.50	3,880.00	34.06
B – Gujarwala Chak	2,287.50	35.50	2,323.00	20.40
C – Dolatpur	2,785.50	48.50	2,834.00	24.88
D – Rawani	2,299.00	54.00	2,353.00	20.66
<b>Total</b>	<b>11,150.50</b>	<b>239.50</b>	<b>11,390.00</b>	<b>100.00</b>
Percentage	97.90	2.10	100.00	--

37. As stated above, the land for the grid station is being purchased on voluntary sale basis from two landowners, and hence, nobody will be affected involuntarily by this component. However, the construction of transmission line will affect crops and trees within the 30m wide safety corridor, and the crop and losses will be compensated at the current market rates. A total of 71 AHs will be affected by loss of crops (2 AHs by grid station and 69 AHs by transmission line), and of the same, 42 AHs will also be affected by loss of wood trees (see Table 3.2 below).

**Table 3.2: Overall Resettlement Impacts of the Subproject (Miranpur TL)**

Affected Asset	Item	Unit	Values
Farmlands (Voluntary Sale)	Acres	Acre	5.72
	Hectares	Ha	2.32
	<b>Landowners (HH)</b>	<b>No.</b>	<b>2</b>
Crop Loss	Length	m	11,150.50
	Area	m <sup>2</sup>	334,515
Trees Removal	<b>AHs*</b>	<b>No.</b>	<b>71</b>
	Wood Trees	No.	122
	<b>Ahs*</b>	<b>No.</b>	<b>42</b>

\* Of the total 71 AHs suffering from loss crops, 42 AHs will also suffer from loss of fruit/wood trees.

38. Compensations for the losses of crops and trees will be provided according to the following matrix (see Table 3.3 overleaf). This entitlement matrix contains provisions for actual impacts of this Subproject, while an umbrella (LARF) entitlements matrix containing provisions for all potential impacts is provided in Chapter 2 (see Table 2.2).

**Table 3.3: Compensation Eligibility and Entitlements Matrix for this Subproject**

Asset	Specification	Affected People	Compensation Entitlements
Land permanently acquired for sub-station	1. Donated/bought on the open market 2. Acquired via right of eminent domain	Landowners (2 AHs)  <i>The Land is purchased on voluntary sale basis against negotiated price</i>	<i>If donated or voluntarily sold, ADB Policy on Involuntary Resettlement (or Program LARF) is not triggered</i> If acquired via exercise of the right of eminent domain land will be compensated at market value.
Arable Land temporarily affected by construction of towers or TL.	Access is not restricted and existing or current land use will remain unchanged by the construction of towers and transmission line	Farmer, Titleholder (69 AHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All AHs (71 AHs)	<u>Tower impacts</u> : Cash compensation at market rate based on actual impact for a maximum of 3 harvests Line corridor stringing: cash compensation at market rate of 1 harvest
Trees	Trees removed	All AHs (42 AHs)	Cash compensation shall reflect income replacement

39. Major crops grown in the area are wheat in the rabi season (winter-spring) and cotton in the kharif season (summer-autumn). This is the dominant cropping pattern in the subproject area, with minor areas of vegetables and fodder. Thus, the subproject's impact assessment has been made on the basis of wheat and cotton crop losses.

40. In addition, there are scattered wood trees being affected by this line. The trees include, Shisham (sisso), Kikar, Eucalyptus, Poplar, Berri, Dharek and Mulberry. MEPCO's technical survey and design team made utmost efforts to avoid affecting trees, and as a result, only 122 wood trees will be removed from the 30m wide corridor.

### 3.3.2 Impacts of the Grid Station

41. The first component of this subproject is the construction of a new 132kV grid station. It will be constructed on 45 *kanals* and 15.8 *marlas* of land (5.72 Acre = 2.32 ha) at Rawani village of Lodhran district. This land is of two persons who are willing to sell it to MEPCO. Purchase of the land is in process by the MEPCO. This land is being used for agriculture and at the time of possession the crops may get damaged which will be compensated, as allocated in the resettlement budget in Chapter 8.

### 3.3.3 Impacts of Towers

42. The new 132kV transmission line will require the construction of 46 towers. No private or public land will be acquired permanently, as none of the new towers will be constructed in an established urban or a developing housing area, and sufficient clearance will be provided under the towers for convenient mobility of tractors to allow the affected farmers to continue cultivating their lands without restriction.

43. The farmland under and around towers will, however, be affected temporarily causing loss of crops and trees during the 3-tier process of tower construction: (i) construction of foundations, (ii) erection of towers, and (iii) stringing of power cables. According to the time schedule provided in Chapter 9, the whole process of construction and stringing is expected to be completed in a total period of 15 months, starting in July 2010 and ending by September 2011. Thus, it will cause crop losses for three consecutive cropping seasons, namely: (i) Kharif/summer season 2010, Cotton crop; (ii) Rabi/winter season 2010-11, Wheat crop; and (iii) Kharif/summer season 2011, Cotton

crop; accordingly, cash compensation will be paid to the 36 AHs for the loss of their crops for three consecutive cropping seasons.

44. All the forty six towers will be located on private farmlands. For tower installation, crops and trees in an area not only under the tower, but also in a small perimeter surrounding it as the access, working and storage areas, will be affected by the construction works. This area is assessed to be 900 m<sup>2</sup> (0.09 ha) per tower. Thus, the 46 towers will affect temporarily a total of 41,400 m<sup>2</sup> (4.14 ha) of farmland, belonging to thirty six farming households (AHs), as shown in Table 3.4 below.

**Table 3.4: Temporary Impacts of Towers on Private Farmland**

Transmission Line	No. of AHs	No. of Towers	Affected Area	
			m <sup>2</sup>	ha
A – Miranpur	12	15	4,500	0.45
B – Gujarwala Chak	07	9	22,500	2.25
C – Dolaipur	08	11	14,400	1.44
D – Rawani	09	11	1,800	0.18
<b>Totals</b>	<b>36</b>	<b>46</b>	<b>43,200</b>	<b>4.32</b>

### 3.3.4 Impacts of Transmission Line (TL Corridor)

45. The sections of the transmission line in between the towers (TL Corridor) will cause damage to, or loss of, crops during the stringing of power cables. This last activity is usually carried out rapidly, one stretch at a time, and completed in one cropping season, for which one-crop compensation will be paid. AHs will also be compensated for the loss of their trees that will be affected by the construction of the line located within the 30m wide corridor.

46. The following Tables 3.5 and 3.6 show that length of the transmission line, excluding land under the towers, is 10,010 meter, with a total area of 30.03 ha. Of the total corridor some 9,770.5 meter (97.6%) traverses private farmland and affects an area of 29.31 ha while 239.5 meter is through uncultivated private or government land and an area of 0.71 ha. The construction of towers, including the last stringing activity will affect three consecutive crops, and accordingly, the 36 AHs will be paid compensation for the loss of 3 crops.

47. In contrast, the stringing activity of the transmission line (in-between the towers) will be the last activity, and it will affect only one crop (Rice crop: 2011) for which all the 69 AHs will be paid compensation for the loss of one crop. The affected trees will be compensated for once, based on the current market rates. Further details on the affected crops and trees are provided in the following subsections 3.3.3 and 3.3.4, and in Chapter 8 (Budget).

**Table 3.5: Distribution of Transmission Line Corridor\* by Type of Land**

Transmission Line	Length of corridor (m)		Affected Area (m <sup>2</sup> )	
	Private Farmland	Uncultivated Land	Private Farmland	Uncultivated Land
A – Miranpur	3,328.50	101.50	99,855.00	3,045.00
B – Gujarwala Chak	2,017.50	35.50	60,525.00	1,065.00
C – Dolaipur	2,455.50	48.50	73,665.00	1,455.00
D – Rawani	1,969.00	54.00	59,070.00	1,620.00
<b>Total</b>	<b>9,770.50</b>	<b>239.50</b>	<b>293,115.00</b>	<b>7,185.00</b>

\* The 30m wide strip of land in-between the towers (excl. 900m<sup>2</sup> perimeter area around tower).

**Table 3.6: Temporary Land Impacts on Private Farmland in the TL Corridor\***

Transmission Line	Number of AHs	Total Length (m)	Affected Area	
			m <sup>2</sup>	ha
A – Miranpur	22	3,328.50	99,855.00	9.99
B – Gujarwala Chak	09	2,017.50	60,525.00	6.05
C – Dolatpur	21	2,455.50	73,665.00	7.37
D – Rawani	17	1,969.00	59,070.00	5.91
<b>Total</b>	<b>69</b>	<b>8,817.00</b>	<b>293,115.00</b>	<b>29.31</b>

\* The 30m wide strip of land located in-between the towers (excluding 900m<sup>2</sup> perimeter tower area).

### 3.3.5 Other Impacts and Summary

48. Overall, a total of 69 farming households will be affected by the construction of the new 132 kV transmission line. Of them, 36 AHs will be affected by both towers and the transmission line, while the remaining 33 AHs will be affected only by the transmission line during the stringing activity, as shown in Table 3.7 below. Accordingly, the 36 AHs will be compensated for three crops (two for crops affected as a result of tower construction, and a third for crop damage/loss during the stringing activity). The 33 AHs who will experience crop damage or loss because of stringing activity only, will receive compensation for one crop.

**Table 3.7: Temporarily Affected Crops by Miranpur 132 kV GS & TL**

Section of Transmission Line	Affected Crops (ha)					
	Private Land			Government Land		
	Total	Tower	Corridor	Total	Tower	Corridor
A – Miranpur	11.34	1.35	9.99	0.00	0.00	0.00
B – Gujarwala Chak	6.8,6	0.81	6.05	0.00	0.00	0.00
C – Dolatpur	8.36	0.99	7.37	0.00	0.00	0.00
D – Rawani	6.90	0.99	5.91	0.00	0.00	0.00
<b>Total</b>	<b>33.45</b>	<b>4.14</b>	<b>29.31</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

49. In addition to crop loss, 122 private trees also fall within the 30 meter wide corridor of transmission line. All these 122 trees will need to be removed for the construction of the line. All these 122 trees are wood trees (see Table 3.8 below). Some 42 AHs will lose these 122 wood trees. All affected wood trees are scattered and mostly located along the field boundaries. There are no plantations, orchards of fruit trees affected. Of the 122 wood trees, 84 trees will be affected by the transmission line, while the remaining 38 trees will be affected by the construction of towers. Compensation for the affected trees will be paid for once on their initial removal.

**Table 3.8: Affected Wood Trees by Section of Transmission Line**

Section of Transmission Line	Number of Affected Trees		
	Total	Wood trees	Fruit Trees
A – Miranpur	22	22	0
B – Gujarwala Chak	43	43	0
C – Dolatpur	30	30	0
D – Rawani	27	27	0
<b>Total</b>	<b>122</b>	<b>122</b>	<b>0</b>

50. Compensation for affected trees will be paid for the total removal. The compensation for affected wood trees is based on current market rate of the wood which is assessed on the basis of tree size (height and girth), as shown in Table 3.9 overleaf.

Table 3.9: Number of Affected Wood Trees by Size (Miranpur 132 kV GS &amp; TL)

No.	Name of Affected Wood Tree	Relative Size	Affected Wood Trees (No.)					Total
			Miranpur	Gujarwala Chak	Dolatpur	Rawani	Grid Station	
1	Shisham (Sisso)	Small	2	4	3	10	0	19
		Medium	4	1	10	7	0	22
		Large	6	12	4	2	0	24
Sub-total (a): Shisham			12	17	17	19	0	65
2	Kikar (Acasia)	Small	0	3	2	2	0	7
		Medium	5	8	4	4	0	21
		Large	3	5	2	1	0	11
Sub-total (b): Kikar			8	16	8	7	0	39
3	Eucalyptus/ Poplar	Small	0	0	0	0	0	0
		Medium	0	0	2	0	0	2
		Large	2	0	1	0	0	3
Sub-total (c): Eucalyptus/ Poplar			2	0	3	0	0	5
4	Others	Small	0	0	0	0	0	0
		Medium	0	4	0	1	0	5
		Large	0	6	2	0	0	8
Sub-total (d): Others			0	10	2	1	0	13
<b>TOTAL:</b>			<b>22</b>	<b>43</b>	<b>30</b>	<b>27</b>	<b>0</b>	<b>122</b>

### 3.4 Affected Households

#### 3.4.1 General

51. The construction of 11,390 meter long transmission line will traverse farmland in four villages of the Lodhran district of Punjab province. A total of 71 AH will be affected by this subproject. Of these 71 AHs 2 AHs will be affected by grid station. And by transmission line 69 AHs will experience temporary effects on their lands and loss of crops and trees (see Table 3.10 below). Of the total 69 AHs, 36 AHs will be affected by both the towers and transmission line, while thirty three AHs will be affected by the transmission line corridor only (stringing activity).

Table 3.10: Households Affected by Towers and Line Corridor

TL Section	Length of Line (m)	No. of Towers	Number of Affected Households (AHs)		
			Towers + Line	Line only	Total
A – Miranpur	3,880	15	12	10	22
B – Gujarwala Chak	2,323	9	07	02	09
C – Dolatpur	2,834	11	08	13	21
D – Rawani	2,353	11	09	08	17
<b>Total:</b>	<b>11,390</b>	<b>46</b>	<b>36</b>	<b>33</b>	<b>69</b>
<b>Percentage:</b>	-	-	52.17	47.82	100.0

#### 3.4.2 Significance of Impacts

52. The impact of the temporary effects on land and loss of crops will be minor or non-significant for all 71 AHs. Owners of the of the land selected for grid station are selling their land willingly to MEPCO and their affected land is less than 10% of their land holding so the impact is non significant. The AHs of transmission line own relatively medium farms with highly fertile land, and none will lose >10% of their total crop, as shown in Table 3.11 below. The 30m wide corridor will be used temporarily as a working corridor for installation of the new towers and stringing of the power lines. The overall crop loss is non-significant and ranges from 1.59 % to 9.77 % of total crop (and an average of 7.38 %).

Table 3.11: Proportion of Crop Loss

Transmission Line	No. of Ahs	Proportion of Crop Loss (%)		
		Minimum	Maximum	Average
A – Miranpur	22	1.59	9.08	7.42
B – Gujarwala Chak	09	5.05	7.08	6.67
C – Dolatpur	21	2.96	9.77	7.48
D – Rawani	17	4.55	9.63	7.52
E – Rawani (Grid Station)	2	7.53	8.18	7.85
<b>Total:</b>	<b>71</b>	<b>1.59</b>	<b>9.77</b>	<b>7.38</b>

53. Moreover, there are no vulnerable people among 71 AHs; none of the AHs are on or below the national poverty line and include families in a joint/extended family system which also assists in providing a safety net against external economic shocks. Finally, the overall impacts on the Affected Households are minor.



## 4. SOCIO-ECONOMIC PROFILE OF AFFECTED PEOPLE

### 4.1 Census of Affected Households

#### 4.1.1 Field Methodology

54. After obtaining the pre-requisite location maps, field layout and profile drawings, revenue records and in-field assistance of a technical surveyor, intensive fieldwork was carried out for preparing this Short LARP. The field methodology included carrying out of RFS comprising 100% Census of AHs, and community consultation (see Section 6).

#### 4.1.2 General Information on Affected Households

55. Miranpur grid station and transmission line subproject comprises two components one is grid station and other one is transmission line. Only two house holds will be affected by the grid station and 69 Households will be affected by transmission line. The double circuit transmission line will pass through four villages and grid station will be constructed in one village. There are 71 AHs with a total population of 689 affected people (APs) impacted either by loss of land or losses of crops or trees. The various impacts have been discussed in Section 3.

56. Most of the participants in the RFS were the head of household. All the AHs are Muslim and are ethnically Punjabi. The language of all APs is Saraiki.

**Table 4.1: Affected Households & Population by Village**

Village	No. of AHs	Affected People (APs)
A – Miranpur	22	217
B – Gujarwala Chak	09	88
C – Dolatpur	21	197
D – Rawani	19	187
<b>Total:</b>	<b>71</b>	<b>689</b>

57. In terms of social groups, there are three major castes in the subproject area, with those belonging to Gujar group accounting for 54 %, Arain 21%, Awan 16% and others like Virk, Jutt, and Sheikh 10%.

**Table 4.2: Social Group of Affected Households**

Village	Social group (No. of AHs)				Total
	Gujar	Arain	Awan	Others	
A – Miranpur	14	6	-	2	22
B – Gujarwala Chak	5	2	1	1	9
C – Dolatpur	8	4	6	3	21
D – Rawani	11	3	4	1	19
<b>Total:</b>	<b>38</b>	<b>15</b>	<b>11</b>	<b>7</b>	<b>71</b>
Percentage	53.52	21.13	15.49	9.86	100.00

#### 4.1.3 Indigenous People

58. None of the AHs are tribal or minority and all land is held in private ownership (i.e. no tribal or communal ownership). Therefore the standard provisions of the LARF and this LARP are sufficient to ensure an effective compensation process and the

requirements of ADB *Policy on Indigenous People* are complied with. The ADB's policy, as specified in the Indigenous Peoples Development Framework (IPDF) prepared for the project is not triggered, and therefore neither an IPDP nor special action is required for this subproject.

## 4.2 Data on Heads of Affected Households

59. All seventy one heads of AHs are male. In terms of marital status fifty two (73 %) Head of AHs are married, fifteen (21 %) are unmarried and only four (6 %) are widowed. In terms of age, fifty seven household heads (80 %) are between 41 and 60 years, six (8 %) are between 61 and 75 years, while eight (11.27 %) are young, aged between 30 and 40 years. There are no elderly Head of AHs (older than 75 years).

60. In terms of literacy and education, thirty eight (54 %) are literate and thirty three (46 %) are illiterate. Of the thirty eight literate Head of the Households eleven (29 %) are informally educated and can only read and write, twenty one (55 %) are primary educated and six (16 %) are secondary educated.

## 4.3 Data on Affected Households

### 4.3.1 General

61. Households in the subproject area are large, with an average size of 9.7 people per household, and include joint or extended families. The smallest household is made up of seven people while the largest household consists of twelve people. Tables 4.3 to 4.5 provide details on household size, and their age and gender compositions.

62. Just over half (52%) of all APs are female. As seen in Table 4.5, adults account for 59.8% of all APs, and children (up to 15 years of age) account for 24.4 % of all APs.

**Table 4.3: Size of Affected Households**

Village	No. of AHs	Household Size (No. of people)		
		Minimum	Maximum	Average
A – Miranpur	22	8	12	9.9
B – Gujarwala Chak	9	9	11	9.8
C – Dolatpur	21	7	12	9.4
D – Rawani	19	8	11	9.7
<b>Over All:</b>	<b>71</b>	<b>7</b>	<b>12</b>	<b>9.7</b>

**Table 4.4: Gender Composition of Affected Households**

Village	No. of AHs	Total Number of Persons		
		Male	Female	Total
A – Miranpur	22	104	113	217
B – Gujarwala Chak	9	45	43	88
C – Dolatpur	21	95	102	197
D – Rawani	19	78	87	165
<b>Over All:</b>	<b>71</b>	<b>331</b>	<b>358</b>	<b>689</b>

Table 4.5: Age and Gender Composition of AHs

Age Group	Age in Years	Total Number of Persons			
		Male	Female	Total No.	Percentage
Children	Up to 15	87	81	168	24.38
Youth	16 – 25	44	48	92	13.35
Adults	26 – 60	167	176	343	49.78
Older Adults	Above 60	33	53	86	12.48
<b>Total:</b>	<b>All Ages</b>	<b>331</b>	<b>358</b>	<b>689</b>	<b>100.00</b>
Percentage	All Ages	48.04	51.96	100.00	-

#### 4.3.2 Housing

63. None of the AHs live in simple dwellings (constructed of thatch, sack, bamboo, clay or earth). All respondents stated that they live in houses constructed of brick and concrete.

#### 4.3.3 Livelihood and Incomes

64. As all AHs rely on farming for at least part of their income, the tenure of agricultural land is an important factor in terms of security and sustainability of livelihood. Among the AHs, all household heads stated they are the registered land owners. There are no households that rent or lease agricultural land, no households that claim ownership, and no squatters. None of the APs is a share cropper or a lease holder. Table 4.6 shows that the total farm size of AHs to be medium, with an overall average of 18.56 Acres and a range from 2.75 Acres to 76 Acres.

Table 4.6: Farm Size of Affected Households

Village	No. of Ahs	Farm Size (Acres)		
		Minimum	Maximum	Average
A – Miranpur	22	3.00	76.00	23.33
B – Gujarwala Chak	9	11.00	58.00	27.78
C – Dolaipur	21	2.75	46.00	12.23
D – Rawani	19	4.00	38.00	13.21
<b>Over all</b>	<b>71</b>	<b>2.75</b>	<b>76.00</b>	<b>18.56</b>

65. In total some 254 APs are engaged in livelihoods, and there are more male than female APs engaged in the three livelihood sectors. The primary livelihood sector is agriculture, accounting for 52% working APs, followed by 27% in waged employment and 21% in small business, trade or labor.

Table 4.7: Livelihood Sector by Gender of APs

Livelihood Sector	No. of APs			Sector %
	Male APs	Female APs	Total APs	
Agriculture	117	14	131	51.57
Business	47	7	54	21.26
Employment	53	16	69	27.17
<b>Sum Total</b>	<b>217</b>	<b>37</b>	<b>254</b>	<b>100.00</b>
Gender %	85.43	14.57	100.00	---

66. Major part (39%) of the income of AHs is from agriculture, followed by waged employment (37%) and 24% of household income is from small business, trade or labor. In each of the three sectors male APs earn more than female APs.

**Table 4.7: Income by Livelihood Sector and Gender**

Livelihood Sector	Average Income by Gender (Rs. 000)			Sector %
	Men	Women	Total	
Agriculture	4,438.74	286.21	4,724.95	39.06
Business	2,683.39	224.69	2,908.08	24.04
Employment	3,861.32	603.46	4,464.78	36.91
<b>Total:</b>	<b>10,983.45</b>	<b>1,114.36</b>	<b>12,097.81</b>	<b>100.00</b>
Gender %	90.79	9.21	100.00	--

#### 4.3.4 Poverty

67. In Pakistan the official poverty line 849 Rs per person per month. Based on the data provided in the RFS there are no AHs that fall on or below the poverty line. Average per capita monthly income is Rs 1,597, with a minimum of 930 Rs/person/month and a maximum of 3,035 Rs/person/month.

**Table 4.9: Monthly Per Capita Income**

Village	No. of AHs	Monthly Per Capita Income (Rs.)		
		Minimum	Maximum	Average
A – Miranpur	22	1,097	3,035	1,541
B – Gujarwala Chak	9	1,039	2,527	1,656
C – Dolatpur	21	1,108	1,857	1,363
D – Rawani	19	930	2,023	1,308
<b>Over all</b>	<b>71</b>	<b>930</b>	<b>3,035</b>	<b>1,597</b>

#### 4.3.5 Literacy

68. Table 4.10 shows an overall literacy rate 43.40 per cent. Literacy is higher for male APs with a percentage of 57 as compared to female APs with a percentage of 31.

**Table 4.10: Literacy by Age and Gender**

APs	Total Number of Persons		
	Male	Female	Total
Total APs	331	358	689
Literate APs	188	111	299
Illiterate APs	143	247	390
Literacy rate (%)	56.80	31.01	43.40

## ◦. INSTITUTIONAL ARRANGEMENTS

69. The institutional arrangements of planning and management of the Power Distribution Enhancement Program (or the ADB-funded Power Distribution Enhancement MFF Project) are described as follows (see also Figure 5.1 overleaf):

### 5.1 Pakistan Electric Power Company (PEPCO)

70. The Project Management Unit (PMU), PEPCO is the focal organization based in Lahore responsible for the Power Distribution Enhancement Program, for keeping liaison with the Government of Pakistan and Asian Development Bank (ADB) on behalf of all the DISCOs, and taking care of disbursement of funds (including ADB loan) and technical assistance through Consultants to, and coordination of the Program planning and management activities of the DISCOs.

#### 5.1.1 Distribution Companies (DISCOs)

71. The DISCOs included in the ADB-funded MFF Project (the Program) are:

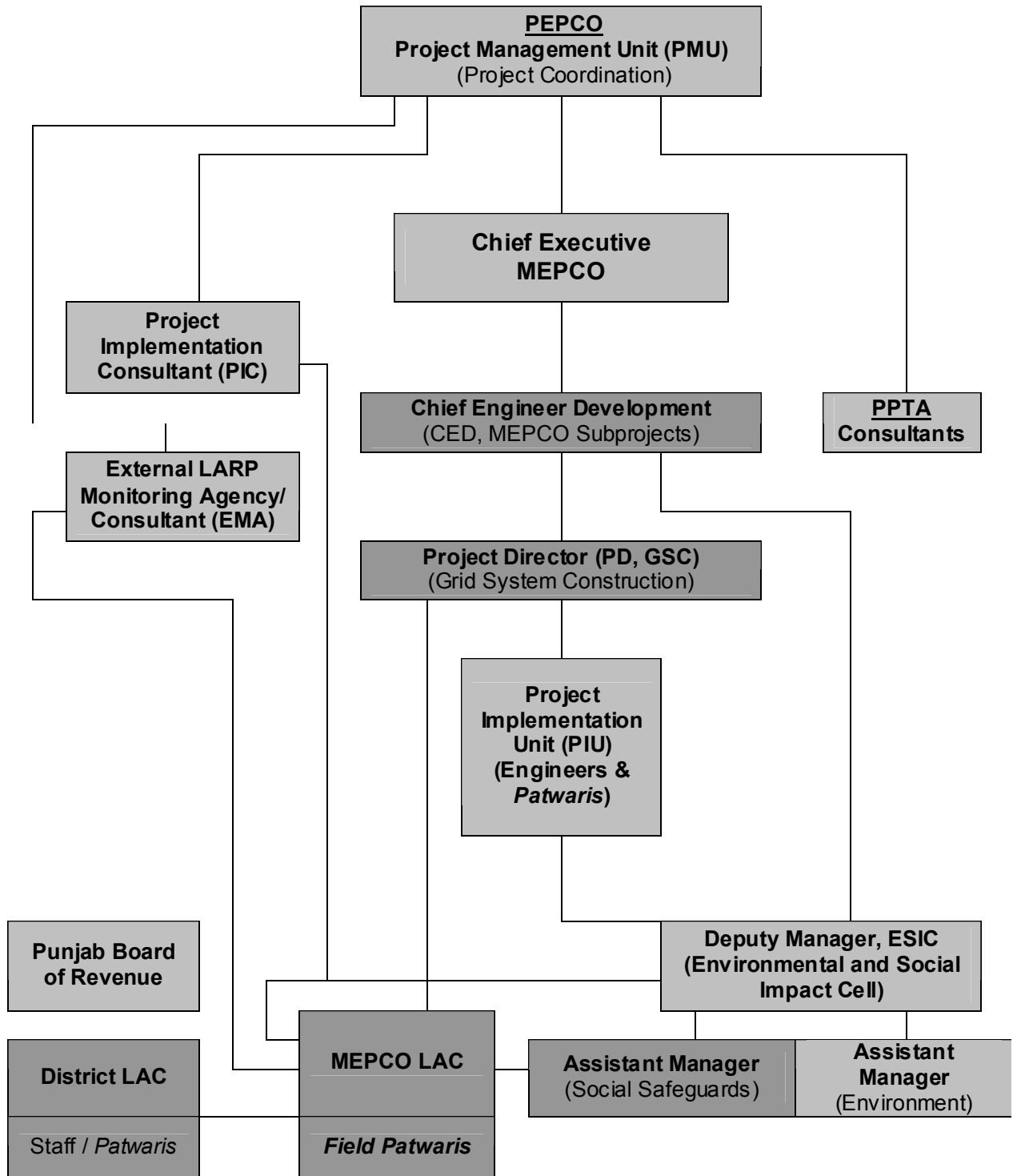
- (1) PESCO: Peshawar Electric Supply Company, Peshawar, NWFP;
- (2) IESCO: Islamabad Electric Supply Company, Islamabad;
- (3) GEPCO: Gujranwala Electric Power Company, Gujranwala, Punjab;
- (4) LESCO: Lahore Electric Supply Company, Lahore, Punjab;
- (5) FESCO: Faisalabad Electric Supply Company, Faisalabad, Punjab;
- (6) MEPCO: Multan Electric Power Company, Multan, Punjab;
- (7) QESCO: Quetta Electric Supply Company, Quetta, Baluchistan; and,
- (8) HESCO: Hyderabad Electric Supply Company, Hyderabad, Sindh.

#### 5.1.2 Technical Assistance (Consultants)

72. PMU, PEPCO provides technical assistance to all the eight DISCOs through the following Consultants, based in Lahore:

- (1) PPTA: Project Preparation Technical Assistance was hired by PEPCO in 2007 and since then it has been assisting the DISCOs in the preparation of the Tranche 1 & 2 Subprojects. The PPTA Resettlement Experts have thus far assisted the DISCOs in the preparation of LARPs and DDRs for the Subprojects included in Tranches 1 and 2.
- (2) PIC: Project Implementation Consultant is expected to be hired and mobilized by PEPCO by mid-2010, to provide technical assistance to the DISCOs in updating and implementation of the approved Subprojects. Accordingly, the PIC Resettlement Experts will assist the DISCOs through their respective ESICs in updation, revision and implementation of the LARPs and DDRs.
- (3) EMC: External Monitoring and Evaluation Consultant is expected to be hired and mobilized by PEPCO by mid-2010, to independently monitor and evaluate the implementation of approved LARPs on Tranche 1&2 subprojects of all the DISCOs, and reports directly to ADB with copy to the respective DISCOs.

Figure 5.1: Organization for LARP Planning, Implementation and Monitoring



## 5.2 Multan Electric Power Company (MEPCO)

73. MEPCO as the implementing agency (IA) bears the overall responsibility for the preparation, implementation and financing of all tasks set out in this LARP, as well as inter-agency coordination required for the implementation of the Subprojects. As such, it takes care of the preparation/updating and implementation of the LARPs and DDRs, and internal monitoring and evaluation activities (see also Chapter 10: Monitoring and Evaluation). Institutionally, MEPCO has three functional divisions, namely, the Planning, Projects and Grid System Construction divisions.

### 5.2.1 Planning Division

74. The **Planning Division** is responsible for preparation of PC-1s, for preparation of load forecasts and feeder analysis. The division is responsible for preparation of the Energy Loss Reduction (ELR) work orders. Formerly subproject preparation and keeping liaison with the Government of Pakistan and Asian Development Bank (ADB), as the donor of this MFF Project had also been the responsibility of this division. But lately the activity has been shifted to the Office of Chief Engineer Development.

### 5.2.2 Chief Engineer Development

75. The former **Projects Division** has now been named as the **Office of Chief Engineer Development (CED)**, is responsible for the overall planning, management and coordination of the approved Subprojects. The CED is currently being assisted by the PPTA Consultants<sup>†</sup> (including the Resettlement Experts responsible for LARP/DDR preparation), in preparing the identified Subprojects in line with the ADB Policies, and obtaining approval from the donor ADB. Its major functions include keeping regular liaison with ADB and relevant departments of the federal, provincial and district governments, preparation, updating and implementation of the LARPs and the related monitoring and evaluation activities.

76. The CED, MEPCO has already established an **Environmental and Social Impacts Cell (ESIC)** to take care of safeguards related activities. It is headed by a Deputy Manager, and assisted by two Assistant Managers, Environmental and Social Safeguards, respectively. He will be responsible for the LARP preparation/updating, implementation and internal monitoring for each Subproject, with assistance from A ESIC's Assistant Manager, Social Safeguards, MEPCO LAC and PIC Resettlement Expert, expected to be on board by June 2010.

77. The Scope of Work to be handled by the ESIC far exceeds the physical and professional ability and capabilities of the incumbents. To support the ESIC, to carry out its responsibilities, a Monitoring Consultant is being hired. In addition, a Project Implementation Consultant (IC)<sup>†</sup> will also be hired who will also have social and environmental experts to assist MEPCO in revising and updating the LARP as and when required, and then in implementation of the LARP. The Consultants will be provided full logistic support (including office space and field transport) by MEPCO.

### 5.2.3 Grid System Construction (GSC) Division

78. The **Grid System Construction (GSC) Division** is responsible for implementing the approved Subprojects, including construction/improvement of grid stations and transmission lines. This office is headed by the **Project Director (GSC)**, and it will

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<sup>†</sup> British Power International (BPI), a UK Based Power Consultant firm.

<sup>†</sup> Terms of Reference for Implementation Consultant's Resettlement Expert are provided in Appendix 4.

establish Project Implementation Units (PIUs), comprising Engineers and *Patwaris*, at the respective towns of each Subproject. The PIU for this Subproject will be established at Lodhran district. In addition, PD GSC has an in-house Land Acquisition Collector (LAC) to take care of the land acquisition and resettlement activities.

79. The MEPCO LAC, along with field *Patwaris*, in addition to implementation of the LARP activities, will provide in-field assistance to the Resettlement Experts of ESIC and PIC in updating, revision and internal monitoring of the LARPs. He normally works as an independent entity, but in case of local needs like price updating, grievance redress, etc., may involve the local Union Councils and other leaders at the local levels, and/or the District LACs and Punjab Board of Revenue for addressing broader level matters and resolving permanent Land Acquisition issues (not applicable to this Subproject). He will be provided technical assistance by the Resettlement Experts included in both ESIC and PIC teams.

### **5.3 District Government**

80. The district government have jurisdiction for land administration, valuation and acquisition. At the provincial level these functions rest on the Punjab Board of Revenue while at the district level they rest on the District Land Acquisition Collector (District LAC). Within LAC office the *Patwari* (land records clerk), carry out specific roles such as titles identification and verification. But as this Subproject does not require any land acquisition, involvement of District LACs will normally be not required by MEPCO LAC.

### **5.4 Responsibility for Internal and External Monitoring**

81. Land acquisition and resettlement tasks under the Program will be subjected to both internal and external monitoring. Internal monitoring will be conducted by ESIC, assisted by MEPCO LAC and PIC Resettlement Expert. The external monitoring responsibilities will be assigned to an External Monitoring Consultant (EMC) to be engaged by PMU, PEPCO according to the Terms of Reference (TOR) that have been approved by ADB.<sup>5</sup> The monitoring aspect of LARP implementation is further elaborated in Chapter 10 of this LARP.

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<sup>5</sup> Terms of Reference for External Monitoring are provided in Appendix 5.



## 6. CONSULTATION AND DISCLOSURE

### 6.1 Consultation Undertaken for the LARP

82. The consultative process undertaken for the preparation of the LARP has included not only AHs, but also the local communities of the area. Special attention was paid to identify the needs of vulnerable groups (such as the poor, women, and elderly), to ensure that their views have been considered in the formulation of the LARP.

83. Consultation with stakeholders at the different stages of the subproject is required by ADB's Policy on Involuntary Resettlement and as provided for in the LARF. To start with, consultations with the AHs were conducted as part of inventory taking of affected lands and other assets. The communities' and especially the AHs' responses to the proposed subproject were found to be positive.

84. Along with the participatory RFS, semi-structured discussions aiming at community awareness and consultations regarding the project's likely impacts were also held with the small groups of men and women along the proposed grid station and transmission line. A total of six group discussions and consultation sessions were held with three groups of men and three groups of women, wherein a total number of 39 persons (22 men and 17 women) participated (see Table 6.1 and Appendix 2: List of Participants).

85. During the same consultation sessions, the cut-off-date of 1st March, 2009 for compensation eligibility was communicated to all the participants. They were clearly told that no subsequent changes in the land use would be entertained by MEPCO.

**Table 6.1: Participants in Group Discussions and Consultations**

Village	Number of Groups			Number of Participants		
	Men	Women	Total	Men	Women	Total
A – Miranpur	1	1	2	7	6	13
B – Gujarwala Chak	1	1	2	7	5	12
C – Dobaywali	1	1	2	8	6	14
<b>Total</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>22</b>	<b>17</b>	<b>39</b>

86. The affected communities' concerns and suggestions have been incorporated into subproject design and will be implemented as an integral part of resettlement activities. The major concerns raised during the consultation included the adequacy and timeliness of compensation payments, as well as safety measures to be taken during the construction of the towers and stringing of the transmission lines. In response, MEPCO will make sure that the crop compensation amounts are assessed justly and paid to the AHs, at least fifteen days prior to temporary use of land before starting the civil works.

87. The local communities' response (awareness, perceptions and preferences) to the Miranpur grid station and transmission line subproject and resettlement related matters are summarized as follows:

- This subproject is necessary under the current local conditions;
- Compensation should be fair and timely;
- Local skilled and unskilled labor should be used wherever possible;
- Damaged lands should be rehabilitated after the construction work is completed;

- Local norms should be honored; and
- Construction work should be completed in time.

## **6.2 Compensation Options Discussed**

88. In addition to the focus group discussions and consultative meetings described above, the survey included a questionnaire with several questions regarding AHs' preferences for compensation and rehabilitation options. This information has been and will be used to assist in determining the support measures required by AHs.

89. The first compensation priority of all AHs is for cash. When asked why they preferred cash compensation, almost all the AHs stated the reason was to assist with daily living expenses as they will lose their livelihood in the shape of crops.

90. In summary, the compensation and resettlement options discussed and agreed upon during the consultation meetings included:

- Relocation - not applicable;
- Assistance - not applicable;

## **6.3 LARP Disclosure**

91. An English version of the program's LARF has already been uploaded to ADB and MEPCO websites, and an Urdu version has been made available by PMU, PEPCO to the MEPCO headquarters.

92. In line with ADB's public communications policy, this LARP in English will also be posted on the ADB and MEPCO websites, while its translation in Urdu will be disclosed to the AHs at the MEPCO's office and posted on the ADB and MEPCO websites.

93. In addition, a public information booklet in Urdu, summarizing compensation provisions will be sent to all AHs. A draft booklet in English is provided in Appendix 3, which will be translated into Urdu by MEPCO and distributed all the AHs by June 2010.

## V. GRIEVANCE REDRESS PROCESS

94. MEPCO normally takes care to prevent grievances rather than going through a redress process. This can be obtained through careful LAR design and implementation, by ensuring full participation and consultation with AHs, and by establishing extensive communication and coordination between the community and MEPCO. Nevertheless, a grievance mechanism will be made available to allow an AH appealing against any disagreeable decision, practice or activity arising from compensation for the affected land or other assets. AHs will be fully informed of their rights and of the procedures for addressing complaints verbally during consultation meetings and through PIB in Urdu.

95. A complaints register will be kept at the PIU camp office at Miranpur to be maintained by Sub-Engineer in-charge. MEPCO will inform the AHs of the availability of this arrangement through PIB in Urdu. The complaints received will be processed and resolved by the MEPCO's Assistant Manager, Social Safeguards and LAC by involving the local leadership and Union Councils, and/or the respective District LAC.

96. Firstly, attempts will be made to redress the grievances through a village level grievance redress committee (GRC) comprised of MEPCO's ESIC and LAC or *Parwari*, and the village notable elders, like *Chaudhry*, *Numbardar* and the concerned Councilor of the Union Council. But if the grievances cannot be redressed satisfactorily at the village level, a grievance redressal mechanism will be established at the District level, comprising of District Coordination Officer (Chairman), District LAC and MEPCO's ESIC and LAC. As a last resort, the aggrieved AH may seek justice through the Court.

97. All the finances will move directly from MEPCO to the AHs, as price for the grid station land and compensation for the losses of agricultural crops and wood trees. The complaints and grievances will be normally addressed by MEPCO locally by involving local leadership and Union Councils, and the involvement District Government/Courts may be required only for the unresolved grievances, as described in Table 7.1 below.

**Table 7.1: Grievance Resolution Process**

Land & Crop Compensation Issues	Other Compensation or Project Issues
1. First, complaints resolution will be attempted at village level through the involvement of the ESIC, district government, and/or informal mediators.	1. First, complaints resolution will be attempted at village level through the involvement of the ESIC, district government, and/or informal mediators.
2. If still unsettled, a grievance can then be lodged to the LAC who has 30 days to decide on the case.	2. If still unsettled, a grievance can be lodged to the PIU/ESIC, which will have 30 days to respond.
3. If no solution was reached a grievance can be lodged with support of the ESIC to the MEPCO. The AH must lodge the complaint within 1 month of lodging the original complaint with the LAC and must produce documents supporting his/her claim. The MEPCO will provide the decision within 21 days of registering the complaint. The MEPCO decision must be in compliance with this LARF provisions.	3. If no solution was reached a grievance can be lodged with support of the ESIC to the MEPCO. The AH must lodge the complaint within 1 month of lodging the original complaint with the LAC and must produce documents supporting his/her claim. The MEPCO will provide the decision within 21 days of registering the complaint. The MEPCO decision must be in compliance with this LARF provisions.
4. Should the grievance redress system fail to satisfy the AH, they can further submit their case to the appropriate court of law as per the process set out in Sections 18 to 22 of the LAA (1894).	4. Should the grievance redress system fail to satisfy the AH, they can further submit their case to the appropriate court of law as per the process set out in Sections 18 to 22 of the LAA (1894).

## Λ. BUDGET FOR LAND AND ASSET ACQUISITION

### 8.1 Basis for Compensation

98. Compensation for projects requiring land acquisition can often differ between the borrower and ADB (and other providers of official development assistance). To comply with ADB's Policy on Involuntary Resettlement, rates used to compensate for lost land and assets must be at replacement values, to "at least" restoring people's livelihoods and ensuring that people affected by a project are not left worse off.

99. According to the project's LARF, replacement cost is the amount of cash or kind needed to replace an asset in its existing or better condition, and is the value determined as compensation for the current market price without depreciation or deduction of the costs of any transaction or for any material salvaged. The processes for establishing the rates used for this subproject followed the methodology set out in the project's LARF.

### 8.2 Determining the Rates for Compensation

100. Based on the foregoing requirements and the LARF provisions, the methodology for assessing unit compensation values of the different items is described as follows:

- Land for grid station was purchased at the open market rate prevailing in the area which was negotiated with the landowners.
- Basic crop compensation was valued at net farm-gate market rates. If additional crops compensation is due it will be calculated at market value minus inputs. Compensation for crops affected by towers is three-crops and for stringing of the lines is for one-crop; and,
- Wood trees were valued based on type, size, and age. AHs are entitled to keep the wood (as salvaged material) without any deductions from the amount of compensation.

101. The valuation survey registered current crop and tree sales at local markets and communities. It was based on community consultations, market surveys and relevant local government agencies, namely the Agriculture, Forestry departments. The results of the survey are provided in the tables below. The prices of affected assets given herein are based on the market rates in March 2009 which are still valid as there have occurred no major change. However, these prices will be updated and this LARP revised accordingly by MEPCO at least one month prior to awarding Contract for the Subproject implementation works.

102. The prevailing open market land price of in area which was negotiated with the landowners and was approved by Lodhran District's Land Price Committee (LPC) as such is shown in Table 8.1 below.

**Table 8.1: Compensation for Land for grid station**

Land (Acre)	Rate (Rs./Acre)	Total Price (Rs.)
5.72	1,125,000.00	6,435,000.00

103. The subproject area is irrigated agricultural area, with dominant wheat-rice rotation of crops. All the affected farmers grow wheat in the rabi/winter season and rice in the kharif/summer season. Thus, the market prices of both the crops were collected from the four affected villages and the markets of Multan. For the purpose of compensation average of the price of wheat and Rice is used, and the areas under

Wheat and Rice are shown in Tables 8.2, 8.3, 8.4 and 8.5, and the assessments wood tree prices are shown in Table 8.6 respectively.

**Table 8.2: Rate/Price for Crops in Subproject Area**

Cropping Season	Affected Crop		Average Crop Income per Unit Area (Rs.)		
	No.	Name	Acre (basis)	Hectare	Square Meter
Rabi (Autumn-Winter)	1	Wheat	32,000.00	79,072.00	7.91
Kharif (Spring-Summer)	2	Cotton	34,500.00	85,249.50	8.52
	3	Vegetables	65,000.00	160,615.00	16.06
<b>Sum Total:</b>			<b>131,500.00</b>	<b>324,936.50</b>	<b>32.49</b>
Average:			43,833.33	108,312.17	10.83

**Table 8.3: Assessment of Crop Compensation for Towers**

Cropping Season	Affected Crops	No. of	Cropped Area	Compensation Assessed	
		Towers*	Affected (m <sup>2</sup> )	Rate (Rs./m <sup>2</sup> )	Amount (Rs.)
Kharif 2010	Cotton -1	46	41,400	8.52	352,728.00
Rabi 2010-11	Wheat-1	46	41,400	7.91	327,474.00
Kharif 2011	Cotton-2	46	41,400	8.52	352,728.00

\* Cropped area affected by construction of one tower is estimated at 900 m<sup>2</sup> (30mx30m).

**Table 8.4: Assessment of Crop Compensation for Transmission Line**

Cropping Season	Affected Crops	TL Corridor* Length (m)	Cropped Area Affected (m <sup>2</sup> )	Compensation Assessed	
				Rate (Rs./m <sup>2</sup> )	Amount (Rs.)
Kharif 2011	Cotton	9,770.50	293,115.00	8.52	2,497,339.80

\* TL's ROW falling in-between any two towers have been termed as TL Corridor.

**Table 8.5: Assessment of Crop Compensation for grid station**

Cropping Season	Affected Crops	Cropped Area		
		Affected (m <sup>2</sup> )	Rate (Rs./m <sup>2</sup> )	Amount (Rs.)
Kharif 2010	Cotton	23,172.00	8.52	197,425.44

**Table 8.6: Assessment of Compensation for Affected Wood Trees**

No.	Name of Affected Wood Tree	Relative Size	Affected Wood Trees (No.)						Market Rate (Rs.)	Compensation Amount (Rs.)
			Miranpur	Gujarwala Chak	Dolatpur	Rawani	Grid Station	Total		
1	Shisham (Sisso)	Small	2	4	3	10	0	19	3,800	72,200
		Medium	4	1	10	7	0	22	7,500	165,000
		Large	6	12	4	2	0	24	12,000	288,000
<b>Sub-total (a): Shisham</b>			<b>12</b>	<b>17</b>	<b>17</b>	<b>19</b>	<b>0</b>	<b>65</b>	-	<b>525,200</b>
2	Kikar (Acasia)	Small	0	3	2	2	0	7	3,500	24,500
		Medium	5	8	4	4	0	21	6,850	143,850
		Large	3	5	2	1	0	11	11,700	128,700
<b>Sub-total (b): Kikar</b>			<b>8</b>	<b>16</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>39</b>	-	<b>297,050</b>
3	Eucalyptus/ Poplar	Small	0	0	0	0	0	0	2,500	-
		Medium	0	0	2	0	0	2	3,900	7,800
		Large	2	0	1	0	0	3	7,200	21,600

<b>Sub-total (c): Eucalyptus/ Poplar</b>		<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>-</b>	<b>29,400</b>	
<b>4</b>	<b>Others</b>	Small	0	0	0	0	0	2,850	-	
		Medium	0	4	0	1	0	5	4,100	20,500
		Large	0	6	2	0	0	8	7,450	59,600
<b>Sub-total (d): Others</b>		<b>0</b>	<b>10</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>13</b>	<b>-</b>	<b>80,100</b>	
<b>TOTAL:</b>		<b>22</b>	<b>43</b>	<b>30</b>	<b>27</b>	<b>0</b>	<b>122</b>	<b>-</b>	<b>931,750</b>	

### 8.3 Budget for Land and Asset Acquisition

104. This LARP includes the cost of compensation, rehabilitation and other restoration/assistance entitlements of the 71 private AHs only, with a breakdown by Land, crops and trees, and other associated costs. The cost estimate has been based on the rates derived through consultation and survey as described in Section 8.2. The rates for compensation and cash entitlements for rehabilitation as well as allowances payable to AHs will be adjusted annually, based on the actual annual inflation rate. MEPCO, with the LACs, will determine the annual inflation rates and adjust all cash entitlements.

105. The total assessed amount of money to be paid to the people comes out to be Rs. 11.09 million, of which Rs. 6.435 million is the price of land being purchased for the grid station, and compensations for the affected agricultural crops and wood trees totals at Rs. 4.659 million (see Table 8.6 overleaf).

106. The administrative charges have been estimated as 15% of the total of compensation for structures, crops and trees. These charges are to cover the costs of implementing the plan (producing and distributing the PIB, holding individual and group consultations and public meetings as required, verifying the Census Survey, revising the LARP if required (to reflect any minor changes), organizing and arranging for the compensation payments through the LACs), and internal monitoring of the plan and its implementation.

107. A contingency of 10% of the subtotal of the compensation and administrative charges has been included in the cost estimate.

108. Funds for compensation and implementation of the LARP will be from the Government (counterpart funds) via MEPCO, budgetary requirements for economic restoration, as part of resettlement budget will also come from the counterpart funds and shall be identified as allowances. The EMA will be financed as a project loan cost as a component of the project support fund.

109. As shown in Table 8.7 overleaf, the total cost of LARP implementation, will be Rs. 17.50 million (US\$ 222,074). MEPCO will update the LARP cost at least one month before awarding the contract for civil works.

**Table 8.7: Estimated Resettlement Cost of 132kV Miranpur GS & TL Subproject**

No.	Resettlement Activity	No.	Unit	Rs./Unit	Total Rs.
<b>A.</b>	<b>Asset Compensation:</b>	-	-	-	<b>11,094,445</b>
<b>A.1</b>	<b>Land:</b>	<b>5.72</b>	<b>Acre</b>	-	<b>6,435,000</b>
	Land:	5.72	Acre	1,125,000	6,435,000
<b>A.2</b>	<b>Trees:</b>	<b>122</b>	<b>tree</b>	-	<b>931,750</b>
A.2.1	Shisham (Sisso)	65	number	8,080	525,200
A.2.2	Kikar (acasia nicolta)	39	number	7,617	297,050
A.2.3	Eucalyptus/ Poplar	5	number	5,880	29,400
A.2.4	Others	13	number	6,162	80,100
<b>A.3</b>	<b>Crops:</b>	<b>357,687</b>	-	-	<b>3,727,695</b>
<b>A.3.1</b>	<b>Towers:</b>	<b>41,400</b>	<b>m2</b>	-	<b>1,032,930</b>
	46 Towers (1 Crop): Wheat-1	41,400	m2	7.91	327,474
	46 Towers (2 Crops): Cotton-1&2	41,400	m2	8.52	705,456
<b>A.3.2</b>	<b>TL Corridor:</b>	<b>293,115</b>	<b>m2</b>	-	<b>2,497,340</b>
	TL Corridor (1 Crop): Cotton-1	293,115	m2	8.52	2,497,340
<b>A.3.3</b>	<b>Grid Station</b>	<b>23,172</b>	<b>m2</b>	-	<b>197,425</b>
	Grid Station (1 Crop): Cotton-1	23,172	m2	8.52	197,425
<b>B.</b>	<b>Technical Assistance:</b>	-	-	-	<b>3,150,000</b>
B.1	Resettlement Specialist (implementation)	6.00	pers/mo	350,000	2,100,000
B.2	External Monitoring (LARP activities)	3.00	pers/mo	300,000	900,000
B.3	Training of MEPCO staff (incl. materials)	1.00	lumpsum	150,000	150,000
<b>C.</b>	<b>Administration Costs (15% of A)</b>	<b>0.15</b>	<b>lumpsum</b>	<b>11,094,445</b>	<b>1,664,167</b>
<b>D.</b>	<b>Subtotal (A+B+C)</b>	-	-	-	<b>15,908,612</b>
<b>E.</b>	<b>Contingency (10% of D)</b>	<b>0.10</b>	<b>lumpsum</b>	<b>15,908,612</b>	<b>1,590,861</b>
<b>Total Amount (Pak. Rupees):</b>		-	-	-	<b>17,499,473</b>
<b>Total Amount (US Dollars*):</b>		-	-	-	<b>222,074</b>

\* US\$ 1.00 = Rs. 78.80.

## 9. IMPLEMENTATION SCHEDULE

110. The overall Program will be implemented over a five year period, with the second tranche of subprojects scheduled to commence upon loan approval by mid-2010. The updation, implementation and monitoring of the LAR related activities will take place after the Project Implementation Consultant (PIC) and External Monitoring Consultant have mobilized by mid-2010 for tranche 1, and expected to continue for tranche 2.

111. This LARP will be revised by MEPCO based on the then updated market replacement prices/costs of the affected assets by mid-2010, or at least one month prior to awarding Contract for the Subproject implementation. Final compensations will also be paid to all the AHs by mid-2010, or at least one month prior to actual mobilization of the Contractor to commence the construction/stringing works by mid-2010 and complete the Subproject by late-2011 (in a maximum of 15 months). The PIC Resettlement Expert will provide assistance to ESIC, MEPCO in updating the costs and revising the LARP, including the Time Schedule (if necessary), while the EMC Resettlement Expert will monitor the LAR related activities independently and report directly to ADB, with a copy to MEPCO by late-2011, prior to the Contractor mobilization.

112. The Civil works contractors will not be issued a notice of possession of site for any section of construction/stringing works unless the MEPCO has (i) satisfactorily completed, in accordance with the approved LARP, and made all compensation payments, (ii) ensured that the rehabilitation assistance is in place, and (iii) the area required for civil works is free of all encumbrances. The LARP implementation schedule, shown in Table 9.1 overleaf, envisages the following sequence of activities:

- (a) The technical survey, design preparation/finalization and site demarcation of the Subproject were carried out by MEPCO from July 2008 to February 2009, while RFS were undertaken jointly by PPTA Consultant and MEPCO in March 2009;
- (b) LARP preparation/revision by PPTA Consultant from May 2009 to January 2010, and Contract awards by PEPCO to PIC and EMC are scheduled by mid-2010;
- (c) Mobilization of PIC & EMC is expected to take place by mid-2010, followed by LARP updation/revision, grievance redressing, payment of compensations, and LARP monitoring reports (internal & external) by August 2010; and,
- (d) Commencement of civil works (construction/stringing) to start in September 2010 and completed by September 2011, and monitoring (internal & external) of LAR activities will continue throughout, with the final external monitoring and evaluation report to be submitted to ADB with copy to MEPCO by end-2011.



**Table 9.1: Implementation Schedule (Miranpur, MEPCO)**

LARP Activity/Task		Responsibility		Year 2008				Year 2009				Year 2010				Year 2011				
		Primary	Secondary	I	II	III	IV	I	II	III	IV	I	II	III	IV	I	II	III	IV	
Preparation	Land Acquisition and Resettlement Framework	HESCO	PPTA	Adopted from the first tranche																
	Indigenous People Development Framework	HESCO	PPTA	Adopted from the first tranche																
	Survey & Design of Transmission Line	HESCO	-																	
	Site Demarcation of Affected Lands	HESCO	-																	
	Resettlement Field Survey of Transmission Line	HESCO	PPTA																	
	Draft Land Acquisition and Resettlement Plan	HESCO	PPTA																	
	LARP Revision (if necessary)	HESCO	ESIC/PIC																	
	Disclosure of LARF & LARP on ADB Website	ADB	PEPCO																	
	LARP Disclosure - Brochure in Urdu	HESCO	ESIC																	
Implementation (LARP)	Mobilize Project Implementation Consultant	Govt/ADB	HESCO																	
	Adjust compensation rates for inflation	HESCO	ESIC/PIC																	
	LARP Updation/Revision (if necessary)	HESCO	ESIC/PIC																	
	Submit revised LARP / Approval by EPA/ADB	HESCO	Govt/ADB																	
	Information dissemination to Affected People	HESCO	ESIC/PIC																	
	Mobilize External Monitoring Consultant	Govt/ADB	HESCO																	
	Initial payment of compensations	HESCO	ESIC/PIC																	
	Grievance Redress Process	HESCO	ESIC/PIC																	
	Final payment of compensations	HESCO	ESIC/PIC																	
Construction	Possession of land for starting works	Dist. LACs	HESCO																	
	Internal Monitoring of LARP Implementation	ESIC/PIC	HESCO																	
	External M&E of LARP implementation	EMA	HESCO																	
	Award of Contracts for Civil Works	HESCO	Govt/ADB																	
	Contractor mobilized to start work	Contractor	HESCO																	
Commencement of Civil Works	Contractor	HESCO																		

## 10. MONITORING AND EVALUATION

113. Monitoring and Evaluation (M&E) are critical activities in involuntary resettlement caused by various infrastructure development projects, like this Power Distribution Enhancement project. Monitoring involves periodic checking to ascertain whether activities are progressing as per schedule while evaluation is essentially a summing up, at the end of the project, assessment of actual achievement in comparison to those aimed at during the implementation.

114. The MEPCO through ESIC will be responsible for internal monitoring. The Resettlement Specialist will provide necessary technical assistance in implementing and monitoring the resettlement activities. In addition, a part-time Consultant will be responsible for independent external monitoring and evaluation of the resettlement activities. Both the Resettlement Specialists will be provided field-types vehicles for field visits and carrying out their respective monitoring and evaluation activities in the Subproject area.

### 10.1 Internal Monitoring

115. The Short LARP includes indicators and benchmarks for achievement of the objectives under the resettlement program, which can be categorized as follows:

- Process indicators, which include project inputs, expenditures, staff deployment;
- Output indicators are results in terms of numbers of Affected persons compensated for their Affected assets (land, crops and/or trees), and,
- Impact indicators related to the long-term effect of the project on people's lives in the project-Affected area.

116. The first two types of indicators, related to process and immediate outputs and results, will be monitored internally by ESIC. This information will be collected from the project site and assimilated in the form of a Quarterly progress report to assess the progress and results of LARP implementation, and adjust the work program, where necessary, in case of any delays or problems.

117. Specific activities under LARP implementation to be monitored are the following:

- Information campaign and consultation with AHs on a continued basis;
- Status of land acquisition/purchase and payments of crop and tree compensations;
- Status of restoration of damaged community infrastructure (water pipelines, irrigation channels / watercourses, drains, roads, streets, etc.)
- Grievances redress activities

118. The ESIC will be responsible for monitoring the day-to-day resettlement activities of the subproject. The socio-economic census and land acquisition data will provide the necessary benchmark for field level monitoring, to be carried out through:

- Review of IOL/Census information for all AHs;
- Consultation and informal interviews with AHs;
- In-depth case studies;
- Informal sample survey of AHs;

- Key informant interviews; and
- Community public meetings.

119. A performance data sheet will be developed to monitor the project at the field level. Quarterly reports will be received from the field offices and LAC/GSC will be responsible for overall project level monitoring.

## **10.2 External Monitoring**

120. As mentioned earlier, an Individual Consultant, a Consulting firm, or an NGO will be engaged on part-time basis to carry out independent monitoring and evaluation of the LARP implementation (see TORs in Appendix 4). Independent evaluation will be undertaken on a bi-annual basis till the end of the Project. The Consultant will be selected by the GEPCO/PMU, with advice and concurrence of ADB. S/he will submit the monitoring and evaluation reports directly to ADB with a copy to MEPCO.

121. S/he will review the status of the resettlement implementation in light of the targets, budget and duration that had been laid down in this short LARP. The key tasks during external monitoring include:

- Review and verify internal monitoring reports prepared by ESIC;
- Identification and selection of impact indicators;
- Impact assessment through formal & informal surveys with affected persons;
- Consultations with AHs, officials, community leaders for review report; and
- Assessment of the resettlement efficiency, impact and sustainability, and drawing lessons for future resettlement policy formulation and planning.

## **10.3 Indicators for Monitoring and Evaluation**

122. The following will be considered as the basis for indicators in monitoring and evaluation of the subproject's LARP:

- Socio-economic conditions of the AHs in the post-resettlement period;
- Communications and reactions from AHs on entitlements, compensation, options, alternative developments and relocation timetables etc.;
- Changes in housing and income levels;
- Valuation of property;
- Grievance procedures;
- Disbursement of compensation; and
- Level of satisfaction of AHs in the post resettlement period.

## **10.4 Resettlement Databank**

123. All information concerning resettlement issues related to land acquisition, socio-economic information of the acquired land; inventory of crop and tree losses by individual AHs, compensation and entitlements and payments will be collected by ESIC and the Consultants through their concerned field offices and computerized by the ESIC, at EHV-GSC office in Multan. This databank will form the basis of information for implementation, monitoring and reporting purposes and facilitate efficient resettlement management.

## **10.5 Reporting Requirements**

124. The ESIC responsible for supervision and implementation of LARP will prepare Quarterly progress reports on resettlement activities and submit the same to the ADB for review and approval. The Resettlement Specialist (Consultant) will also conduct internal monitoring of the LARP implementation independently and submit Quarterly reports to the MEPCO and ADB. These internal Quarterly monitoring reports will also highlight the bottlenecks and recommend ways and means to improve such problematic situations.

125. The external consultant will submit a one-time consolidated review report directly to ADB and determine whether or not resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement. S/he will also provide a copy of the same report to the MEPCO Headquarters for information and successive action.

## **APPENDICES**

Appendix 1 – Working Tables (Miranpur, MEPCO)

Appendix 2 – List of Participants in Consultation Sessions (Miranpur, MEPCO)

Appendix 3 – Documents of Land Purchase for Miranpur Grid Station (MEPCO)

Appendix 4 – Draft Public Information Brochure (Miranpur, MEPCO)

Appendix 5 – Terms of Reference for Project Implementation Consultant (LARP)

Appendix 6 – Terms of Reference for External Monitoring Consultant (LARP)

## Appendix 1: Working Tables (Miranpur, MEPCO)

Table A.1 Crops affected by 132kV Double Circuit Miranpur Transmission Line

TL Reach (Tower Nos.)		Affected Farmland		Temporarily Affected Farmlands by Towers				Temporarily Affected Farmland by TL Corridor			
		Length	Area	No. of Towers	Area (m2)	Area of Affected Crops		Length (m)	Affected Area (m2)	Area of Affected Crops	
From	To	(m)	(m2)			Wheat	Cotton			Wheat	Cotton
<b>A: Miranpur</b>											
1	2	100.00	3,000.00	1	900	900	900	70.00	2,100.00	2,100.00	2,100.00
2	3	280.00	8,400.00	1	900	900	900	250.00	7,500.00	7,500.00	7,500.00
3	4	151.00	4,530.00	1	900	900	900	121.00	3,630.00	3,630.00	3,630.00
4	5	260.00	7,800.00	1	900	900	900	230.00	6,900.00	6,900.00	6,900.00
5	6	275.00	8,250.00	1	900	900	900	245.00	7,350.00	7,350.00	7,350.00
6	7	246.00	7,380.00	1	900	900	900	216.00	6,480.00	6,480.00	6,480.00
7	8	290.00	8,700.00	1	900	900	900	260.00	7,800.00	7,800.00	7,800.00
8	9	278.00	8,340.00	1	900	900	900	248.00	7,440.00	7,440.00	7,440.00
9	10	278.00	8,340.00	1	900	900	900	248.00	7,440.00	7,440.00	7,440.00
10	11	290.00	8,700.00	1	900	900	900	260.00	7,800.00	7,800.00	7,800.00
11	12	276.50	8,295.00	1	900	900	900	246.50	7,395.00	7,395.00	7,395.00
12	13	290.00	8,700.00	1	900	900	900	260.00	7,800.00	7,800.00	7,800.00
13	14	274.50	8,235.00	1	900	900	900	244.50	7,335.00	7,335.00	7,335.00
14	15	274.50	8,235.00	1	900	900	900	244.50	7,335.00	7,335.00	7,335.00
15	16	215.00	6,450.00	1	900	900	900	185.00	5,550.00	5,550.00	5,550.00
<b>Sub-total (A):</b>		<b>3,778.50</b>	<b>113,355.00</b>	<b>15</b>	<b>13,500</b>	<b>13,500</b>	<b>13,500</b>	<b>3,328.50</b>	<b>99,855.00</b>	<b>99,855.00</b>	<b>99,855.00</b>
<b>B: Gujarwala Chak</b>											
15	16	69.00	2,070.00	-	-	-	-	69.00	2,070.00	2,070.00	2,070.00
16	17	290.00	8,700.00	1	900	900	900	260.00	7,800.00	7,800.00	7,800.00
17	18	256.00	7,680.00	1	900	900	900	226.00	6,780.00	6,780.00	6,780.00
18	19	277.50	8,325.00	1	900	900	900	247.50	7,425.00	7,425.00	7,425.00
19	20	216.00	6,480.00	1	900	900	900	186.00	5,580.00	5,580.00	5,580.00
20	21	277.50	8,325.00	1	900	900	900	247.50	7,425.00	7,425.00	7,425.00
21	22	275.00	8,250.00	1	900	900	900	245.00	7,350.00	7,350.00	7,350.00
22	23	274.00	8,220.00	1	900	900	900	244.00	7,320.00	7,320.00	7,320.00
23	24	278.00	8,340.00	1	900	900	900	248.00	7,440.00	7,440.00	7,440.00
24	25	74.50	2,235.00	1	900	900	900	44.50	1,335.00	1,335.00	1,335.00

Pakistan Power Distribution Enhancement Program

<b>Sub-total (B):</b>		<b>2,287.50</b>	<b>68,625.00</b>	<b>9</b>	<b>8,100</b>	<b>8,100</b>	<b>8,100</b>	<b>2,017.50</b>	<b>60,525.00</b>	<b>60,525.00</b>	<b>60,525.00</b>
<b>C: Dolaipur</b>											
24	25	119.50	3,585.00	-	-	-	-	119.50	3,585.00	3,585.00	3,585.00
25	26	278.00	8,340.00	1	900	900	900	248.00	7,440.00	7,440.00	7,440.00
26	27	203.00	6,090.00	1	900	900	900	173.00	5,190.00	5,190.00	5,190.00
27	28	221.00	6,630.00	1	900	900	900	191.00	5,730.00	5,730.00	5,730.00
28	29	277.50	8,325.00	1	900	900	900	247.50	7,425.00	7,425.00	7,425.00
29	30	274.00	8,220.00	1	900	900	900	244.00	7,320.00	7,320.00	7,320.00
30	31	260.00	7,800.00	1	900	900	900	230.00	6,900.00	6,900.00	6,900.00
31	32	277.50	8,325.00	1	900	900	900	247.50	7,425.00	7,425.00	7,425.00
32	33	267.50	8,025.00	1	900	900	900	237.50	7,125.00	7,125.00	7,125.00
33	34	253.00	7,590.00	1	900	900	900	223.00	6,690.00	6,690.00	6,690.00
34	35	230.00	6,900.00	1	900	900	900	200.00	6,000.00	6,000.00	6,000.00
35	36	124.50	3,735.00	1	900	900	900	94.50	2,835.00	2,835.00	2,835.00
<b>Sub-total (C):</b>		<b>2,785.50</b>	<b>83,565.00</b>	<b>11</b>	<b>9,900</b>	<b>9,900</b>	<b>9,900</b>	<b>2,455.50</b>	<b>73,665.00</b>	<b>73,665.00</b>	<b>73,665.00</b>
<b>D: Rawani</b>											
35	36	88.00	2,640.00	-	-	-	-	88.00	2,640.00	2,640.00	2,640.00
36	37	273.00	8,190.00	1	900	900	900	243.00	7,290.00	7,290.00	7,290.00
37	38	224.00	6,720.00	1	900	900	900	194.00	5,820.00	5,820.00	5,820.00
38	39	70.00	2,100.00	1	900	900	900	40.00	1,200.00	1,200.00	1,200.00
39	40	198.00	5,940.00	1	900	900	900	168.00	5,040.00	5,040.00	5,040.00
40	41	256.00	7,680.00	1	900	900	900	226.00	6,780.00	6,780.00	6,780.00
41	42	270.00	8,100.00	1	900	900	900	240.00	7,200.00	7,200.00	7,200.00
42	43	265.50	7,965.00	1	900	900	900	235.50	7,065.00	7,065.00	7,065.00
43	44	217.00	6,510.00	1	900	900	900	187.00	5,610.00	5,610.00	5,610.00
44	45	268.00	8,040.00	1	900	900	900	238.00	7,140.00	7,140.00	7,140.00
45	46	126.50	3,795.00	1	900	900	900	96.50	2,895.00	2,895.00	2,895.00
46	Gantry	43.00	1,290.00	1	900	900	900	13.00	390.00	390.00	390.00
<b>Sub-total (D):</b>		<b>2,299.00</b>	<b>68,970.00</b>	<b>11</b>	<b>9,900</b>	<b>9,900</b>	<b>9,900</b>	<b>1,969.00</b>	<b>59,070.00</b>	<b>59,070.00</b>	<b>59,070.00</b>
<b>TOTAL:</b>		<b>11,150.50</b>	<b>334,515.00</b>	<b>46</b>	<b>41,400</b>	<b>41,400</b>	<b>41,400</b>	<b>9,770.50</b>	<b>293,115.00</b>	<b>293,115.00</b>	<b>293,115.00</b>
<b>E: Grid Station</b>											
<b>Village</b>	<b>Affected Farmland</b>		<b>Affected Crops (m<sup>2</sup>)</b>								
	Marlas	(m <sup>2</sup> )	Wheat	Cotton							
Rawani	915.88	23,171.76	23,171.76	23,171.76							
<b>TOTAL:</b>	<b>915.88</b>	<b>23,171.76</b>	<b>23,171.76</b>	<b>23,171.76</b>							

Table A-2: Type and Number of Affected Trees in 132kV GS &amp; TL Miranpur Subproject

Sub Project Section		Affected Wood Trees (No.)				Total Affected Trees (No.)
From	To	Shisham (Sisso)	Kikar (Acasia)	Eucalypts/ Poplar	Others	
<b>A: Miranpur</b>						
1	2	-	-	-	-	-
2	3	-	-	-	-	-
3	4	5	3	-	-	8
4	5	-	1	-	-	1
5	6	-	2	-	-	2
6	7	-	-	2	-	2
7	8	1	-	-	-	1
8	9	-	-	-	-	-
9	10	-	-	-	-	-
10	11	1	-	-	-	1
11	12	1	-	-	-	1
12	13	2	-	-	-	2
13	14	2	-	-	-	2
14	15	-	1	-	-	1
15	16	-	1	-	-	1
<b>Sub-total (A):</b>		<b>12</b>	<b>8</b>	<b>2</b>	<b>-</b>	<b>22</b>
<b>B: Gujarwala Chak</b>						
15	16	3	2	-	-	5
16	17	1	8	-	-	9
17	18	2	1	-	-	3
18	19	-	4	-	-	4
19	20	2	-	-	4	6
20	21	2	-	-	3	5
21	22	3	-	-	-	3
22	23	-	-	-	1	1
23	24	4	-	-	2	6
24	25	-	1	-	-	1
<b>Sub-total (B):</b>		<b>17</b>	<b>16</b>	<b>-</b>	<b>10</b>	<b>43</b>



<b>C: Dolatpur</b>						
24	25	-	1	-	-	1
25	26	-	2	-	-	2
26	27	-	-	2	2	4
27	28	-	-	-	-	-
28	29	2	1	-	-	3
29	30	3	-	-	-	3
30	31	4	-	-	-	4
31	32	-	-	1	-	1
32	33	-	-	-	-	-
33	34	3	-	-	-	3
34	35	2	1	-	-	3
35	36	3	3	-	-	6
<b>Sub-total (C):</b>		<b>17</b>	<b>8</b>	<b>3</b>	<b>2</b>	<b>30</b>
<b>D: Rawani</b>						
35	36	2	-	-	-	2
36	37	2	-	-	-	2
37	38	3	3	-	1	7
38	39	2	4	-	-	6
39	40	3	-	-	-	3
40	41	-	-	-	-	-
41	42	3	-	-	-	3
42	43	4	-	-	-	4
43	44	-	-	-	-	-
44	45	-	-	-	-	-
45	46	-	-	-	-	-
46	Gantry	-	-	-	-	-
<b>Sub-total (D):</b>		<b>19</b>	<b>7</b>	<b>-</b>	<b>1</b>	<b>27</b>
<b>E: Grid Station</b>						
Grid Station		-	-	-	-	-
<b>Sub-total (E):</b>		<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>TOTAL:</b>		<b>65</b>	<b>39</b>	<b>5</b>	<b>13</b>	<b>122</b>
<b>Percentage:</b>		<b>53.28</b>	<b>31.97</b>	<b>4.10</b>	<b>10.66</b>	<b>100.00</b>

Table A.3: List of affected Households by the Subproject

AH No.	Name of Affected Farmer (Head of Household)	Name of Hamlet/Village	Tenurial Status	Share of Crop (%)	Total Land Holding		Affected Area (m2)	Affected Percentage
					Acres	Sq. Meters		
<b>A: Miranpur</b>								
1	Rana Abdul Ghaffar	Miranpur	Landowner	100%	8.00	32,384.00	1,500.00	4.63
2	Rana Shabir Ahmad	Miranpur	Landowner	100%	12.00	48,576.00	3,000.00	6.18
3	Rana Abdul Jabar	Miranpur	Landowner	100%	12.50	50,600.00	3,900.00	7.71
4	Rana Muhammad Usman	Miranpur	Landowner	100%	18.50	74,888.00	6,600.00	8.81
5	Abdul Ghafar	Miranpur	Landowner	100%	24.00	97,152.00	8,400.00	8.65
6	Malik Abdul Rahman	Miranpur	Landowner	100%	40.00	161,920.00	14,700.00	9.08
7	Raja Wazir	Miranpur	Landowner	100%	46.50	188,232.00	16,320.00	8.67
8	Abdul Khaliq	Miranpur	Landowner	100%	76.00	307,648.00	17,310.00	5.63
9	Haji Abdul Malik	Miranpur	Landowner	100%	14.00	56,672.00	900.00	1.59
10	Muhammad Sadiq Mohna	Miranpur	Landowner	100%	4.00	16,192.00	900.00	5.56
11	Ghulam Bari	Miranpur	Landowner	100%	15.00	60,720.00	4,560.00	7.51
12	Mukhtar Ahmad Joia	Miranpur	Landowner	100%	24.75	100,188.00	7,680.00	7.67
13	Ameer Bux Arien	Miranpur	Landowner	100%	16.00	64,768.00	5,400.00	8.34
14	Muhammad Akram	Miranpur	Landowner	100%	38.00	153,824.00	12,960.00	8.43
15	Malik Zulfiqar	Miranpur	Landowner	100%	17.00	68,816.00	5,400.00	7.85
16	Muhammad Nawaz Awan	Miranpur	Landowner	100%	14.50	58,696.00	4,680.00	7.97
17	Muhammad Ashiq Arien	Miranpur	Landowner	100%	44.00	178,112.00	14,910.00	8.37
18	Shah Zaman Awan	Miranpur	Landowner	100%	3.00	12,144.00	915.00	7.53
19	Malik Riaz	Miranpur	Landowner	100%	12.00	48,576.00	3,600.00	7.41
20	Mehar Khalik Wirk	Miranpur	Landowner	100%	14.00	56,672.00	5,040.00	8.89
21	Mehar Kabir	Miranpur	Landowner	100%	17.50	70,840.00	6,060.00	8.55
22	Ghulam Sarwar Gujar	Miranpur	Landowner	100%	42.00	170,016.00	13,830.00	8.13
<b>Sub-Total (A):</b>					<b>513.25</b>	<b>2,077,636.00</b>	<b>158,565.00</b>	<b>163.15</b>
<i>Average (A):</i>					<i>23.33</i>	<i>94,438.00</i>	<i>7,207.50</i>	<i>7.42</i>
<b>B: Gujarwala Chak</b>								
23	Zafar Iqbal Gujar	Gujarwala Chak	Landowner	100%	24.00	97,152.00	6,120.00	6.30
24	Haji Habib Ullah Gujar	Gujarwala Chak	Landowner	100%	14.00	56,672.00	4,350.00	7.68
25	Abdul Bari	Gujarwala Chak	Landowner	100%	11.00	44,528.00	2,250.00	5.05

Pakistan Power Distribution Enhancement Program

26	Muhammad Shameer Gujar	Gujarwala Chak	Landowner	100%	28.00	113,344.00	8,640.00	7.62
27	Muhammad Ashraf Gujar	Gujarwala Chak	Landowner	100%	22.00	89,056.00	6,360.00	7.14
28	Farzand Ali Gujar	Gujarwala Chak	Landowner	100%	58.00	234,784.00	17,460.00	7.44
29	Muhammad Shabir Gujar	Gujarwala Chak	Landowner	100%	51.00	206,448.00	13,575.00	6.58
30	Muhammad Bux Arien	Gujarwala Chak	Landowner	100%	28.00	113,344.00	5,880.00	5.19
31	Mehar Muhammad Akmal	Gujarwala Chak	Landowner	100%	14.00	56,672.00	3,990.00	7.04
<b>Sub-Total (B):</b>					<b>250.00</b>	<b>1,012,000.00</b>	<b>68,625.00</b>	<b>60.03</b>
<i>Average (B):</i>					<i>27.78</i>	<i>112,444.44</i>	<i>7,625.00</i>	<i>6.67</i>
<b>C: Dolatpur</b>								
32	Mehar Muhammad Ajmal	Dolatpur	Landowner	100%	5.00	20,240.00	1,500.00	7.41
33	Allah Yar S/O Karim Bux	Dolatpur	Landowner	100%	13.00	52,624.00	4,920.00	9.35
34	Malik Mittho S/O Ghulam Sarwar	Dolatpur	Landowner	100%	9.00	36,432.00	2,700.00	7.41
35	Nazir Ahmad S/o Ghulam Sarwar	Dolatpur	Landowner	100%	16.00	64,768.00	4,440.00	6.86
36	Muhammad Usman S/O Ghulam Nabi	Dolatpur	Landowner	100%	11.00	44,528.00	1,320.00	2.96
37	Ibraheem S/O Haj Muhammad Idrees	Dolatpur	Landowner	100%	12.00	48,576.00	4,710.00	9.70
38	Ghulam Abass S/O Khuda Bux	Dolatpur	Landowner	100%	46.50	188,232.00	17,910.00	9.51
39	Abdul Sitar S/O Master Elahi Bux	Dolatpur	Landowner	100%	22.00	89,056.00	7,890.00	8.86
40	Malik Bagh Ali	Dolatpur	Landowner	100%	12.00	48,576.00	2,355.00	4.85
41	Yaseen S/O Nazeer Ahmad	Dolatpur	Landowner	100%	8.00	32,384.00	2,940.00	9.08
42	Malik Abdul Rahman S/O Malik Ramzan	Dolatpur	Landowner	100%	34.00	137,632.00	13,440.00	9.77
43	Saeed Ahmad S/O Abdul haq	Dolatpur	Landowner	100%	4.00	16,192.00	1,410.00	8.71
44	Murtaza S/O Abdul Qadeer	Dolatpur	Landowner	100%	5.00	20,240.00	1,560.00	7.71
45	Allah Rakha S/O Raheem Bux	Dolatpur	Landowner	100%	4.50	18,216.00	1,350.00	7.41
46	Allah Ditta S/O Raheem Bux	Dolatpur	Landowner	100%	4.50	18,216.00	1,350.00	7.41
47	Nazir Ahmad S/O Malik Manja	Dolatpur	Landowner	100%	3.50	14,168.00	900.00	6.35
48	Shokat Ali S/O Elahi Bux	Dolatpur	Landowner	100%	8.00	32,384.00	1,950.00	6.02
49	Zahoor Ahmad S/O Imam Bux	Dolatpur	Landowner	100%	11.50	46,552.00	4,260.00	9.15
50	Mureed Hussain S/O Malik Ghulam Rasool	Dolatpur	Landowner	100%	10.50	42,504.00	3,030.00	7.13
51	Manzoor Ahmad S/O Imam Bux	Dolatpur	Landowner	100%	2.75	11,132.00	690.00	6.20
52	Ghulam Rasool S/O Muhammad Bux	Dolatpur	Landowner	100%	14.00	56,672.00	2,940.00	5.19

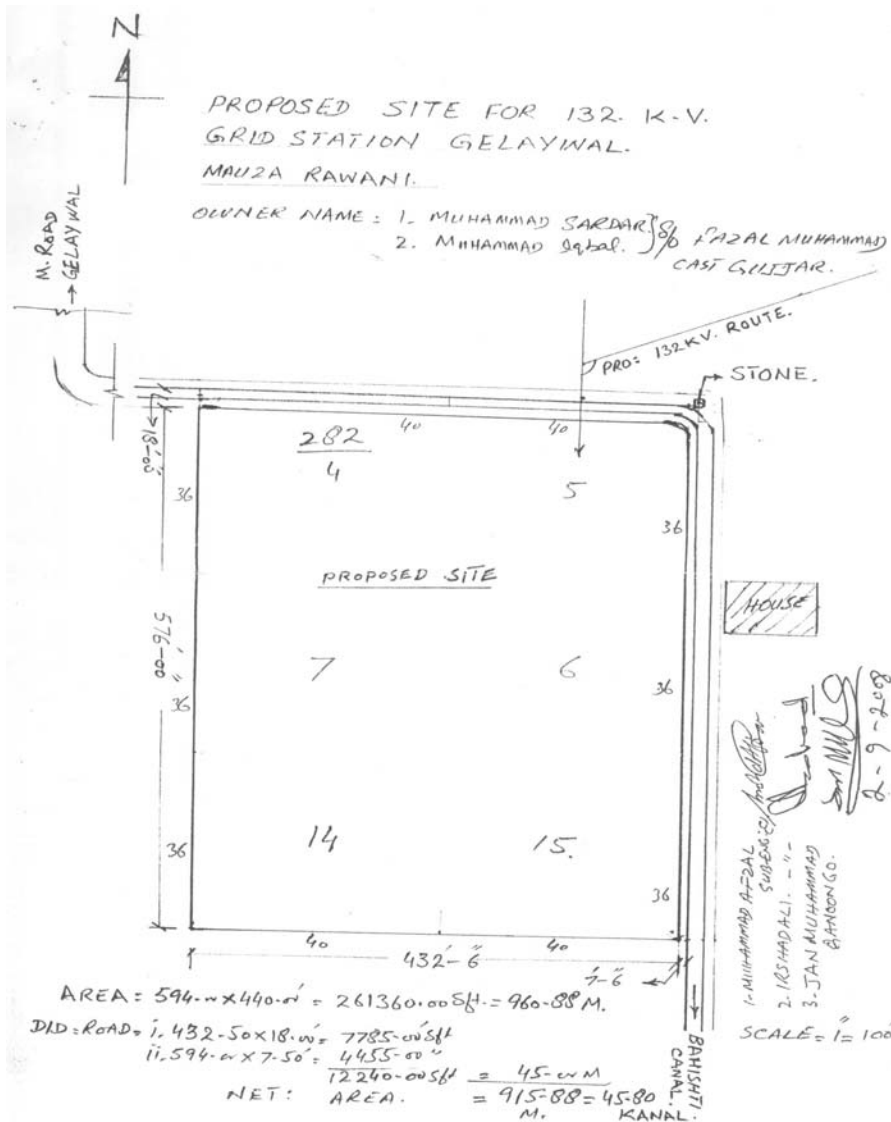
Pakistan Power Distribution Enhancement Program

<b>Sub-Total (C):</b>					<b>256.75</b>	<b>1,039,324.00</b>	<b>83,565.00</b>	<b>157.03</b>
<i>Average (C):</i>					<i>12.23</i>	<i>49,491.62</i>	<i>3,979.29</i>	<i>7.48</i>
<b>D: Rawani</b>								
53	Muhammad Arif S/O Ahmad Bux	Rawani	Landowner	100%	17.00	68,816.00	5,820.00	8.46
54	Ghulam Hussain S/O Muhammad Bux	Rawani	Landowner	100%	13.00	52,624.00	4,800.00	9.12
55	Abdul Sattar	Rawani	Landowner	100%	7.50	30,360.00	1,380.00	4.55
56	Hafiz S/O Muhammad Sharif	Rawani	Landowner	100%	8.00	32,384.00	3,120.00	9.63
57	Allah Ditta S/O Wasiya	Rawani	Landowner	100%	7.00	28,336.00	1,860.00	6.56
58	Qari Manzoor Ahmad S/O Rahim Bux	Rawani	Landowner	100%	15.00	60,720.00	5,520.00	9.09
59	Zahoor Ahmad S/O Ameer Bux	Rawani	Landowner	100%	11.00	44,528.00	2,580.00	5.79
60	Abdul Raheem S/O Muhammad Ramzan	Rawani	Landowner	100%	38.00	153,824.00	12,960.00	8.43
61	Baqir Ali S/O Waleed	Rawani	Landowner	100%	14.50	58,696.00	4,140.00	7.05
62	Noor Hassan S/O Wali Muhammad	Rawani	Landowner	100%	8.50	34,408.00	2,820.00	8.20
63	Abass Ali S/O Bhoron Khan	Rawani	Landowner	100%	15.60	63,148.80	3,240.00	5.13
64	Riasat Ali S/O Ali Muhammad	Rawani	Landowner	100%	15.00	60,720.00	3,960.00	6.52
65	Rao Ijaz S/O Rolia	Dobay Wali	Landowner	100%	7.00	28,336.00	2,520.00	8.89
66	Abdul Qadeer S/O Rukan Din	Dobay Wali	Landowner	100%	16.00	64,768.00	4,590.00	7.09
67	Nazakat Ali S/O Musharaf	Dobay Wali	Landowner	100%	4.00	16,192.00	1,260.00	7.78
68	Muhammad Islam S/O Abdul Shakoor	Dobay Wali	Landowner	100%	18.00	72,864.00	5,100.00	7.00
69	Gari Nazir Araian	Dobay Wali	Landowner	100%	9.50	38,456.00	3,300.00	8.58
<b>Sub-Total (D):</b>					<b>224.60</b>	<b>909,180.80</b>	<b>68,970.00</b>	<b>127.88</b>
<i>Average (D):</i>					<i>13.21</i>	<i>53,481.22</i>	<i>4,057.06</i>	<i>7.52</i>
<b>E: Rawani (GS)</b>								
70	Muhammad Sardar S/O Fazal Muhammad	Dobay Wali	Landowner	100%	35.00	141,680.00	11,585.88	8.18
71	Muhammad Iqbal S/O Fazal Muhammad	Dobay Wali	Landowner	100%	38.00	153,824.00	11,585.88	7.53
<b>Sub-Total (E):</b>					<b>73.00</b>	<b>295,504.00</b>	<b>23,171.76</b>	<b>15.71</b>
<i>Average (E):</i>					<i>36.50</i>	<i>147,752.00</i>	<i>11,585.88</i>	<i>7.85</i>
<b>TOTAL (A+B+C+D+E):</b>					<b>1317.60</b>	<b>5333644.80</b>	<b>402896.76</b>	<b>523.80</b>
<i>AVERAGE:</i>					<i>18.56</i>	<i>75121.76</i>	<i>5674.60</i>	<i>7.38</i>

**Appendix 2: List of Participants in Consultation Sessions (Miranpur, MEPCO)**

Men's Groups				Women's Groups			
No.	Name	Status	AH	No.	Name	Status	AH
<b>Miranpur :</b>							
1	Abdul Jabar	Landowner	AH	1	Zahida Bibi	House Wife	AH
2	Muhammad Usman	Landowner	AH	2	Ruqaia	House Wife	AH
3	Khushi Muhammad	Landowner	AH	3	Sajida	House Wife	AH
4	Muhammad Baqir	Landowner	-	4	Kainat	House Wife	-
5	Abdul Ghani	Landowner	-	5	Abida	House Wife	-
6	Ghulam Haider	Govt. Servent		6	Kosar	House Wife	-
7	Muhammad Ashraf	Driver	-				
<b>Gujarwala Chak :</b>							
8	Haji Habib Ullah	Landowner	AH	7	Shamim	House Wife	AH
9	Bashir Ahmad	Landowner	AH	8	Naseem	House Wife	AH
10	Farzand Ali	Landowner	AH	9	Parveen	House Wife	-
11	Muhammad Iqbal	Sharecroper	-	10	Shazia	House Wife	-
12	Khushi Muhammad	Labour		11	Aysa	House Wife	-
13	Haji Majeed	Sharecroper					
14	Iqbal Ahmad	Busniss	-				
<b>Dobaywali :</b>							
15	Allah Ditta	Landowner	AH	12	Nasreen	House Wife	AH
16	Qari Manzoor	Landowner	AH	13	Aysa	House Wife	AH
17	Muhammad Arif	Landowner	AH	14	Fatema	House Wife	AH
18	Muhammad Ijaz	Landowner	AH	15	Nasira Bibi	House Wife	-
19	Muhammad Sardar	Landowner	-	16	Kareem Khatoon	House Wife	-
20	Muhammad Iqbal	Landowner	-	17	Rahmat Bibi	House Wife	-
21	Malik Manzoor	Landowner	-				
22	Muhammad Shahzib	Landowner	-				

**Appendix 3: Documents of Land for Miranpur 132kV Grid Station (MEPCO)**



نقل و ترسیل شماره پانزدهم به پائین سید سبزی کهنه شمال آرفی موضع رودانی بخش جلالپور ۶۱۸  
 ۱۹۸۸  
 ۸۹  
 شمال  
 شرق  
 جنوب  
 غرب

	۲۰	۲۰	
۳۶	282 ۲	۰	۳۶
۳۶	۲	۶	۳۶
۳۶	۱۲	۱۰	۳۶
	۲۰	۲۰	

نقل و ترسیل شماره پانزدهم به پائین سید سبزی کهنه شمال آرفی موضع رودانی بخش جلالپور ۶۱۸

30/08/88

30/08/88

30/08/88  
 Rebest Idas  
 Indhran / AO II

## **Appendix 4: Draft Public Information Brochure (Miranpur, MEPCO)**

### **Power Distribution Enhancement Program (Tranche 2)**

#### **Miranpur 132 kV Grid Station and Double Circuit Transmission Line Subproject**

#### **Multan Electric Power Company**

#### **Government of Pakistan**

**May 2009**

### **A. GENERAL**

1. The Multan Electric Power Company (MEPCO) is intending to take a loan from the Asian Development Bank (ADB) to implement the Power Distribution Enhancement Program, aiming at upgrading and extending the power transmission and distribution networks to expand the capacity and coverage. The Program will be implemented over five to six years, and will include a number of tranches or groups of subprojects. Planning for the first tranche subprojects was completed in 2008, followed by the second subprojects being planned during 2009.

2. The second tranche includes more than a hundred subprojects throughout Pakistan, including construction of new grid stations and extension and upgradation of existing grid stations, and installation of associated transmission lines. Most of the subprojects will not cause any resettlement impacts as they entail transformers being installed within the bounds of existing grid stations and no works without acquiring any additional lands. There are only a small number subprojects, including this Miranpur 132 kV Grid Station Double and Circuit Transmission Line Subproject of MEPCO, which required construction of new grid stations and/or transmission lines. The installation of the towers will require temporary land acquisition, and the stringing of their lines will mean that crops and trees will be damaged.

3. The New Miranpur 132 kV grid station and transmission line Subproject has two components, namely the construction of a new 132 kV grid station at Rawani village and a double circuit transmission line from Miranpur village to Rawani village. The land for grid station has been purchased by MEPCO from two landowners of Rawani village on voluntary sale basis against a negotiated price, thereby affecting nobody involuntarily. This grid station will be linked to the existing 132kV Multan – Bahawalpur transmission line, by constructing a new 132kV double circuit transmission line.

4. The construction of this transmission line will temporarily affect the farmlands, and cause loss of agricultural crops and wood trees line in your communities. To compensate and/or rehabilitate these losses the provisions of relevant Pakistans laws and of the ADB Policy on Involuntary Resettlement will be adopted. This has included the preparation of a Land Acquisition and Resettlement Framework (LARF) setting out the basic compensation/rehabilitation provisions for Land Acquisition and Resettlement Plans (LARPs), providing data on impacts and affected households, and indicating in detail how the impacts will be compensated or rehabilitated. A LARP has been prepared for each subproject that causes temporary disruption to farmlands and subsequent compensation for crops and trees.

5. Both the LARF and the LARP in Urdu language will be available for perusal to anyone interested at the Project Implementation Unit to be established at MEPCO office in Multan city. This booklet summarizing the provisions of the LARF and the LARP for the new Miranpur 132 kV grid station and transmission line subproject is given to all the



families whose land structures, trees and crops and incomes are affected by this subproject. The objective of this booklet is to inform them of the essential compensation and rehabilitation policy for this subproject and of a number of basic issues relative to the implementation of the compensation and rehabilitation program.

## B. PRINCIPLES FOR COMPENSATION AND/OR REHABILITATION OF AFFECTED FAMILIES

6. Principles for the compensation/rehabilitation of affected households (AHs) by the new Miranpur132 kV Transmission Line Subproject are:

- (1) Land acquisition will be avoided and acquisition will only occur where access to, or use of, an AH's land is affected;
- (2) Compensation will guarantee maintenance of AHs pre-project living standards;
- (3) AHs will be fully informed/consulted on compensation options;
- (4) AHs' socio-cultural institutions will be supported and used;
- (5) Land acquisition provisions will equally apply to women and men;
- (6) Lack of formal title will not impede rehabilitation of families losing land;
- (7) Particular attention be paid to women-headed households and vulnerable groups;
- (8) Land acquisition budgets will be included in project costs; and
- (9) Compensation will be fully provided prior to ground leveling and demolition.

## C. COMPENSATION AND REHABILITATION ELIGIBILITY AND ENTITLEMENTS

7. All families residing in affected areas and holding affected assets or incomes before the eligibility cut-off date for the project 1<sup>st</sup> March 2008 (the date of the start of the impact survey) will be entitled to compensation and/or rehabilitation for their losses. This provision includes legal owners, sharecroppers and leaseholders, and squatters as detailed in Table 1.

**Table 1: Compensation Eligibility and Entitlements Matrix for this Subproject**

Asset	Specification	Affected People	Compensation Entitlements
Land permanently acquired for sub-station	1. Donated/bought on the open market 2. Acquired via right of eminent domain	Landowners (2 AHs)  <i>The Land is purchased on voluntary sale basis against negotiated price</i>	<i>If donated or voluntarily sold, ADB Policy on Involuntary Resettlement (or Program LARF) is not triggered</i> If acquired via exercise of the right of eminent domain land will be compensated at market value.
Arable Land temporarily affected by construction of towers or TL.	Access is not restricted and existing or current land use will remain unchanged by the construction of towers and transmission line	Farmer, Titleholder (69 AHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All AHs (71 AHs)	<u>Tower impacts</u> : Cash compensation at market rate based on actual impact for a maximum of 3 harvests <u>Line corridor stringing</u> : cash compensation at market rate of 1 harvest
Trees	Trees removed	All AHs (42 AHs)	Cash compensation shall reflect income replacement

## D. SUBPROJECT IMPACTS

8. Overall, a total of 71 farming households (71 AHs, 689 APs) will be affected by the construction of the new Miranpur 132 kV grid station and transmission line. Two households out of seventy-one will be affected by the grid station, and other sixty-nine AHs will be affected by the transmission line. For the grid station two people have agreed to sell their land to MEPCO at the open market rate. Of the 69 affected households thirty-six AHs will be affected by both towers and transmission line, while the remaining thirty-three AHs will be affected only by the transmission line during the stringing activity. Accordingly, the 36 AHs will be compensated for three crops (2 crops affected by towers and an additional 1 crop affected by stringing activity). The 33 AHs, who will experience crop loss because of stringing activity only, will receive compensation for one crop (see Table 2 below for area of affected crops).

9. In addition to crop loss, 122 private wood trees will be affected and removed from the 30m wide corridor of transmission line. As a result, 46 AHs (67%) of the total 69 AHs will lose a total of 122 wood trees. The affected wood trees are mostly located on field boundaries (see Table 3 for details on affected trees).

**Table 2 – Total Area of Affected Crops by Type of Land**

Transmission Line	Affected Crops (ha)					
	Private Farmlands			Unproductive Govt. Land		
	Total	Tower	Corridor	Total	Tower	Corridor
A – Miranpur	11.34	1.35	9.99	0.00	0.00	0.00
B – Gujarwala Chak	6.8,6	0.81	6.05	0.00	0.00	0.00
C – Dolatpur	8.36	0.99	7.37	0.00	0.00	0.00
D – Rawani	6.90	0.99	5.91	0.00	0.00	0.00
<b>Total</b>	<b>33.45</b>	<b>4.14</b>	<b>29.31</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>

**Table 3 – Affected Wood Trees by Type of Tree and Section of Transmission Line**

No.	Name of Affected Wood Tree	Relative Size	Affected Wood Trees (No.)					Total
			Miranpur	Gujarwala Chak	Dolatpur	Rawani	Grid Station	
1	Shisham (Sisso)	Small	2	4	3	10	0	19
		Medium	4	1	10	7	0	22
		Large	6	12	4	2	0	24
Sub-total (a): Shisham			12	17	17	19	0	65
2	Kikar (Acasia)	Small	0	3	2	2	0	7
		Medium	5	8	4	4	0	21
		Large	3	5	2	1	0	11
Sub-total (b): Kikar			8	16	8	7	0	39
3	Eucalyptus/ Poplar	Small	0	0	0	0	0	0
		Medium	0	0	2	0	0	2
		Large	2	0	1	0	0	3
Sub-total (c): Eucalyptus/ Poplar			2	0	3	0	0	5
4	Others	Small	0	0	0	0	0	0
		Medium	0	4	0	1	0	5
		Large	0	6	2	0	0	8
Sub-total (d): Others			0	10	2	1	0	13
<b>TOTAL:</b>			<b>22</b>	<b>43</b>	<b>30</b>	<b>27</b>	<b>0</b>	<b>122</b>

## E. UNIT RATES AND COMPENSATION

11. In the subproject area one crop - cotton is cultivated in Kharif and wheat is cultivated in the Rabi Season. For the purpose of compensation average of the price of wheat and Cotton is used. Thus, the current market prices of wheat and cotton crops were collected from local markets and through AP consultations and crop compensations were assessed accordingly (see Tables 4 and 5 below).

**Table 4: Rate/Price of land for grid station**

Land (Acre)	Rate (Rs./Acre)	Price (Rs.)
5.72	1,125,000	6,435,000

**Table 5: Rate/Price for Crops in Subproject Area**

Cropping Season	Affected Crop		Average Crop Income per Unit Area (Rs.)		
	No.	Name	Acre (basis)	Hectare	Square Meter
Rabi (Autumn-Winter)	1	Wheat	32,000.00	79,072.00	7.91
Kharif (Spring-Summer)	2	Cotton	34,500.00	85,249.50	8.52
<b>Sum Total:</b>			<b>66,500.00</b>	<b>164,321.50</b>	<b>16.43</b>
Average:			33,250.00	82,160.75	8.22

**Table 6: Assessment of Crop Compensation for Towers**

Cropping Season	Affected Crops	No. of Towers*	Cropped Area Affected (m <sup>2</sup> )	Compensation Assessed	
				Rate (Rs./m <sup>2</sup> )	Amount (Rs.)
Kharif 2010	Cotton - 1	46	41,400	8.52	352,728.00
Rabi 2010-11	Wheat-1	46	41,400	7.91	327,474.00
Kharif 2011	Cotton-2	46	41,400	8.52	352,728.00

\* Cropped area affected by construction of one tower is estimated at 900 m<sup>2</sup> (30mx30m).

**Table 7: Assessment of Crop Compensation for Transmission Line**

Cropping Season	Affected Crops	TL Corridor* Length (m)	Cropped Area Affected (m <sup>2</sup> )	Compensation Assessed	
				Rate (Rs./m <sup>2</sup> )	Amount (Rs.)
Kharif 2011	Cotton	9,770.50	293,115.00	8.52	2,497,339.80

\* TL's ROW falling in-between any two towers have been termed as TL Corridor.

**Table 8: Assessment of Crop Compensation for grid station**

Cropping Season	Affected Crops	Cropped Area		
		Affected (m <sup>2</sup> )	Rate (Rs./m <sup>2</sup> )	Amount (Rs.)
Kharif 2010	Cotton	23,172.00	8.52	197,425.44

12. Similarly, the prices of the affected wood trees were collected on the basis value of wood from the local markets and in consultation with the AHs, (see Table 9 overleaf).

Table 9: Assessment of Compensation for Affected Wood Trees

No.	Name of Affected Wood Tree	Relative Size	Affected Wood Trees (No.)					Market Rate (Rs.)	Compensation Amount (Rs.)	
			Miranpur	Gujarwala Chak	Dolatpur	Rawani	Grid Station			Total
1	Shisham (Sisso)	Small	2	4	3	10	0	19	3,800	72,200
		Medium	4	1	10	7	0	22	7,500	165,000
		Large	6	12	4	2	0	24	12,000	288,000
<b>Sub-total (a): Shisham</b>			<b>12</b>	<b>17</b>	<b>17</b>	<b>19</b>	<b>0</b>	<b>65</b>	-	<b>525,200</b>
2	Kikar (Acasia)	Small	0	3	2	2	0	7	3,500	24,500
		Medium	5	8	4	4	0	21	6,850	143,850
		Large	3	5	2	1	0	11	11,700	128,700
<b>Sub-total (b): Kikar</b>			<b>8</b>	<b>16</b>	<b>8</b>	<b>7</b>	<b>0</b>	<b>39</b>	-	<b>297,050</b>
3	Eucalyptus/ Poplar	Small	0	0	0	0	0	0	2,500	-
		Medium	0	0	2	0	0	2	3,900	7,800
		Large	2	0	1	0	0	3	7,200	21,600
<b>Sub-total (c): Eucalyptus/Poplar</b>			<b>2</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>5</b>	-	<b>29,400</b>
4	Others	Small	0	0	0	0	0	0	2,850	-
		Medium	0	4	0	1	0	5	4,100	20,500
		Large	0	6	2	0	0	8	7,450	59,600
<b>Sub-total (d): Others</b>			<b>0</b>	<b>10</b>	<b>2</b>	<b>1</b>	<b>0</b>	<b>13</b>	-	<b>80,100</b>
<b>TOTAL:</b>			<b>22</b>	<b>43</b>	<b>30</b>	<b>27</b>	<b>0</b>	<b>122</b>	-	<b>931,750</b>

#### F. Grievance Mechanism

13. MEPCO normally takes care to prevent grievances rather than going through a redress process. This can be obtained through careful LAR design and implementation, by ensuring full participation and consultation with AHs, and by establishing extensive communication and coordination between the community and MEPCO. Nevertheless, a grievance mechanism will be made available to allow an AH appealing against any disagreeable decision, practice or activity arising from compensation for the affected land or other assets. AHs will be fully informed of their rights and of the procedures for addressing complaints verbally during consultation meetings and through PIB in Urdu.

14. A complaints register will be kept at the PIU camp office at Miranpur to be maintained by Sub-Engineer in-charge. MEPCO will inform the AHs of the availability of this arrangement through PIB in Urdu. The complaints received will be processed and resolved by the MEPCO's Assistant Manager, Social Safeguards and LAC by involving the local leadership and Union Councils, and/or the respective District LAC.

15. Firstly, attempts will be made to redress the grievances through a village level grievance redress committee (GRC) comprised of MEPCO's ESIC and LAC or *Parwari*, and the village notable elders, like *Chaudhry*, *Numbardar* and the concerned Councilor of the Union Council. But if the grievances cannot be redressed satisfactorily at the village level, a grievance redressal mechanism will be established at the District level, comprising of District Coordination Officer (Chairman), District LAC and MEPCO's ESIC and LAC. As a last resort, the aggrieved AH may seek justice through the Court.

16. All the finances will move directly from MEPCO to the AHs, as price for the grid station land and compensation for the losses of agricultural crops and wood trees. The complaints and grievances will be normally addressed by MEPCO locally by involving

local leadership and Union Councils, and the involvement District Government/Courts may be required only for the unresolved grievances, as described in Table 9 overleaf.

**Table 9 – Grievance Resolution Process**

<b>Land &amp; Crop Compensation Issues</b>	<b>Other Compensation or Project Issues</b>
1. First, complaints resolution will be attempted at village level through the involvement of the ESIC, district government, and/or informal mediators.	1. First, complaints resolution will be attempted at village level through the involvement of the ESIC, district government, and/or informal mediators.
2. If still unsettled, a grievance can then be lodged to the LAC who has 30 days to decide on the case.	2. If still unsettled, a grievance can be lodged to the PIU/ESIC, which will have 30 days to respond.
3. If no solution was reached a grievance can be lodged with support of the ESIC to the MEPCO. The AH must lodge the complaint within 1 month of lodging the original complaint with the LAC and must produce documents supporting his/her claim. The MEPCO will provide the decision within 21 days of registering the complaint. The MEPCO decision must be in compliance with this LARF provisions.	3. If no solution was reached a grievance can be lodged with support of the ESIC to the MEPCO. The AH must lodge the complaint within 1 month of lodging the original complaint with the LAC and must produce documents supporting his/her claim. The MEPCO will provide the decision within 21 days of registering the complaint. The MEPCO decision must be in compliance with this LARF provisions.
4. Should the grievance redress system fail to satisfy the AH, they can further submit their case to the appropriate court of law as per the process set out in Sections 18 to 22 of the LAA (1894).	4. Should the grievance redress system fail to satisfy the AH, they can further submit their case to the appropriate court of law as per the process set out in Sections 18 to 22 of the LAA (1894).

#### **G. SOME BASIC QUESTIONS RELATED TO THE IMPACTS COMPENSATION AND REHABILITATION PROGRAM FOR THE PROJECT**

##### **Question 1 – Do we need to have a land title in order to be compensated or rehabilitated?**

**Answer:** No. Lack of formal legal rights (title) to land does not prevent AHs from receiving at least rehabilitation assistance. All AHs who were occupying or using the affected land at the time of the cut-off date (see above) will be entitled to compensation or at least rehabilitation under the project. Users of land with title or traditional rights (or who can prove they are legally using the land) who are Affected by restricted access to, or use of, the land will be entitled to compensation for land and any assets on the land affected. Users of land who do not have title or traditional rights to land will be provided full compensation for any structures, crops or trees on land affected by the project and if their access to, or use of, the land is Affected, will receive rehabilitation for land losses either in form of replacement land (if available) or in form of a cash allowance for land-use loss.

##### **Question 2 – Does compensation apply to my house or structures?**

**Answer:** Yes. Houses and any other structures (small shops, animal sheds, etc) that will be affected by the project shall be compensated at replacement cost so that owners can build another structure of the same size and standard.

##### **Question 3 – What about my crops and trees?**

**Answer:** Your affected crops and trees will also be compensated at current market value. Compensation for crops will be based on the anticipated harvest at market value,

while compensation for trees will be based on the type, age and productivity of each tree Affected.

**Question 4 – Does the above mean that anybody in your community can claim compensation or rehabilitation?**

**Answer:** No. The entitled affected families are only those who were residing in project Affected areas and had Affected assets at the time the impacts assessment and the affected people census was carried out. The cut-off-date for eligibility for this subproject is 1<sup>st</sup> March, 2009 when the impact survey and the affected people census were completed. Anybody who encroaches onto the area after the cut-off-date will not be entitled to compensation or any other form of resettlement assistance.

**Question 5 – Do we need to vacate and clear the Affected properties immediately after they have been identified as needed by the project?**

**Answer:** No. Clearing the affected areas will only take place after the compensation or rehabilitation for affected land or other lost assets and the appropriate subsidies have been provided to you. After the day in which compensation and rehabilitation was delivered to you, you will then have 1 month to clear the land. If you have not done so after a month the project will be allowed to enter your ex-property and clear land for you.

**Question 6 – If there is any disagreement regarding the way the compensation policy set up in the LARP has been implemented or any other issue relative to the compensation and rehabilitation program for the project do we have the right to complain, and if so how and where?**

**Answer:** Yes. Any AH may file a complaint or grievance with the grid station in-charge at Miranpur grid station, which the ESIC will process and try to resolve through informal means by involving local leaderships and union councils. If unanswered within 15 days, the complaint can then be lodged to PEPCO's project management unit in Multan. Finally if the grievance is still not settled within 1 month, the AH can seek redress at the appropriate court. The village administrations and the Land Acquisition Coordination Committee (LACC) composed by senior members of the AH communities and by their elected representatives will assist the AH in these cases. The concerned land acquisition coordination committees will properly document all complaints and resolutions. AHs will be exempted from all taxes, administrative and legal fees associated with resolving the dispute.

**Question 7 – Who can we contact for more information about the project?**

**Answer:** For further information about the project as a whole, and/or the LARP for the New Miranpur 132 kV grid station and 132 kV Transmission Line Subproject, or if you would like to receive a full copy of the Land Acquisition and Resettlement Framework (LARF: 2008) for the project, please contact as follows:

- **MULTAN ELECTRICT POWER COMPENY**
- **Address: WAPDA House, Multan**
- **Phone Number: +92-61-9210333**

- **Contact person: Malik Jalal-ud-Din, Chief Engineer Development (CED)**

**Appendix 5: Terms of Reference for Implementation Consultant (LARP)**

The terms of reference (related to LARP activities) of the Project Implementation Consultants (PIC) are specifically, the PIC shall ensure that:

- (i) All the land acquisition and resettlement framework and plan are updated/revised and implemented promptly and efficiently according to its terms in accordance with the applicable Pakistani Laws, and ADB's Policy on involuntary resettlement;
- (ii) The PIC will guarantee that all subprojects affecting ethnic minorities are constructed and operated in accordance with the requirements of ADB's Policy on indigenous peoples and applicable Pakistani rules and regulations;
- (iii) PIC will follow the principles of the ADB's Policy on Gender and Development and use appropriate Pakistani laws during each subproject implementation;
- (iv) Ensure that subproject specific social/resettlement mitigation measures are incorporated into contract documents;
- (v) Supervise social safeguards' related reporting requirements and ensure its timely submission to ADB and MEPCO. The reporting documents include LARPs updating, progress monitoring and completion reports;
- (vi) Monitor and supervise land acquisition and resettlement related activities, and other social impact mitigation activities, as defined in the final LARPs;
- (vii) Ensure no civil works to be done unless the applicable provisions of the LARPs are, including in particular the timely delivery of compensation and assistance (if any) to affected families, have been complied with;
- (viii) Establish a grievance redressing mechanism procedure for the subprojects;
- (ix) Conduct and develop internal monitoring and evaluation database and reporting system of the LARP implementation. The report will also include any change in the implementation schedule, problems or difficulties encountered and work to be carried out in the next period in accordance with the procedures and details provided in the ADB's Handbook on Involuntary Resettlement, and acceptable to ADB; and,
- (x) The monitoring reports will be included in the quarterly progress reports to be submitted to ADB with copy to MEPCO.



**Appendix 6: Terms of Reference for External Monitoring Consultant (LARP)**

The part time consultant will be responsible for the external evaluation of the implementation of the resettlement plan. S/he has the following general tasks:

- I. To review and verify the progress in resettlement implementation as outlined in the Resettlement Plan/s specific for the project components.
- II. To assess resettlement efficiency, effectiveness, impacts and sustainability, drawing both on policies and practices and to suggest any corrective measures, if necessary.

**A. Specific Tasks**

1. Design an appropriate set of indicators for gathering and analyzing information on resettlement impacts; the indicators shall include the following issues:
  - Budget and timeframe regarding land acquisition and crop/tree compensations,
  - Delivery of entitlement packages in a timely and efficient manner,
  - Satisfaction of affected people on entitlements, compensation,
  - Satisfaction of AHs with grievance procedures and outcomes,
  - Socio-economic conditions of the AHs in the post-resettlement period,
  - Level of satisfaction of AHs in the post resettlement period.
2. Review results of internal monitoring and verify claims through random checking at the field level to assess whether resettlement objectives have been generally met. Involve the AHs and community groups in assessing the impact of resettlement for monitoring and evaluation purposes.
3. Conduct both individual and community level impact analysis through the use of formal and informal surveys, key informant interviews, focus group discussions and community public meeting to assess the impact of resettlement.
4. Identify the strengths and weaknesses of basic resettlement objectives and approaches, implementation strategies, including institutional issues, and provides suggestions for improvements in future resettlement policy making and planning. Directly feedback the results and recommendations to the MEPCO and ADB.

**B. Qualifications**

- o. A local expert can conduct this independent evaluation. The consultant must have at least 5 years experience in project monitoring work and a MA in Social Science. The consultant should have experience in resettlement management and monitoring work in ADB-financed projects.

**C. Implementation Schedule and Inputs**

1. The expert will be hired for a total period of three months for an intermittent input, involving at least three monitoring and evaluation missions. S/he expert is expected to conduct at least two missions during and one monitoring mission upon completion of the RP implementation and submit a final monitoring and evaluation review report directly to ADB with a copy to MEPCO.

**D. Reporting Requirements**

- ∇. The monitoring expert will review the status of the RP implementation in light of the targets, budget and duration as outlined in the LARP for this subproject. The expert will submit directly to the ADB with a copy to MEPCO after each monitoring mission and determine the implementation status and quality of resettlement operations and also assess whether resettlement goals have been achieved. He will suggest suitable recommendations for improvement.
- ∧. The external monitoring expert will prepare a Final Report on the subproject's LARP monitoring work and submit directly to ADB with a copy to MEPCO at the end of the contract period indicating the project performance and lessons learned for future projects of this kind.