**Asian Development Bank**

**PAKISTAN - POWER DISTRIBUTION ENHANCEMENT PROGRAM**

**TRANCHE - III**

**MUBARAK PUR 132 KV GRID STATION AND DOUBLE CIRCUIT TRANSMISSION LINE SUBPROJECT**

**“LAND ACQUISITION AND RESETTLEMENT PLAN”**

**MULTAN ELECTRIC POWER COMPANY (MEPCO)**

**GOVERNMENT OF PAKISTAN**

**OCTOBER2012**

Table of Contents

Abbreviations 4

Definition of Terms 6

Executive Summary 8

[Abbreviations 3](#_Toc338415560)

[1. Introduction 8](#_Toc338415561)

[1.1 Background 8](#_Toc338415562)

[1.2 Description of the Subproject 8](#_Toc338415563)

[2. Project Compensation and Rehabilitation Framework 9](#_Toc338415564)

[2.1 Policy Provisions, Eligibility and Entitlements 9](#_Toc338415565)

[2.3 Remedial Measures to Bridge the Gap 11](#_Toc338415566)

[2.5 Land Classification 12](#_Toc338415567)

[2.6 LAR Approaches for the Subproject 12](#_Toc338415568)

[2.7 Compensation Eligibility and Entitlements for the Project 12](#_Toc338415569)

[2.8 Eligibility 13](#_Toc338415570)

[2.9 Compensation Entitlements 13](#_Toc338415571)

[2.10 Assessment of Compensation Unit Values 14](#_Toc338415572)

[3. Assessment of Impacts 14](#_Toc338415573)

[3.1 Resettlement Field Survey 14](#_Toc338415574)

[3.2 Minimisation of Impacts 15](#_Toc338415575)

[3.3 Impacts of the Subproject 15](#_Toc338415576)

[3.3.1 General Description 15](#_Toc338415577)

[3.3.2 Impacts of the Grid Station 16](#_Toc338415578)

[3.3.3 Impacts of Towers 16](#_Toc338415579)

[3.3.4 Impacts of Transmission Line (TL Corridor) 16](#_Toc338415580)

[3.3.5 Other Impacts and Summary 16](#_Toc338415581)

[3.4 Affected Households 17](#_Toc338415582)

[3.4.1 General 17](#_Toc338415583)

[3.4.2 Significance of Impacts 17](#_Toc338415584)

[4. Socio-economic Profile of Affected People 17](#_Toc338415585)

[4.1 Census of Affected Households 17](#_Toc338415586)

[4.1.1 Field Methodology 17](#_Toc338415587)

[4.1.2 General Information on Affected Households 17](#_Toc338415588)

[4.1.3 Indigenous People 18](#_Toc338415589)

[4.2 Data on Heads of Affected Households 18](#_Toc338415590)

[4.3 Data on Affected Households 18](#_Toc338415591)

[4.3.1 General 18](#_Toc338415592)

[4.3.2 Housing 18](#_Toc338415593)

[4.3.3 Livelihood and Incomes 18](#_Toc338415594)

[5. Institutional Arrangements 20](#_Toc338415595)

[5.1 Pakistan Electric Power Company (PEPCO) 21](#_Toc338415596)

[5.1.1 Distribution Companies (DISCOs) 21](#_Toc338415597)

[5.2 Multan Electric Power Company (MEPCO) 21](#_Toc338415598)

[5.2.1 Planning Division 21](#_Toc338415599)

[5.2.2 Chief Engineer Development 22](#_Toc338415600)

[5.2.3 Grid System Construction (GSC) Division 22](#_Toc338415601)

[5.3 District Government 22](#_Toc338415602)

[5.4 Responsibility for Internal Monitoring 23](#_Toc338415603)

[6.1 Consultation Undertaken for the LARP 23](#_Toc338415604)

[6.2 Compensation Options Discussed 24](#_Toc338415605)

[6.3 LARP Disclosure 24](#_Toc338415606)

[7. Grievance Redress Process 24](#_Toc338415607)

[8. Budget for Land and Asset Acquisition 25](#_Toc338415608)

[8.1 Basis for Compensation 25](#_Toc338415609)

[8.2 Determining the Rates for Compensation 26](#_Toc338415610)

[8.3 Budget for Land and Asset Acquisition 27](#_Toc338415611)

[9. Implementation Schedule 28](#_Toc338415612)

[10. Monitoring and Evaluation 30](#_Toc338415613)

[10.1 Internal Monitoring 30](#_Toc338415614)

[10.2 Resettlement Databank 30](#_Toc338415615)

[10. 3 Reporting Requirements 30](#_Toc338415616)

**APPENDICES**

Appendix 1\_ Legal & Policy Framework 35

Appendix 2 – List of Public Consultation 43

Appendix-3 Information Brochure 44

Appendix 4 Pictorial View of Project Site

# Abbreviations

ADB Asian Development Bank

ADB TA ADB Technical Assistance (Grant for Project preparation)

CE (Dev) Chief Engineer Development

DHs Displaced Households

DOR District Officer Revenues

DPs Displaced Person

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.

kanal 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

marla smallest unit of land measurement: 1 marla = 272.25 ft2 (= 25.31 m2)

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

PIB Public Information Booklet

PIC 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**

**Displaced Persons:** In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.

**Compensation**  means payment in cash or kind for an asset to be acquired or affected by a project at replacement cost at replacement value.

**Cut-off-date** 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).

**Encroachers** 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.

**Entitlement** 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.

**Inventory of losses** means an inventory of assets as a preliminary record of affected/lost assets.

**Land acquisition** 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.

**Non-titled** 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.

**Replacement cost:** The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower/client will consult with the displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns and crop production, availability of land in the project area and region, and other related information. The borrower/client will also collect baseline data on housing, house types, and construction materials. Qualified and experienced experts will undertake the valuation of acquired assets. In applying this method of valuation, depreciation of structures and assets should not be taken into account.

**Resettlement Field Survey** 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.

**Sharecropper**  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.

**Significant impact** Category A. A proposed project is classified as category A if it is likely to have significant resettlement impacts. A resettlement plan, including assessment of social impacts, is required.

**Category B**. A proposed project is classified as category B if it includes involuntary resettlement impacts that are not deemed significant. A resettlement plan, including assessment of social impacts, is required.

**Vulnerable** 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 (below the poverty lineg); (iv) landless; (v) elderly households with no means of support; children (vi) households without security of tenure; (vii) ethnic minorities; and (viii) marginal farmers

**Executive Summary**

1. **The Subproject**: The Mubarak Pur 132kV Grid Station and a 2 km long Double Circuit Transmission Line subproject have been prepared by Multan Electric Power Company (MEPCO) to improve power supply to Mubarak Pur town and nearby villages in Bahawalpur district of Punjab province. This grid station will be linked to the existing Bahawal Pur – Ahmad pur East 220 kV double circuit transmission line by constructing a new 2 km long 132kV double circuit transmission line, starting from Basti Nawan Kho Mubarak Pur town.

|  |
| --- |
| **Land Acquisition Process for Mubarak Pur Grid Station**   * MEPCO requires 2.47 Hectare (6 Acres) land for the proposed Grid Station * MEPCO has identified a 6 acres piece of land at the end Point of proposed TL. * The piece of land is owned by two private land owners currently under cultivation. * The owners are willing to sell their land against a negotiated price. * MEPCO officially nominated a 3 member committee for the selection, negotiate and purchase of land. * PIC consultant has reviewed the process and consulted the owners and will submit a validation report on completion * The committee completed selection and negation with the owners and presented * its recommendations to the MEPCO-BOD for approval. * BOD meeting is scheduled for October 25, 2012 * The BOD approval for the negotiated prices will follow official mutation process through the Board of Revenue. * The MEPCO will submit negotiated prices and mutation fee and all other taxes in the treasury and get the mutation registered in the name of MEPCO. * The registrar will pay the negotiated price to the land owners before signing the mutation in the name of MEPCO. * The entire process is expected to be completed during November 2012. * This LARP is prepared in anticipation that the Land acquisition process will be completed before starting implementation of this subproject. |

2. **Resettlement Impacts**. MEPCO is in process to purchase land from the landowners of Mubarak pur, on voluntary sale basis for the construction of new grid station. Suitable site for grid station construction has been identified and the 2 landowners are also willing to sell their 6 acres of their land on a voluntary sale basis against a negotiated price. No involuntary land acquisition is involved, therefore the ADB Safeguard Policy Statement (SPS 2009), Involuntary Resettlement principles are not triggered. However, the purchaser/clinet can be made on the basis of a negotiated settlement based on meaningful consultation with seller. A negotiated settlement should offer adequate and fair price for land and/or other assets and should be transparent. For this purpose, the borrower/client will engage an independent external party to document the negotiation and settlement processes Construction of the 2km new transmission line may temporarily affect a total of 2 ha of crops and 15 wood and 5 fruit trees. As a result, a total of 10 farming households (DHs) with a population of 50 persons (DPs) 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 DHs 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 recognized ADB’s approved entitlement ( see table matrix Table 1 below). This entitlements matrix contains provisions for the actual impacts of this Subproject.

4. **Cut-off-Date.** Compensation eligibility will be limited by the cut-off date which will be fixed on the approval of final T/L route for this Subproject. The DHs that settle in the affected areas and/or make changes in the land use patterns after that 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.

**The LARP will be updated once final route survey is approved.** The updated LARP will include, updated compensation at replacement value in the year the damage is caused, updated census, socioeconomic survey and budget.

5. **Significance of Impact:** No houses, shops or community structures will be affected. As no assets will be lost permanently, and none of the 12 DHs (10 for TL and 2 for GS) will be displaced or lose more than 10% of their productive assets, the resettlement impacts will be non-significant and does not trigger ADB SPS,, and therefore, this land acquisition and resettlement plan (LARP) has been prepared.

6. **Indigenous People Issues**. All of the 10 DHs are Muslim and ethnically Punjabi and Saraiki. None of the household is headed by a woman and none of the DPs are under the national poverty line. The ADB’s Policy on Indigenous People, as specified in the Indigenous Peoples Planning Framework (IPPF) prepared for this program is not triggered, and therefore neither an IPP nor special action is required for this subproject.

7 **Consultation and Disclosure**. An updated land acquisition and resettlement framework (LARF) to meet ADB SPS (2009) 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 MEPCO’s website. For the preparation of this LARP, consultation has been undertaken, on behalf of MEPCO, through a series of meetings with displaced households (DHs), as well as wider community group meetings. A summary of consultations is attached (see table A3) .Further consultation will be required during the implementation of this LARP.

8. **Grievance Mechanism**. Grievance Redress Committee (GRC) will be established to deal with any issues or concerns raised on any aspect of the LARP or compensation process. The verbal or written grievances of DHs will be heard by Grievance Redress Committee (GRC) to be established to assist MEPCO in solving the DPs’ grievances.

9. **Cost of LARP:**  The tentative compensation costs used herein are based on sample unit rates derived through consultations with the affected communities in Mubarak Pur area in Bahawalpur district. 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 s LARP (see Table 2), including compensations for the affected crops and structures and administrative costs and contingencies,) has been estimated at Rs. 10.224 million (US$ 0.1076 million). The actual cost of land for Grid Station (including mutation fee and other taxes) will be included in the revised LARP.

1. Introduction

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 Pakistan Elctric Power Company (PEPCO 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 Land Acquisition and Resettlement Plan (LARP) has been prepared for the Mubarak Pur grid station and a 2 km long 132kV double circuit transmission line, one of the subprojects included in Tranche - III 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:

3. The Mubarak Pur 132kV Grid Station and Double Circuit Transmission Line subproject has been prepared by Multan Electric Power Company (MEPCO) to improve power supply to Mubarak Pur town and nearby villages in Bahawalpur district of Punjab province. This grid station will be linked to the existing Bahawal Pur – Ahmad pur East 220 kV double circuit transmission line by constructing a new 2 km long 132kV double circuit transmission line, starting from Basti Nawan Kho Mubarak pur town.

4. 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 LARP has been prepared.

5. The new transmission line will be 2 km long and will traverse through some cultivated land in 2 villages. As a result, 10 DHs, with a total population of 50 persons (DPAs), will be affected by temporary disruption to land, and loss of 6 acres of crops and 25 trees

6. PMU/PIU and ESIC issuance of notice to proceed for the implementation of the subproject’s civil works will be contingent to the full implementation of compensation detailed in this LARP.

7. According to the ADB, SPS, Resettlement impacts are considered significant if > 200 people are physically displaced from housing or lose 10% or more of their productive assets (income generating) are classified as category “A”. ***Projects which will create non-significant impacts are classified as category “B”.***. In both cases, a LARP is prepared. While the number of households affected by this subproject **is 10**  with a total population of 50 the magnitude of impact is not significant because none of the DP is either being relocated or losing any type of his productive asset permanently except 2 AP loosing less than 10% productive asset. The impacts are temporary and any of the DHs will not have to be rehabilitated.

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

2. 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 SPS and summarizes the main components of the policy framework prepared specifically for the project.

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.

As this specific subproject does not trigger application of any one of the above mentioned laws and only requires compensation for the loss of crops and trees at the current market rate, we assume any explanation of these laws here will be irrelevant. However for confirmation and reference we are putting summaries of these laws in this section and the full text is appended as Appendix-1.

## 2.2 ADB’s Safeguard Policy Statement (Involuntary Resettlement Principles)

The *Involuntary Resettlement* principles are summarized below while details are provided in attached in Annex B.

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.
* DHs should be fully informed and consulted on LAR compensation options.
* DHs’ 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

Differences between Pakistani Law and ADB SPS policy are given in the Appendix-1. .

## 2.4 Remedial Measures to Bridge the Gap

In principle, Pakistan Law and ADB SPS adhere not only to the objective of DHs compensation, but also to that of DH 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 will comply with the LARF prepared for the program, ensuring compensation at replacement cost for all items affected.

## 2.5 Land Classification

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.

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.

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

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

Land acquisition tasks under the program, and for this FESCO subproject, will be implemented according to a compensation eligibility and entitlements framework in line with both Pakistan’s law/regulation and the ADB SPS. The entitlement matrix for l the actual resettlement impacts is provided in the following Table 2.1.

Table 2.1: Compensation Eligibility and Entitlements Matrix for this Subproject

|  |  |  |  |
| --- | --- | --- | --- |
| **Asset** | **Specification** | **Affected People** | **Compensation Entitlements** |
| Land permanently acquired for sub-station | Purchased on the local market rate | Landowners  (2 DHs) | *Voluntarily sold, ADB SPS s not triggered* |
| 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  (10 DHs) | 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 Dhs  (12 DHs) | Tower impacts: 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 Dhs  (4 DHs) | Cash compensation shall reflect income replacement |

This section provides a summary of Pakistani laws and regulations on land acquisition and resettlement and ADB Policy on Involuntary Resettlement.

## 2.8 Eligibility

The AHs entitled to compensations and/or rehabilitation under the program are:

* All DHs affected by temporary use of land;
* All DHs land owners or tenants and sharecroppers whether registered or not affected by crop and tree damage;
* Owners of buildings,

Compensation eligibility will be limited by a cut-off date to be set for each subproject on the stating day of the DH census and impact assessment. DHs 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 when all other efforts are exhausted.

**Cut-off Date**: Compensation eligibility will be limited by the cut-off date fixed by FESCO on completion of the detailed design, finalization of line route survey and census. The DHs (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. However the cut-off date will be communicated to the DPs during the consultation process.

They will be allowed to reuse their salvaged material for free. Forced eviction will only be considered if all other efforts are exhausted.

## 2.9 Compensation Entitlements

Based on the impact, entitlement provisions for DHs include replacement value compensation for temporary crop loss, trees . These entitlements are detailed below:

* **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 (if any).
* **Trees:** Cash compensation shall reflect income replacement for each of the affected fruit and wood tree.

## 2.10 Assessment of Compensation Unit Values based on Replacement Cost.

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

* 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 DHs the crops after the first will be compensated at net market value.
* Fruit trees will be valued based on age category (a. seedling; b. not yet productive; c. productive). Productive trees will be valued at gross market value of one year income multiplied by the number of years needed to grow a new tree with the productive potential of the lost tree.
* Wood trees will be valued based on the market rates.

3. 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 resettlement field survey was conducted on August 25, 2012. 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 DHs, and consultation with gender-segregated groups of AHs and other community members .

32. The RFS fieldwork was started in Mubarak pur subproject area on 25 August 2012. The RFS was done by the Assistant Manager (AM Social) in one day and affected communities were informed about the work activities and they 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 Minimization 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 Mubarak Pur 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 Mubarak Pur subproject involves the construction of a new grid station and 2 km long 132 kV double circuit transmission line. The new grid station will be constructed on 6 acre (or 2.47 ha) of land. MEPCO has selected appropriate land for grid site. The two landowners have agreed to sell this land, and price of land is being negotiated between MEPCO and the landowners.

36. 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 10 DHs will be affected by loss of crops (2 DHs by grid station and 10 DHs by transmission line)

38. Major crops grown in the area are wheat in the rabi season (winter-spring) and cotton and rice 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.

39. In addition, there are scattered wood trees being affected by this line. The trees include, Shisham (sisso), Kikar, Date palm, and Poplar, and Mulberry. Survey was design to make utmost efforts to avoid affecting trees, and as a result, only 25 wood trees will be removed from the 30m wide corridor.

3.3.2 Impacts of the Grid Station

40. The first component of this subproject is the construction of a new 132kV grid station. It will be constructed on 6 Acres of land (2.47 ha) at Mubarak Pur town of Bahawal pur 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. The owners will be allowed to cultivate the land until MEPCO requires the land for construction.

3.3.3 Impacts of Towers

41. The new 132kV transmission line will require the construction of 6 towers. No private or public land will be acquired permanently. 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.

42. All the 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 m2 (0.09 ha) per tower. Thus, the 6 towers will affect temporarily a total of 5,400 m2 (0.54 ha) of farmland, belonging to ten (10) farming households (DHs).

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. DHs 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 construction of towers, including the last stringing activity will affect three consecutive crops, and accordingly, the 10 DHs 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: 2014) for which all the 10 DHs will be paid compensation for the loss of one crop. The affected trees will be compensated for once, based on the current market rates.

3.3.5 Other Impacts and Summary

48. Overall, a total of 10 farming households will be affected by the construction of the new 132 kV transmission line. Of them, 6 DHs will be affected by both towers and the transmission line, while the remaining 4 AHs will be affected only by the transmission line during the stringing activity

49. In addition to crop loss, 25 private trees also fall within the 30 meter wide corridor of transmission line. All these 25 trees will need to be removed for the construction of the line. All these 25 trees are 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 25 wood trees, 20 trees will be affected by the transmission line, while the remaining 5 trees will be affected by the construction of towers. Compensation for the affected trees will be paid for once on their initial removal.

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.

3.4 Affected Households

3.4.1 General

51. The construction of 2000 meter long transmission line will traverse farmland in Mubarakpur of the Bahawalpur district of Punjab province. A total of 10 DHs from village Mubarak Pur and Basti Nawan Khoh will be affected by this subproject.

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 12 DHs. 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 DHs of transmission line own relatively medium farms with highly fertile land, and none will lose >10% of their total crop. The 30m wide corridor will be used temporarily as a working corridor for installation of the new towers and stringing of the power lines.

53. Moreover, there are no vulnerable people among 12 DHs; none of the DHs 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 DHs will be insignificant.

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 LARP. The field methodology included carrying out of RFS comprising 100% Census of DHs, and community consultation (see Section 6).

4.1.2 General Information on Affected Households

55. Mubarak Pur grid station and transmission line subproject comprises two components one is grid station and other one is transmission line. Only two households will be affected by the grid station and 10 households will be affected by transmission line. The land owners are male member of DHs. The double circuit transmission line will pass through agricultural land and may affect the 12 DHs with a total population of 50 affected people (DPs) impact either by loss of land or losses of crops or trees. List of DPs is attached as table 4.1 below.

**Table 4.1 List of affected Households for Transmission Lines by the Subproject**

|  |  |  |  |
| --- | --- | --- | --- |
| **AH No.** | **Name of Affected Farmer**  **(Head of Household)** | **Name of Hamlet/Village** | **Status** |
|
| 1 | Muhammad Saleem | Mubarak Pur | Landowner |
| 2 | Muhammad Saleem | Mubarak Pur | Landowner |
| 3 | Mazhar S/o Haji Abdul Sattar | Mubarak Pur | Landowner |
| 4 | Salma Bibi | Mubarak Pur | Landowner |
| 5 | Asma Bibi | Mubarak Pur | Landowner |
| 6 | Ameeran Bibi | Mubarak Pur | Landowner |
| 7 | Naseer Ahmad | Basti Nawan Khoh | Landowner |
| 8 | IGhulam Qadir Massan | Basti Nawan Khoh | Landowner |
| 9 | Hazor Bux Massan | Basti Nawan Khoh | Landowner |
| 10 | Noor Mohammad Lodhar | Basti Nawan Khoh | Landowner |
| 11 | Rao Luqman | Basti Nawan Khoh | Landowner |

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

4.1.3 Indigenous People

57. 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 IPP nor special action is required for this subproject.

4.2 Data on Heads of Affected Households

59. All Twelve heads of DHs are male. In terms of marital status (63 %) Head of DHs are married, (31 %) are unmarried and only (3 %) are widowed. In terms of age, of household heads (70 %) are between 31 and 60 years, (11 %) are between 61 and 75 years, while (15.27 %) are young, aged between 20 and 30 years. There are no elderly Head of AHs (older than 75 years).

60. In terms of literacy and education, (57 %) are literate and (51 %) are illiterate. Of the 57% literate head of the households (26 %) are informally educated and can only read and write, (45 %) are primary educated and (13 %) 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 7.3 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 DPs are female. As seen in Table 4.5, adults account for 59.8% of all DPs, and children (up to 15 years of age) account for 24.4 % of all DPs. There is no direct impact on women as the impacts are temporary and compensated for.

4.3.2 Housing

63. None of the DHs 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 DHs, 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. During the RFS none of the DPs were share croppers or a lease holder. During the detailed survey and final census the information will be updated.

65. In total some 33 DPs 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.

### 4.3.4 Poverty

60. There are no DHs falls below the national poverty line. The average household monthly income is 21,000 Per capita monthly income is Rs.2,900 per month.

### 4.3.5 Literacy

61. An overall literacy rate is 47 per cent. Literacy is higher for male with a percentage of 56% as compared to female with a percentage of 38%.

5. Institutional Arrangements

66. 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):

Figure: Organization for LARP Planning, Implementation and Monitoring

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
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|  |  |  |  |  |  |  |  |  |  |  | **PEPCO**  **Project Management Unit (PMU)**  (Project Coordination) | | | | | | | | | | | |  | |  |  |  |  |  |  |  |  |
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|  |  | **Project Implementation Consultant (PIC)** | | | | | | |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |
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|  |  |  |  |  |  |  |  |  |  |  | **Chief Engineer Development** (MEPCO Subprojects) | | | | | | | | | | | |  | |  | **Consultants** | | | | | |  |
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|  |  | **Monitoring Consultant** | | | | | | |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |
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|  |  |  |  |  |  |  |  |  |  |  | **Project Director (PD, GSC)**  (Grid System Construction) | | | | | | | | | | | |  | |  |  |  |  |  |  |  |  |
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| **Province Board of Revenue** | | | | | |  |  |  |  |  |  |  |  |  |  |  |  |  |  | **Deputy Manager (E&S) (Environment and Social Safeguard)** | | | | | | | | | | | |  |
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| **District LAC** | | | | | |  |  |  |  | **Assistant Manager** (Social) | | | | | | | | **Assistant Manager** (Environment) | | | | | | | | |
|  |  |  |  |
| Staff / *Patwaris* | | | | | |  |  |  | ***Qanugo*** | | | | | |  |  |  |  |  |  |  |  |  | |  |  |  |  |  |  |  |  |
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5.1 Pakistan Electric Power Company (PEPCO)

67. 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)

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

(1) PESCO: Peshawar Electric Supply Company, Peshawar, KPK;

(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.

5.2 Multan Electric Power Company (MEPCO)

69. 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

70. 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 financier 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

71. 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, 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 ESIC’s Assistant Manager, Social Safeguards.

73. 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, an external monitoring consultant has been hired by PEPCO. In addition, a Project Implementation Consultant (IC) has also been hired who will also have social and environmental experts to assist MEPCO in revising and updating the LARP as and when required, and in implementation 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

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

75. 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.. He will be provided technical assistance by the resettlement experts included in both ESIC and PIC teams.

5.3 District Government

76. 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 **Internal Monitoring**

Internal monitoring will be carried out by ESIC with support from the project implementing and supervision consultant. Quarterly monitoring reports will be submitted to ADB. All monitoring reports will be disclosed on DISCOs website, translated and disclosed to the DPs.

**6. Consultations and Disclosure**

6.1 Consultation Undertaken for the LARP

78. The consultative process undertaken for the preparation of this draft LARP has included not only AHs, but also the local communities of the area. During the RFS held on August 5, 2012, 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. This is also mention here that 27% of the DHs are women headed households and all 3 women were consulted on the consultation day. Public consultations has been conducted with all the DHs. Details are appended at Appendix 2.

79. Consultation with stakeholders at the different stages of the subproject is required by ADB’s SPS and as provided for in the LARF. To start with, consultations with the DHs 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.

80. 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 community members along the proposed grid station and transmission line.

81. During the same consultation sessions, 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.

82. 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 DHs, at least fifteen days prior to temporary use of land before starting the civil works.

83. The local communities’ response (awareness, perceptions and preferences) to the Mubarak pur 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

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

85. The first compensation priority of all DHs 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.

86. 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

87. An English and Urdu version of the program’s LARF has already been uploaded to ADB and MEPCO websites,

88. 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 DHs at the MEPCO’s office, office of the union councils and patwari by 31 October 2012 and posted on the ADB and MEPCO websites.

89. In addition, a public information booklet (PIB) in Urdu, summarizing compensation provisions will be sent to all DHs. A draft booklet in English is provided in Appendix 3, which will be translated into Urdu by MEPCO and distributed all the DHs when the loan becomes effective.

7. Grievance Redress Process

90. 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 a DH appealing against any disagreeable decision, practice or activity arising from compensation for the affected land or other assets. DHs will be fully informed of their rights and of the procedures for addressing complaints verbally during consultation meetings and through PIB in Urdu.

91. A complaints register will be kept at the PIU camp office at Mubarakpur to be maintained by Sub-Engineer in-charge. MEPCO will inform the DHs 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. The ESIC officers will visit the site at least once a month to discuss grievances and maintain a grievance record and actions taken. Information will be included in monitoring reports.

92. 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), Chief Engineer, District LAC and MEPCO’s ESIC and LAC. As a last resort, the aggrieved DH may seek justice through the Court.

93. All the finances will move directly from MEPCO to the DHs, 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.

*able 7.1: Grievance Resolution Process*

Land & Crop Compensation Issues Other Compensation or Project Issues

|  |  |
| --- | --- |
| Crop & Tree 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 DH 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). |

8. Budget for Land and Asset Acquisition

8.1 Basis for Compensation

94. 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 SPS, 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.

95. 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.

96. The compensation and budget will be revised when the LARP is updated to reflect replacement value in the year of damage.

8.2 Determining the Rates for Compensation

96. 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 will be purchased at the open market rate prevailing in the area after negotiation with the landowners.

• Basic crop compensation will be valued at net farm-gate market rates. In the year of damage. 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 will be valued base on type, size, and age. DHs will be entitled to keep the wood (as salvaged material) without any deductions from the amount of compensation.

97. 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 August 2012 which are still valid as no major change occurred since then. However, these prices will be updated and this LARP will be revised at the time of detailed design and the approval of the line route survey.

98. 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 and cotton in the kharif/summer season. Thus, 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 | 8.91 |
| **Kharif (Spring-Summer)** | 2 | Cotton | 34,500.00 | 85,249.50 | 9.52 |
| 3 | Vegetables | 65,000.00 | 160,615.00 | 16.06 |
| **Sum Total:** | | | **131,500.00** | **324,936.50** | **34.49** |
| Average: | | | 43,833.33 | 108,312.17 | 11.49 |

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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Cropping Season** | **Affected Crops** | **No. of** | **Cropped Area** | **Compensation Assessed** | |
| **Towers\*** | **Affected (m2)** | **Rate (Rs./m2)** | **Amount (Rs.)** |
| Kharif 2012 | Cotton -1 | 6 | 5400 | 9.52 | 51408.00 |
| Rabi 2012-13 | Wheat-1 | 6 | 5,400 | 8.91 | 48114.00 |
| Kharif 2013 | Cotton-2 | 6 | 5,400 | 9.52 | 51408.00 |

###### \* Cropped area affected by construction of one tower is estimated at 900 m2 (30mx30m).

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

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Cropping Season** | **Affected Crops** | **TL Corridor\* Length (m)** | **Cropped Area Affected (m2)** | **Compensation Assessed** | |
| **Rate (Rs./m2)** | **Amount (Rs.)** |
| Kharif 2011 | Cotton | 54600.50 | 54600.00 | 9.52 | 519792 |

###### \* 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 (m2)** | **Rate (Rs./m2)** | **Amount (Rs.)** |
| Kharif 2010 | Cotton | 24276.00 | 9.52 | 231107.52 |

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

|  |  |  |  |
| --- | --- | --- | --- |
| **Kind of tree** | **Nos** | **Unit rate** | **Total cost** |
| Shisham (Sisso) | 6 | 11,080.00 | 66480 |
| Kikar (acasia nicolta) | 7 | 10,617.00 | 74319 |
| Date palm (Phoenix dactylifera) | 8 | 18,880.88 | 151040 |
| Others | 4 | 6,162.00 | 24648 |
| **Total** | **25** |  | **316,487** |

8.3 Budget for Land and Asset Acquisition

99. This LARP includes the cost of compensation, rehabilitation and other restoration/assistance entitlements of the 12 private DHs 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 will be adjusted annually, based on the actual annual inflation rate. MEPCO, with the LACs, will determine the annual inflation rates and adjust all compensation.

100. The total assessed amount of money to be paid to the people comes out to be Rs. 8.58 million, of which Rs. 7.2 million is the estimated price of land being purchased for the grid station, and compensations for the affected agricultural crops and wood trees totals at Rs. 1.38 million (see Table 8.6 overleaf).

101. 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.

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

103. 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.

104. As shown in Table 8.7 overleaf, the total cost of LARP implementation, will be Rs. 10.22 million (US$ 107,622.1). 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 Mubarak Pur GS & TL Subproject*

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **No.** | **Resettlement Activity** | **No.** | **Unit** | **Rs./Unit** | **Total Rs.** |
| A. | Asset Compensation: | - | - | - |  |
| A.1 | Land:[[1]](#footnote-1) | 6 | Acre | - | 7,200,000 |
|  | Land: | 6 | Acre | 1,200,000 | 7,200,000 |
| A.2 | Trees: | 25 | Tree | - | 538087 |
| A.2.1 | Shisham (Sisso) | 6 | Number | 11,080.00 | 66480 |
| A.2.2 | Kikar (acasia nicolta) | 7 | Number | 10,617.00 | 74319 |
| A.2.3 | Date palm (Phoenix dactylifera) | 8 | Number | 18,880.88 | 151040 |
| A.2.4 | Others | 4 | Number | 6,162.00 | 24648 |
| A.3 | **Crops:** | 84276 | - | - | 850420. |
| A.3.1 | **Towers:** | 5400 | m2 | - | 99522 |
|  | 6 Towers (1 Crop): Wheat-1 | 5400 | m2 | 8.91 | 48114 |
|  | 6 Towers (2 Crops): Cotton-1&2 | 5400 | m2 | 9.52 | 51408 |
| A.3.2 | **TL Corridor:** | 54600 | m2 | - | 519792 |
|  | TL Corridor (1 Crop): Cotton-1 | 54600 | m2 | 9.52 | 519792 |
| A.3.3 | **Grid Station** | 24276 | m2 | - | 231107 |
|  | Grid Station (1 Crop): Cotton-1 | 24276 | m2 | 9.52 | 231107 |
| B. | Administration Costs (15% of A) | 0.15 | Lumpsum | 8,200,420 | 1,230,600 |
| C. | Subtotal (A+B+C) | - | - | - | 9431000 |
| D. | Contingency (10% of C) | 0.10 | Lumpsum | 9431000 | 943100 |
| Total Amount (Pak. Rupees): | | - | - | - | 10,224,100 |
| Total Amount (US Dollars\*):@94.60 | | - | - | - | 107,622.1 |

9. Implementation Schedule

104. This LARP will be revised by MEPCO based on the then updated market replacement prices/costs of the affected assets after the line route survey finalized and prior to civil works commencing. . Final compensations will also be paid to all the DHs at least one month prior to actual mobilization of the Contractor to commence the construction/stringing works for any given section of work based on the construction schedule.. The PIC resettlement expert will provide assistance to ESIC, MEPCO in updating the costs and revising the LARP, including the Time Schedule (if necessary), including, the preparation if internal monitoring reports and timely submission to ADB..

105 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) 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:

**Table 9.1: Implementation Schedule (Mubarak pur, MEPCO)**

|  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **LARP Activity/Task** | | **Responsibility** | | **Year 2012** | | | | **Year 2013** | | | | **Year 2014** | | | | **Year 2015** | | | |
| **Primary** | **Secondary** | I | II | III | IV | I | II | III | IV | I | II | III | IV | I | II | III | IV |
|  | FEASIBILITY Survey & Design of TL | MEPCO | - |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Contract Award | MEPCO |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Detailed Design | EPC CONTRATOR |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Site Demarcation of Affected Lands | MEPCO | - |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Resettlement Field Survey of TL | MEPCO | PIC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Contract of Award | MEPCO | PIC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Updated LARP | MEPCO | ESIC/PIC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Disclosure of LARP | MEPCO | ESIC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Information dissemination to DPs | MEPCO | ESIC/PIC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Initial payment of compensations (if section by section) | MEPCO | ESIC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Submit monitoring report to ADB for clearance | MEPCO | ESIC |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| **Construction** | Possession of land for starting works | Dist. LACs | MEPCO |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Contractor mobilized to start work | Contractor | MEPCO |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Commencement of Civil Works | Contractor | MEPCO |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

10. Monitoring and Evaluation

106. 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.

107. 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. 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

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

• Timely payment of compensation for crops and trees, linked to civil work activity

• Any grievance expressed and resolutions taken

• Information sharing and consultation

• Confirmation of payments for the grid station

• Status of restoration of damaged community infrastructure (water pipelines, irrigation channels / watercourses, drains, roads, streets, etc.)

112. 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 Resettlement Databank

116. 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. 3 Reporting Requirements

117. 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.. These internal Quarterly monitoring reports will also highlight the bottlenecks and recommend ways and means to improve such problematic situations. If section by section work is undertaken, monitoring reports confirming payment for that particular section will be submitted to ADB for clearance prior to construction activities commencing. Quarterly reports will consolidate relevant information. If corrective actions are required the report will make relevant recommendations. All monitoring reports will be disclosed on MEPCO website and disclosed to the DHs.

APPENDICES

Appendix 1\_ Legal & Policy Framework

Appendix 2 – List of Public Consultation

Appendix-3 Information Brochure

Appendix 4 Pictorial View of Project Site

### Appendix-I

### Land Acquisition Act, 1894 (LAA)

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.

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).

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.

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.

### Telegraph Act, 1885 (TA)

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 FESCO for the construction and maintenance of transmission/distribution lines. ***The Telegraph Act (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.

The Telegraph Act (section 11) confers powers on the FESCO 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 FESCO 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, and land quality or land income) the project proponent has to provide just compensation for the damages caused.

To accommodate the APs needs under this Program LARF, FESCO 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, FESCO 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.

### Katchi Abadis Act, 1987 (KAA)

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 FESCO will provide rehabilitation compensation to eventual squatters/encroachers affected by the project.

The ADB SPS *Involuntary Resettlement* Principles are based on the following principles:

|  |
| --- |
| **Objectives:** To avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups. |
| **Scope and Triggers:** The involuntary resettlement safeguards covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers them whether such losses and involuntary restrictions are full or partial, permanent or temporary. |
| **Policy Principles:**  1. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks.  Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.  2. Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons’ concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.  3. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.  4. Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.  5. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.  6. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.  7. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for  resettlement assistance and compensation for loss of non land assets.  8. Prepare a resettlement plan elaborating on displaced persons’ entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and implementation schedule.  9. Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.  10. Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project’s costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.  11. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.  12. Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports. |

**SPS & Pakistan Land Acquisition Act Gap Filling Measures**

|  |  |  |  |
| --- | --- | --- | --- |
| **S#** | **ADB Safeguards Policy Principles** | **Pakistan’s Land Acquisition & Telegraph Acts** | **ADB SPS Involuntary Resettlement Principle**  **Gap filling Measures** |
| 1 | Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks.  Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks. | No equivalent requirements. | Screened and categorized. Scope defined, social assessment and gender analysis undertaken. |
| 2 | Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons’ concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase. | 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 project grievance redress mechanisms  Consultations conducted, vulnerable groups identified and supported as relevant |
| 3 | Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement  cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible. | No equivalent requirements. | Livelihoods restoration is required and allowances are provided.  Provided as relevant. |
| 4 | Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable  access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required. | No equivalent requirements. | Support provided commensurate with impacts |
| 5 | Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing. | No additional support to vulnerable households | Vulnerable households identified and support provided |
| 6 | Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status. | Equivalent, negotiation responds to displaced persons requested price but no clear procedure. | Procedures put in place. |
| 7 | Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets. | Land compensation only for titled landowners or holders of customary rights. | Non-title holders are provided with resettlement and rehabilitation support. Provide with compensation for non-land assets. |
| 8 | Prepare a resettlement plan elaborating on displaced persons’ entitlements, the income and livelihood  restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule. | No resettlement Plans prepared | Plans prepared and disclosed |
| 9 | Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before Project appraisal, in an accessible place and a form and language (s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders. | No plans prepared. | Plans prepared and disclosed |
| 10 | Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project’s costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation. | No equivalent requirement | Addressed as relevant. |
| 11 | Pay compensation and provide other resettlement entitlements before physical or economic displacement.  Implement the resettlement plan under close supervision throughout project implementation. | No equivalent requirement  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. | Compensation payments paid before damages occur. Implementation monitored and reported. Based on ADB policy all land impacts are to be compensated. The same will happen in the case of rural/agricultural land when the land under a tower is no longer usable or access is restricted. |
| 12 | Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports. | Monitoring reports not required | Monitoring reports prepared and disclosed |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Apppendix-2 List of Public Consultation Mubarkpur GS (August 5, 2012)** | | | | |
| **AH No.** | **Name of Affected Farmer** | **Name of Hamlet/ Village** | **Status** | Category |
| **(Head of Household)** |
| 1 | Muhammad Saleem | Mubarak Pur | Landowner | DH |
| 2 | Muhammad Saleem | Mubarak Pur | Landowner | DH |
| 3 | Mazhar S/o Haji Abdul Sattar | Mubarak Pur | Landowner | DH |
| 4 | Salma Bibi | Mubarak Pur | Landowner | DH |
| 5 | Asma Bibi | Mubarak Pur | Landowner | DH |
| 6 | Ameeran Bibi | Mubarak Pur | Landowner | DH |
| 7 | Naseer Ahmad | Basti Nawan Khoh | Landowner | DH |
| 8 | IGhulam Qadir Massan | Basti Nawan Khoh | Landowner | DH |
| 9 | Hazor Bux Massan | Basti Nawan Khoh | Landowner | DH |
| 10 | Noor Mohammad Lodhar | Basti Nawan Khoh | Landowner | DH |
| 11 | Rao Luqman | Basti Nawan Khoh | Landowner | DH |

**Appendix -3 Information Brochure**

**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 if, 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. 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 Mubarak Pur 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 Mubarak Pur 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 for the project, please contact the following:

**Appendix -4**

Pictorial View of Project Site

Proposed Site for 132 KV Mubarak Pur Grid Station



Proposed Line Rout and existing 132 KV Transmission Line behind

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| * **MULTAN ELECTRICT POWER COMPENY** * **MEPCO Circle Building Khanewal Road Multan** * **Phone Number: +92-61-9210377** * **Contact person: Mr, Muhammad Ramzan Qamar, Chief Engineer Development (CED)** * **Mr. Syed Asif Riaz Deputy Manager (Environment & Social Safeguard)** * **Contact No. +92-300-4232890** * **Mr. Muhammad Arif Assistant Manager (Social)** * **Contact No. +92-333-4394260** |

1. Cost of Land for Grid Station is estimated at the current demand of the land owners plus other mutation charges. [↑](#footnote-ref-1)