

# **ISLAMIC REPUBLIC OF PAKISTAN**

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

**ADB MFF Tranche 2  
Subproject No. 4.6.1**

**Bagh - Hattian 132 kV Transmission Line Subproject**

**Short**

**Land Acquisition and Resettlement Plan**

**Islamabad Electric Power Company (IESCO)  
GOVERNMENT OF PAKISTAN**

JULY 2009

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## Abbreviations

ADB	Asian Development Bank
AHs	Affected households
AJK	Azad Jammu and Kashmir
APs	Affected persons
CED	Chief Engineer Development
DISCOs	(Power) Distribution Companies (IESCO is one of 8 DISCOs in Pakistan)
DOR	District Officer, Revenue (LAC: Land Acquisition Collector)
EMC	External Monitoring Consultant
ESIC	Environmental and Social Impact Cell (IESCO)
ft	foot / feet (3.28 ft = 1 m)
GRC	Grievance Redress Committee
IESCO	Islamabad Electric Supply Company
IPDF	Indigenous Peoples Development Framework
IPDP	Indigenous Peoples Development Plan
KAA	Katchi Abadis Act, 1987.
<i>kanal</i>	unit of land measurement: 1 kanal = 20 marlas (= 506 m <sup>2</sup> ); (8 kanal = 1 acre)
km	kilometer
kV	kilo-Volt (Unit of Power)
LAA	Land Acquisition Act, 1894 (amended)
LAC	Land Acquisition Collector (DOR: District Office, Revenue)
LARF	Land Acquisition and Resettlement Framework
LARP	Land Acquisition and Resettlement Plan
m	meter
<i>marla</i>	smallest unit of land measurement: 1 marla = 272.25 ft <sup>2</sup> (= 25.31 m <sup>2</sup> )
MOWP	Ministry of Power and Water
MRM	Management Review Meeting
NGO	Non-governmental organization
PEPCO	Pakistan Electric Power Company (Program Coordinator for all the 8 DISCOs)
PD GSC	Project Director, Grid System Construction
PIB	Public Information Brochure
PIC	Project Implementation Consultant
PIU	Project Implementation Unit
PMU	Project Management Unit
PPTA	Project Preparatory Technical Assistance
RFS	Resettlement field survey
RoW	Right-of-way
Rs.	Pakistani rupees (currency): Rs. 78.80 = US\$1.00
TA	Telegraph Act, 1885 (amended 1975)
TL	Transmission Line
TOR	Terms of Reference
WAPDA	Water and Power Development Authority

## Definition of Terms

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

## Executive Summary

1. **The Subproject:** The Bagh - Hattian 132kV transmission line subproject has been prepared by Islamabad Electric Supply Company (IESCO) to improve electric power supply in Hattian area of Muzaffarabad district of Azad Jammu Kashmir (AJK). The existing 66kV grid station at Hattian will be converted into 132kV and connected to Bagh 132kV grid station by means of a new 25.22 km long transmission line (TL). The new 132kV equipment will be installed within the bounds of the existing grid station, without acquiring any additional land. The transmission line will traverse a government forest and five villages, of which two villages are in Bagh district and three villages in Muzaffarabad district.

2. **Resettlement Impacts.** The grid station's conversion works will be carried out within the existing bounds, and no additional land will be acquired for this purpose. However, construction of the new transmission line will affect 12,420 m<sup>2</sup> of crops and 932 wood trees (918 forest trees and 14 private trees), thereby affecting 6 farming households (AHs), with a population of 84 (APs). No land will be acquired permanently for this subproject, nor it will affect built-up structures or fruit trees. None of the six AHs will be displaced or lose more than 10% of their productive assets, the resettlement impacts will be insignificant. Thus, this short LARP has been prepared.

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

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

Asset	Specification	Affected People	Compensation Entitlements
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 (6 AHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All Affected AHs / Landowner-Farmers (6 AHs)	<b>Tower impacts:</b> Cash compensation at market rate based on actual impact for a maximum of 3 harvests) <b>Line corridor (stringing activity):</b> cash compensation at market rate of 1 harvest.
Trees	Trees removed	Affected Farmers (4 AHs)	Cash compensation shall reflect income replacement

4. **Cut-off-Date.** Compensation eligibility will be limited by the cut-off-date, fixed by IESCO as 13<sup>th</sup> May 2009 for this Subproject. The AHs who settle in the affected area 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 advance requesting them to vacate the premises/corridor and dismantle the affected structures and/or other establishments (if any) prior to the project implementation.

5. **Significance of Impact.** No people will be affected by the Hattian grid station from 66kV to 132kV, as the conversion works will be carried out totally within the bounds of existing 66kV grid station. However, the transmission line will be constructed on forest and agricultural lands, where it will affect wood trees and crops. None of the 81 towers will be constructed in an urban or planned housing area, nor have a low-bar to restrict future access to, or use of the lands. As there will be no restriction on use of, or access to, land, there will be no permanent loss of land. No houses or shops, nor any community structures will be affected, and no fruit trees will be lost. To sum up, none of the 6 AHs will experience significant impacts.

6. **Indigenous People Issues.** All the 6 AHs are Muslim and ethnically Kashmiri. The ADB's Policy on Indigenous People, as specified in the Indigenous Peoples Development Framework (IPDF) prepared for this Program is not triggered, and therefore neither an IPDP nor special action is required for this subproject.

7. **Disclosure and Consultation.** A land acquisition and resettlement framework (LARF) has been prepared for the program, and translated into Urdu and disclosed according to ADB's public communications policy. The LARF has also been uploaded to ADB's website. Community consultation has been undertaken through a series of meetings with the local government agencies, and group meetings with men and women of the affected households (AHs) and other villagers. Moreover, the RFS was carried out as a participatory process, with the head of household assisting in the identification and calculation of losses. Further consultations will be carried out by IESCO during the implementation of this LARP.

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

9. **Cost of LARP.** The compensation costs used herein are based on unit rates derived through consultations with affected villages, markets of Bagh and Hattian towns, and Revenue and Forest departments of both Bagh and Muzaffarabad districts during RFS in May 2009. The actual quantities of the affected assets, and their unit rates used and compensations assessed are provided in Chapter 8 (Tables 8.1 - 8.6). Table 2 below shows the total estimated cost of implementation of this short LARP, including compensations for the affected crops and trees, and external monitoring (with administration charge 15% of compensations and 10% contingency), has been assessed at Rs. 23,170 million (US\$ 294,039). These costs will be updated by IESCO at least one month prior to award of Contract for civil works on this Subproject.

Table 2: Estimated Resettlement Cost of Bagh - Hattian 132kV TL Subproject

No.	Resettlement Activity	No.	Unit	Rs./Unit	Total Rs.
<b>A.</b>	<b>Asset Compensation:</b>	-	-	-	<b>16,881,655.20</b>
<b>A.1</b>	<b>Wood Trees</b>	<b>932</b>	<b>number</b>	-	<b>16,787,130.00</b>
	Chirpine	568	number	27,907.04	15,851,200.00
	Poplar/Euclyptus	28	number	2,871.43	80,400.00
	Alianthus/Robinea	84	number	1,499.64	125,970.00
	Neem	60	number	2,862.67	171,760.00
	Others (mulberry, dharek, berri)	192	number	2,905.21	557,800.00
<b>A.2</b>	<b>Crops:</b>	-	-	-	<b>94,525.20</b>
<b>A.2.1</b>	<b>Towers</b>	<b>1,800</b>	<b>m<sup>2</sup></b>	-	<b>32,292.00</b>
	2 towers (Wheat 1 crop)	1,800	m <sup>2</sup>	6.22	11,196.00
	2 towers (Maize 2 crops)	1,800	m <sup>2</sup>	5.86	21,096.00
<b>A.2.2</b>	<b>TL Corridor</b>	<b>10,620</b>	-	-	<b>62,233.20</b>
	TL Corridor (Maize 1 Crop)	10,620	m <sup>2</sup>	5.86	62,233.20
<b>B.</b>	<b>Technical Assistance:</b>	-	-	-	<b>1,650,000.00</b>
B.1	Resettlement Specialist (implementation)	3.00	pers/mo	350,000.00	1,050,000.00
B.2	External Monitoring (LARP activities)	1.50	pers/mo	300,000.00	450,000.00
B.3	Training of IESCO staff (incl. materials)	1.00	lumpsum	150,000.00	150,000.00
<b>C.</b>	<b>Administration Costs (15% of A)</b>	<b>0.15</b>	<b>lumpsum</b>	<b>16,881,655.20</b>	<b>2,532,248.28</b>
<b>D.</b>	<b>Subtotal (A+B+C):</b>	-	-	-	<b>21,063,903.48</b>
<b>E.</b>	<b>Contingency (10% of D)</b>	<b>0.10</b>	<b>lumpsum</b>	<b>21,063,903.48</b>	<b>2,106,390.35</b>
<b>Total Amount (Pak. Rupees):</b>					<b>23,170,293.83</b>
<b>Total Amount (US Dollars: \$ 1.00 = Rs. 78.80):</b>					<b>294,039.26</b>

## **1. INTRODUCTION**

### **1.1 Background**

1. The Government of Pakistan has requested financing from the Asian Development Bank (ADB) for implementing the Power Distribution Enhancement Investment Program (the Program), to be executed through a Multi-tranche Financial Facility (MFF) divided into three tranches or groups of subprojects.

2. The Ministry of Water and Power is the Executing Agency (EA) and the Islamabad Electric Supply Company (IESCO) 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 grid stations and transmission lines.

3. This Short Land Acquisition and Resettlement Plan (LARP) has been prepared for the Bagh - Hattian 132kV grid station and a 25.22 km long double circuit transmission line, one of the Subprojects included in Tranche 2 of the Program, and has been prepared by IESCO to fit the Land Acquisition and Resettlement Framework (LARF) prepared for the program as a whole. As such the subproject will comply with the following land acquisition and resettlement (LAR)-related conditions:

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

4. Based on ADB's Operation Manual Section F2/OP & BP (2006) for projects in which resettlement impacts are considered significant i.e. > 200 people are resettled or will lose 10% or more of their income generating assets are classified as category "A" and a full LARP is required. Projects which will create minor or non-significant impacts i.e. < 200 people will be resettled or experience a loss of <10% of income generating assets a subproject is classified as category "B" and this short LARP has been prepared.

5. While the number of people affected by the subproject is 84 (APs), the magnitude of impact is minor because the impacts are temporary and none of 6 AHs will have to be rehabilitated or lose any of their income generating assets. Therefore this short LARP has been prepared for the Bagh - Hattian 132kV TL Subproject.

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

### **1.2 Description of the Subproject**

7. The people in and around Hattian town have long been experiencing shortage of electric power supply, and have thus, repeatedly been requesting IESCO for improvement of the situation. In response, IESCO has planned to convert the existing 66kV grid station to 132kV grid station and connect it to Bagh 132kV grid station by means of a new transmission line. Both these activities have been included as a Subproject in Tranche 2 of the ADB-funded "Power Distribution Enhancement Program".

8. The Subproject involves the replacement of the existing 66kV equipment by new 132kV equipment within the bounds of Hattian grid station and construction of 25.22 km long 132kV double circuit transmission line. The new 132kV transmission line will involve the construction of 81 towers, of which only 2 towers (2.47%) will be constructed on private farmlands, with temporary impacts on crops of only 6 AHs, and loss of 932 trees (918 wood trees of government forest and 14 privet wood trees). Thus, a short LARP has been prepared for this Subproject.

## 2. COMPENSATION AND REHABILITATION FRAMEWORK

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

### 2.1 Policy Provisions, Eligibility and Entitlements

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

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

11. 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.

12. 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).

13. 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.

14. 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.

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

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

16. 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 IESCO for the construction and maintenance of transmission/distribution lines. The TA was conceived in the British era for telegraphic poles and then was passed to post-independence Pakistan with a broader application covering also electric poles and towers. The original provision of this law was that the land occupied by telegraph poles was not to be compensated (only crops destroyed during the erection of the pole were compensated). This was based on the logic that a pole, covering only a negligible land area, does not cause substantial impacts to land users. This however is no longer the case once the same provision is extended to transmission towers.

17. The Telegraph Act (section 11) confers powers on the IESCO 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 IESCO is required to avoid causing unnecessary damages to the affected land and associated assets. Finally section 16 provides that if any such damage occurs (i.e. damages to crops, irrigation facilities, land quality or land income) the project proponent has to provide just compensation for the damages caused.

18. To accommodate the APs needs under this Program LARF, the IESCO 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, IESCO will compensate by default all the crops, trees and other assets expected to be affected by the three TL construction phases: (i) construction of tower bases; (ii) tower erection; and (iii) stringing of power cables.

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

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

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

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

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

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

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

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

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

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

### 2.4 Remedial Measures to Bridge the Gap

22. In principle, Pakistan Law and ADB Policy adhere not only to the objective of AH compensation, but also to that of AH rehabilitation. However, Pakistan law is unclear on how rehabilitation is to be achieved and in practice the provision of rehabilitation is left to ad hoc arrangements of local governments and project proponents. To clarify these issues and reconcile gaps between Pakistani Laws and ADB Policy, the IESCO will

comply with the LARF prepared for the program, ensuring compensation at replacement cost for all items affected, the rehabilitation of informal settlers, and the provision of subsidies or allowances for any AHs that may be relocated, suffer business losses, or who may be severely affected.

## 2.5 Land Classification

23. 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.

24. 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. However, when land under a tower become un-accessible agricultural /rural land will be considered as permanently affected and as such acquired and compensated.

25. 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 use the latter will prevail.

## 2.6 LAR Approaches for the Subproject

26. 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

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

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

Asset	Specification	Affected People	Compensation Entitlements
Land permanently acquired for sub-station	1. Donated/bought on the open market 2. Acquired via right of eminent domain	Land owners	If donated or voluntarily sold ADB Policy is not triggered If acquired via exercise of the right of eminent domain land will be compensated at fill market value.
Arable Land temporarily affected by construction of towers or TL.	Access is not restricted and existing or current land use will remain unchanged by the construction of towers and transmission line	Farmer, Titleholder	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
		Leaseholder (registered or not)	No land compensation provided that the land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
		Sharecroppers	Compensation, in cash or kind, for all damaged crops/trees as

		(registered or not)	per item below
		Squatters	Compensation, in cash, for all damaged crops/trees as per item below
Arable Land where tower/TL construction restricts access or agricultural use.	All adverse effects on land use independent of severity of impact	Farmer, Titleholder	Land for land compensation with plots of equal value and productivity to the plots lost; or cash for affected land at replacement cost based on market value plus 15% compulsory acquisition surcharge and free of taxes, registration, and transfer costs
		Leaseholder (registered or not)	Renewal of lease in plots of equal value/productivity of plots lost, or Cash equivalent to market value of gross yield of affected land for the remaining lease years (up to a maximum of 3 years).
		Sharecroppers (registered or not)	Cash compensation equal to market value of lost harvest share once (temporary impact) or twice (permanent impact)
		Agricultural workers	Cash indemnity equal to salary (including portions in kind) for remaining part of agricultural year.
		Squatters	1 rehabilitation allowance equal to market value of 1 gross harvest (additional to crop compensation) for land use loss.
	Additional for severe impacts (>10% of land loss)	Farmer, Titleholder Leaseholder	1 severe impact allowance equal to market value of gross harvest of affected land for 1 year (inclusive of winter and summer crop and additional to standard crop compensation)
		Sharecroppers (registered or not)	1 severe impact allowance equal to market value of harvest share (additional to standard crop compensation)
Squatters		1 severe impact allowance equal to market value of gross harvest of the affected land for 1 year (inclusive of winter and summer crops and additional to standard crop compensation)	
Residential/ Commercial Land affected by towers/ TL	Future usage of the land will get restricted permanently	Titleholder	Land for land through provision of plots comparable in value/location to plot lost; or cash for affected land at full replacement cost free of taxes, registration, transfer costs plus 15% compulsory acquisition surcharge.
		Renter, Leaseholder	1-3 months allowance based on current monthly rent
		Squatters	Relocation in a public resettlement area or a self-relocation allowance
Houses and Structures	Affected houses /structures will be demolished	Relevant AHs/ squatters	Cash compensation at replacement rate for affected structure/other fixed assets free of salvaged materials, depreciation or transaction costs. For partial impacts full cash assistance to restore remaining structure.
Crops	Crops affected (damaged/lost)	All AHs/ squatters	<u>Tower impacts</u> : Cash compensation at market rate based on actual impact for a maximum of 3 harvests <i>for this subproject 1 harvest is expected to be sufficient</i> <u>Line corridor stringing</u> : cash compensation at market rate of 1 harvest.
Trees	Trees removed	All AHs/ squatters	Cash compensation shall reflect income replacement
Business Employment	Loss of business or employment	All AH/ squatters	Owner: (i) Cash compensation equal to 1 year income, if loss permanent; (ii) cash compensation for the period of business interruption, if loss is temporary. Worker/employee: lost wages indemnity for the business interruption period up to a 3 months maximum.
Relocation	Transport, transition costs	All AHs so affected	Provision of sufficient allowance to cover transport expenses and livelihood expenses for one month.
Community	structures & installations	concerned community	Rehabilitation/substitution of affected community structures/utilities (i.e. mosques, roads, schools etc.
Vulnerable AH		AH below poverty	Employment priority in project-related jobs.

## 2.8 Eligibility

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

- All 6 AHs of affected crops, trees or other objects attached to the land.

29. Compensation eligibility will be limited by a cut-off date to be set for each subproject on the stating day of the AH census and impact assessment. AHs who settle in the affected areas the cut-off date will not be eligible for compensation. They will, however be given sufficient advance notice, requested to vacate premises and dismantle

affected structures prior to project implementation. Their dismantled structures will not be confiscated and they will not pay any fine or sanction. Forced eviction will only be considered all other efforts are exhausted.

30. **Cut-off Date:** Compensation eligibility will be limited by a cut-off date fixed by the IESCO is 13<sup>th</sup> May, 2009 for this 132 kV double circuit transmission line subproject, which was the last day of the AH Census and Impact Assessment fieldwork. AHs that settle in the affected areas and/or make changes in the land use patterns this cut-off date will not be eligible for compensation. They will, however, be given sufficient advance notice requesting them to vacate premises/corridor and dismantle affected structures and/or other establishments (if any) prior to project implementation.

31. They will be allowed to reuse their salvaged material for free and they will not be asked to pay any fine for making those change. Forced eviction will only be considered all other efforts are exhausted.

## 2.9 Compensation Entitlements

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

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

## 2.10 Assessment of Compensation Unit Values

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

- Agricultural crops will be valued at net market rates at the farm gate for the first year crop. In the eventuality that more than one-year compensation is due to the AHs the crops after the first will be compensated at gross market value.
- Wood trees will be valued based on the market rates.

### **3. ASSESSMENT OF IMPACTS**

#### **3.1 Resettlement Field Survey**

34. The finalized technical design of the subproject was made mandatory for carrying out the resettlement field surveys (RFS). The design included the identification and layout of the site and technical drawings showing line profile with complete tower spotting. With both these documents available, the consultant's resettlement team undertook RFS, by actively involving IESCO's technical surveyor. The RFS involved impact assessment by quantifying and costing the affected area and assets (crops, trees, etc.) through a participatory approach, socioeconomic data on affected households (AHs), and consultation with the gender-segregated groups of AHs and other community members.<sup>1</sup>

35. The RFS team carried out field work on the Bagh - Hattian 132kV TL's alignment from 9<sup>th</sup> to 13<sup>th</sup> May 2009 (five days). The RFS team comprised one resettlement specialist, two field surveyors (one male and one female), and a technical surveyor from IESCO. As the RFS was completed on 13<sup>th</sup> of May, 2009, it was fixed by IESCO as the cut-off-date for this Subproject. The same was communicated to the other affected communities during the community consultation sessions, and will be communicated again through Public Information Brochure (PIB) in Urdu. No subsequent changes made in land use pattern or construction of a structure will be entertained by IESCO for any compensation or assistance under this Subproject.

#### **3.2 Minimisation of Impacts**

36. The IESCO 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 grid stations and transmission lines. Accordingly, the alignment of the transmission line was altered slightly at a number of places to avoid both compact housing areas and major farmland areas. As a result, no buildings are affected. The transmission line traverses throughout the open lands, including private agricultural lands where only agricultural crops and trees will be affected by the Subproject execution. Moreover, a minimum clearance under the line required is 7 meters which is maintained for the whole line.

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

##### **3.3.1 General Description**

37. This subproject involves the conversion of the existing 66kV grid station to 132kV grid station within its existing bounds, and construction of a new 25.22 km long 132 kV double circuit transmission line. No additional land will be acquired for the grid station conversions works, and hence no people will be affected. The new transmission line will pass through the lands of a total of five villages (see Table 3.1 below), and traverse mostly unproductive lands (98.36%) and only minimally on private farmlands (1.64%) of 6 AHs of Hattian village in Muzaffarabad district of AJK. Of the total 81 towers, only two towers (2.47%) will be constructed on private farmlands of 6 AHs, while 79 towers will be constructed on the government's forest and other unproductive lands. None of the 81 towers will be constructed in an urban area, nor any tower will have a low-bar to restrict future access to, or use of, the land under it. The construction of transmission line will

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

not affect any built-up structures or fruit trees. However, its construction and stringing works will affect agricultural crops and wood trees within 30m wide safety corridor. (Further detailed data are provided in **Appendix 1: Working Tables**).

**Table 3.1: Total Length and Number of Towers of Bagh - Hattian 132 kV TL**

Villages Traversed		Total Length of TL (m)		Number of Towers	
No.	Name of Village	Govt. Forest Land	Private Farmlands	Govt. Forest Land	Private Farmlands*
<b>A. Bagh District (AJK):</b>					
A.1	A.1: Bagh Town	3,804	-	15	-
A.2	A.2: Malwani	2,951	-	9	-
<i>Sub-Total (A): Bagh District</i>		6,755	-	24	-
<b>B. Muzafferabad District (AJK):</b>					
B.1	B.1: Sudden Gali	5,058	-	15	-
B.2	B.2: Kadli Sumal	9,672	-	30	-
B.3	B.3: Hattian	3,318	414	12	2
<i>Sub-Total (B): Muzafferabad</i>		18,048	414	55	2
<b>Total (Subproject):</b>		<b>24,803</b>	<b>414</b>	<b>79</b>	<b>2</b>

\* Only 2 AHs of Hattian village will be affected temporarily for the construction of towers.

38. No land will be acquired permanently for the transmission line subproject, and it will not affect any built-up structures or fruit trees. However, its construction and stringing works will affect crops and wood trees within 30m wide safety corridor. As a result, only 6 AHs with a population of 84 persons (APs) will be affected (see Table 3.2 below).

**Table 3.2: Overall Resettlement Impacts of the Subproject (Bagh-Hattian TL)**

Affected Asset	Item	Unit	Quantities by Districts		
			Govt Forest	Farmlands	Total
Temporarily Affected Lands by TL	Length	m	24,803	414	25,217
	Area	m <sup>2</sup>	744,090	12,420	756,510
	AHs*	No.	Govt. of AJK	6	6
Removal of Trees (30m RoW of TL)	Wood Trees	No.	918	14	932
	AHs*	No.	Govt. of AJK	4	4

\* Of the total 6 AHs suffering from loss crops, 4 AHs will also suffer from loss of wood trees.

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

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

Asset	Specification	Affected People	Compensation Entitlements
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 (6 AHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All Affected AHs / Landowner-Farmers (6 AHs)	<u>Tower impacts:</u> Cash compensation at market rate based on actual impact for a maximum of 3 harvests) <u>Line corridor (stringing activity):</u> cash compensation at market rate of 1 harvest.
Trees	Trees removed	Affected Farmers (4 AHs)	Cash compensation shall reflect income replacement

40. The farmers in the affected village usually grow three crops, namely wheat crop in the rabi/winter season, and maize and millet crops in the kharif/summer season.

However, the farmlands temporarily affected by the Subproject were reported to have been cultivated with Wheat and Maize crops, and not Millet crop. Thus, the Wheat and Maize crops will be affected by the Subproject, while Millet crop will not be affected.

41. The affected wood trees include, Shisham (sisso), Phulahi (acasia modesta), eucalyptus/poplar, mulberry, dharek and berri (zizaphus). IESCO's technical survey and design team made utmost efforts to avoid affecting compact tree plantations. As a result, only 932 trees (918 forest wood trees and 14 private scattered wood trees) will need to be removed from the 30m wide corridor of the transmission line, as shown in the following Table 3.4.

**Table 3.4: Number of Affected Wood Trees (Bagh - Hattian 132kV TL)**

No.	Name of Affected Wood Tree	Relative Size*	Number of Affected Wood Trees		
			Bagh	Muzafferabad	Total
1	Chirpine (Forest Tree)	Small	48	252	300
		Medium	31	205	236
		Large	8	24	32
<b>Sub-total (a): Chirpine</b>			<b>87</b>	<b>481</b>	<b>568</b>
2	Poplar/Euclyptus	Small	2	12	14
		Medium	2	10	12
		Large	0	2	2
<b>Sub-total (b): Poplar/Eucalyptus</b>			<b>4</b>	<b>24</b>	<b>28</b>
3	Alianthus/ Rubinea	Small	9	33	42
		Medium	6	27	33
		Large	0	9	9
<b>Sub-total (c): Ailanthus/Rubinea</b>			<b>15</b>	<b>69</b>	<b>84</b>
4	Neem	Small	1	25	26
		Medium	1	27	28
		Large	0	6	6
<b>Sub-total (d): Neem</b>			<b>2</b>	<b>58</b>	<b>60</b>
5	Others (Mulberry, Dharek and Berri)	Small	26	55	81
		Medium	19	54	73
		Large	7	31	38
<b>Sub-total (e): Others</b>			<b>52</b>	<b>140</b>	<b>192</b>
<b>TOTAL:</b>			<b>160</b>	<b>772</b>	<b>932</b>

\* Relative sizes of the affected wood trees are explained in Chapter 8 (see Table 8.3).

### 3.3.2 Impacts of Towers

42. The new 132 kV transmission line will require the construction of 81 towers, of which 2 towers will be constructed on productive farmlands, thereby temporarily affecting crop incomes of 6 farming households. No private or public land will be acquired permanently, as none of the new towers will be constructed in an established urban or developing housing area, and sufficient clearance will be provided under the towers for convenient mobility of tractors to allow the affected farmers to continue cultivating their lands without restriction.

43. The farmlands under and around towers will, however, be affected temporarily causing loss of crops and trees during the 3-tier process: (i) construction of foundations; (ii) erection of towers; and, (iii) stringing of power cables. According to the time schedule provided in Chapter 9, the whole process of construction and stringing is expected to be completed in a total period of 15 months, i.e., from July 2010 to September 2011. Thus, it will cause crop losses for three consecutive cropping seasons; two kharif season maize crops in the years 2010 and 2011, and one rabi season wheat crop in the year

2010-11. Accordingly, cash compensation will be paid to the 2 farming households affected by tower construction for the loss of crops for three consecutive seasons.

44. Only two towers will be constructed on productive croplands, while one tower will be constructed in a fruit orchard, for which no crop compensation will be paid but tree compensation will be paid only once. For tower installation, crops and trees in an area not only under the tower, but also in a small perimeter surrounding it as the access, working and storage areas, will be affected by the construction works. This area is assessed to be 900 m<sup>2</sup> (0.09 ha) per tower. Thus, the 2 towers will affect temporarily a total of 1800 m<sup>2</sup> (0.18 ha) of farmlands, belonging to only 2 farming households (AHs), as shown in Table 3.5 below.

**Table 3.5: Area of Crops Affected by New Towers (Bagh - Hattian 132kV TL)**

Cropping Season	Affected Crops	Number of Towers	Affected Area of Crop (m <sup>2</sup> )
Kharif 2010	Maize - 1	2	1,800
Rabi 2010-11	Wheat-1	2	1,800
Kharif 2011	Maize-2	2	1,800
<b>Total:</b>		<b>2</b>	<b>1,800</b>

### 3.3.3 Impacts of TL Corridor (Stringing)

45. The sections of the transmission line falling in-between the towers, termed herein as "TL Corridor", will cause damage to, or loss of, crops during the stringing of power cables. This last activity is usually carried out rapidly in one stretch at a time, and completed in one cropping season, for which one-crop compensation will be paid, which falls in the Kharif season 2011 with maize crop affected. All the AHs will also be compensated for the loss of their trees that are located within the 30m wide corridor.

46. The total length of TL Corridor traversing farmlands is 414 m, and area of crops affected is 1.64 ha (Table 3.6). The construction of towers, including stringing activity will affect three crops, and accordingly, the 2 AHs will be paid compensation for the loss of 3 crops. In contrast, the stringing activity of the transmission line (in-between the towers) will be the last activity, and it will affect maize crop of one kharif season in the year 2011, for which all the 6 AHs will be paid compensation for the loss of one crop. The affected trees will be compensated for once, based on the current market rates. Further details on the affected crops and trees are provided below and in Chapter 8 (Budget).

**Table 3.6: Crops Affected by TL Corridor (Stringing) of Bagh - Hattian 132kV TL**

Cropping Season	Affected Crop	TL Corridor's Length (m)	Affected Crop Area (m <sup>2</sup> )
Kharif 2011	Maize	354.00	10,620.00
<b>Total:</b>		<b>354.00</b>	<b>10,620.00</b>

### 3.3.4 Other Impacts and Summary

47. Overall, a total of 6 farming households will be affected by the construction of the new 132 kV transmission line. Of them, 2 AHs 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. The remaining 4 AHs who will experience crop damage or loss because of stringing activity, will receive compensation for one crop.

48. In addition to crops, a total of 932 trees fall within the 30m wide corridor of transmission line, thereby affecting 4 AHs among the total 6 AHs. Of the total 932 trees, there are 918 forest wood trees and 14 privet wood trees found in scattered form along field boundaries. Compensation for the affected trees will be paid for once on their initial removal.

49. There are no houses or structures affected. Similarly, there are no community property resources, nor any business activities affected by the construction of the towers and/or stringing of transmission line.

### **3.4 Affected Households**

#### **3.4.1 General**

50. The construction of 25.22 km long transmission line will traverse farmland in five villages of Bagh and Muzaffarabad district of AJK. A total of 6 AHs will experience temporary effects on their land, in terms of losses of crops and trees. Of them, 2 AHs (33%), will be affected by both the towers and transmission line, while 4 AHs (67%) will be affected by the transmission line corridor only (stringing activity).

#### **3.4.2 Significance of Impacts**

51. The impact of the temporary effects on land, in terms of losses of crops and trees will be minor or insignificant for all the 6 AHs. The AHs own relatively large farms with highly fertile land, and none will lose >10% of their total crop. The overall crop loss is insignificant, as it averages at 6.3%, and ranges from 3.71% to 8.47% of the total crops.

52. Moreover, there are no vulnerable people among 6 AHs; none of the AHs are found 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 villages are very minor.

## 4. SOCIO-ECONOMIC PROFILE OF AFFECTED PEOPLE

### 4.1 Census of Affected Households

#### 4.1.1 Field Methodology

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

#### 4.1.2 General Information on Affected Households

54. The new 132kV transmission line will cross five villages of Bagh and Muzaffarabad district (AJK). A total of 6 AHs with a total population of 84 affected people (APs) will be impacted by the loss of crops and trees, as discussed in the preceding Section 3. The overall average household size comes out to be 10.5 and the gender ratio of the APs is almost equal.

55. Almost all of the participants in the RFS were the head of household, or the next in hierarchy. All the AHs are Muslim and are ethnically Abbasi, Awan, Mughal, and Pathan. The languages spoken by the APs are Kashmiri, Punjabi and Urdu .

56. In terms of social groups (see Table 4.1), there are four major castes in the subproject area, namely *Abbasi* (33.33%), *Awan* (33.33%), *Mughal* (16.67%), and *Pathan* (16.67%), households account for 4.1%. Among them, the *Abbasi* and *Awan* being the majority castes (66.66%).

**Table 4.1: Social Group of Affected Households (Bagh - Hattian 132kV TL)**

Affected Village		Number of Affected Households by Major Castes				
No.	Name of Village	Abbasi	Awan	Mughal	Pathan	Total
A	Hattian	2	2	1	1	6
<b>Total (Subproject):</b>		<b>2</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>6</b>
<i>Gender Percentage:</i>		<i>33.33</i>	<i>33.33</i>	<i>16.67</i>	<i>16.67</i>	<i>100</i>

#### 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 IPDP nor special action is required for this Subproject.

### 4.2 Data on Heads of Affected Households

58. All of the six AHs are headed by male member of the family. In terms of marital status all of the six AHs are married. In terms of age, four household heads (67%) are between 36 and 60 years, while two heads (33%) are between 61 and 70 years. There are no elderly (older than 75 years), disabled or bed-ridden heads of households. In terms of literacy and education, most of the heads of households five (83%) are literate while only one (17%) head is illiterate.

### 4.3 Data on Affected Households

#### 4.3.1 General

59. Households in the subproject area are relatively large, with an average size of 14.00 people per household, which are composed mostly by joint and extended families. Table 4.2 below provide details on household size and gender composition. The average household size of 14.00 indicates a dominant trend of joint and extended family system for both cultural and economic reasons.

60. All the land in the subproject area is cultivated under *barani* (rainfed) conditions with low rainfalls, resulting in low crop production. Thus, a great majority of the men out-migrate for employment in various sectors, especially in the armed forces and police department. The women in this subproject area are relatively active in the outdoor activities, too. They fetch water, collect grasses to feed animals and participate along with their men in crop harvesting and grain storage activities.

**Table 4.2: Affected Households and Population (Bagh - Hattian 132kV TL)**

Affected Villages		No. of AHS	Affected Population (APs)			Average HH Size
No.	Name of Village		Male	Female	Total	
1	Hattian	6	47	37	84	14.00
<b>Total (Subproject):</b>		<b>6</b>	<b>47</b>	<b>37</b>	<b>84</b>	<b>14.00</b>
<i>Gender Percentage:</i>			<i>55.95</i>	<i>44.05</i>	<i>100.00</i>	

#### 4.3.2 Housing

61. None of the AHS live in simple dwellings (constructed of thatch, sack, bamboo, clay or earth). Rather they all live in medium to large size houses constructed of baked bricks with mud or concrete masonry. Some 72% of the AHS still live in houses with roofs made up of timber, while the remaining 28% of them have concreted roofs.

#### 4.3.3 Livelihood and Incomes

62. As all AHS rely on farming for at least part of their income, the tenure of agricultural land is an important factor in terms of security and sustainability of livelihood. Among the AHS, all household heads stated they are the registered land owners. There are no households that rent or lease agricultural land, no households that claim ownership, and no squatters. None of the APs is a sharecropper or a lease holder.

63. As shown in Table 4.3 overleaf, a total of 84 APs (56% of total 84 APs) are engaged in livelihoods earning, and there are more male than female APs engaged in the three livelihood sectors (30 men and 17 women). The major livelihood sector is agriculture accounting for 43 %, second largest livelihood is employment accounting for 34 %, and the lowest livelihood sector is small business accounting for 23 %.

64. Major part (45%) of the income of six AHS is from employment, followed by employment (33%), while they draw about 23% of their income from small businesses (see Table 4.4 overleaf). On overall basis, the income of men accounts for 63% as compared to income of women 37%. This shows that the women's contribution to the household income is one-fourth of that of the men. In fact, the men work mostly on the earning side of household economy, while the women work mostly on the saving side of the household economy. Thus both the men and women are equally supporting themselves, and their children and elderly persons in the family.

**Table 4.3: Livelihood Sector by Gender of APs (Bagh - Hattian 132kV TL)**

Livelihood Sector	No. of APs			Sector %
	Male	Female	Total	
Agriculture	13	7	20	42.55
Business	8	3	11	23.40
Employment	9	7	16	34.04
<b>Sum Total</b>	<b>30</b>	<b>17</b>	<b>47</b>	<b>100.00</b>
<i>Gender %</i>	63.83	36.17	100.00	

**Table 4.4: Income by Livelihood Sector and Gender (Bagh - Hattian 132kV TL)**

Livelihood Sector	Total Income by Gender (Rs. 000)			Sector %
	Male APs	Female APs	Total APs	
Agriculture	676.43	378.62	1,055.05	44.60
Business	394.67	143.24	537.91	22.74
Employment	418.34	354.31	772.65	32.66
<b>Sum Total</b>	<b>1,489.44</b>	<b>876.17</b>	<b>2,365.61</b>	<b>100.00</b>
<i>Gender %</i>	62.96	37.04	100.00	

#### 4.3.4 Poverty

65. In Pakistan the official poverty line 849 Rs per person per month. Based on the data provided in the RFS there are no AHs that fall on or below the national poverty line. Table 4.5 below shows an overall average per capita monthly income of the six AHs as Rs 1,344 per person per month, with a minimum of Rs. 1,024.00 per person per month and a maximum of Rs. 2,143/ person per month.

**Table 4.5: Monthly Per Capita Income of AHs (Bagh - Hattian 132kV TL)**

Affected Villages		No. of AHs	Monthly Per Capita Income (Rs.)		
No.	Name of Village		Minimum	Maximum	Average
A	Hattian	6	1,024	2,143	1,344
B	Bagh	-	-	-	-
<b>Over All (Subproject):</b>		<b>6</b>	<b>1,024</b>	<b>2,143</b>	<b>1,344</b>

#### 4.3.5 Literacy

66. Table 4.6 shows an overall literacy rate 42 per cent. Literacy is higher for male APs with a percentage of 51% as compared to female APs with a percentage of 30%.

**Table 4.6: Literacy Rate by Gender (Bagh - Hattian 132kV TL)**

Affected People (APs)	Total Number of Persons		
	Male APs	Female APs	Total APs
Total APs	47	37	84
Literate APs	24	11	35
Illiterate APs	23	26	49
<b>Literacy Rate (%):</b>	<b>51.06</b>	<b>29.73</b>	<b>41.67</b>

## 5. INSTITUTIONAL ARRANGEMENTS

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

### 5.1 Pakistan Electric Power Company (PEPCO)

68. 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)

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

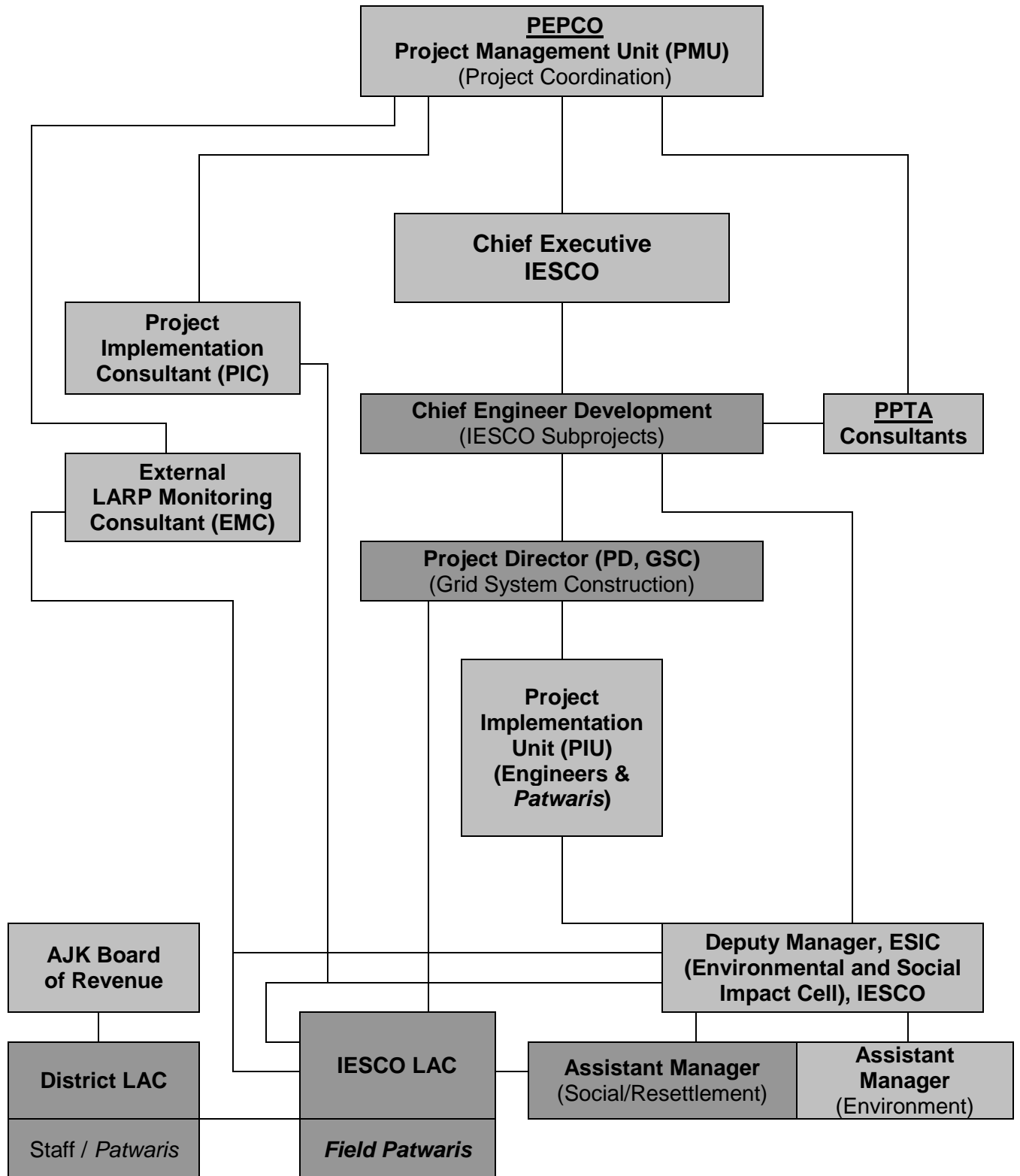
- (1) PESCO: Peshawar Electric Supply Company, Peshawar, NWFP;
- (2) IESCO: Islamabad Electric Supply Company, Islamabad;
- (3) GEPCO: Gujranwala Electric Power Company, Gujranwala, Punjab;
- (4) LESCO: Lahore Electric Supply Company, Lahore, Punjab;
- (5) FESCO: Faisalabad Electric Supply Company, Faisalabad,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

#### 5.1.2 Technical Assistance (Consultants)

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

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

Figure 5.1: Organization for LARP Planning, Implementation and Monitoring



## 5.2 Islamabad Electric Supply Company (IESCO)

71. IESCO 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 Chapter 10: Monitoring and Evaluation). Institutionally, IESCO has three functional divisions, namely, the Planning, Projects and Grid System Construction divisions.

### 5.2.1 Planning Division

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

### 5.2.2 Chief Engineer Development

73. The former **Projects Division** has now been named as the **Office of Chief Engineer Development (CED)**, is responsible for the overall planning, management and coordination of the approved Subprojects. The CED is currently being assisted by the PPTA Consultants<sup>2</sup> (including the Resettlement Experts responsible for LARP/DDR preparation), in preparing the identified Subprojects in line with the ADB Policies, and obtaining approval from the donor ADB. Its major functions include keeping regular liaison with ADB and relevant departments of the federal, provincial and district governments, preparation, updating and implementation of the LARPs and the related monitoring and evaluation activities.

74. The CED, IESCO has established **Environmental and Social Impacts Cell (ESIC)** in Islamabad, to take care of the safeguards related activities. It is headed by a Deputy Manager, and assisted by two Assistant Managers, Environment and Social Safeguards, respectively. The Assistant Manager, Social Safeguards is responsible for the preparation/updating, implementation and internal monitoring of the Subproject LARPs, with assistance from IESCO LAC and PIC Resettlement Expert, expected to be on board by June 2010.

75. The Scope of Work to be handled by the ESIC far exceeds the physical and professional ability and capabilities of the incumbents. To support the ESIC, to carry out its responsibilities, a Monitoring Consultant is being hired. In addition, a Project Implementation Consultant (IC)<sup>3</sup> will also be hired who will also have social and environmental experts to assist IESCO in revising and updating the LARP as and when required, and then in implementation of the LARP. The Consultants will be provided full logistic support (including office space and field transport) by IESCO.

### 5.2.3 Grid System Construction (GSC) Division

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

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<sup>2</sup> British Power International (BPI), a UK Based Power Consultant firm (PPTA Consultant).

<sup>3</sup> Terms of Reference for Implementation Consultant's Resettlement Expert are provided in Appendix 4.

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

77. The IESCO LAC, along with his 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 AJK Board of Revenue for addressing broader level matters and resolving permanent Land Acquisition issues (not applicable to this Subproject). He will be provided technical assistance by the Resettlement Experts included in both ESIC and PIC teams.

### **5.3 District Government**

78. The district government have jurisdiction for land administration, valuation and acquisition. At the provincial level these functions rest on the Azad Jammu and Kashmir (AJK) Board of Revenue, while at the district level they rest on the District Land Acquisition Collectors (District LAC). Within LAC office, the *Patwari* (land records clerk), carry out specific roles such as titles identification and verification of ownerships and prices of lands. But since IESCO will not acquire or purchase any additional land for the Grid Station, IESCO LAC will not involve the District LACs of Bagh and Muzafferabad.

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

79. Land acquisition and resettlement tasks under the Program will be subjected to both internal and external monitoring. Internal monitoring will be conducted by ESIC, assisted by IESCO LAC and PIC Resettlement Expert. The external monitoring responsibilities will be assigned to an external monitoring consultant (EMC) to be engaged by PMU, PEPCO according to the Terms of Reference (TOR)<sup>4</sup> that have been approved by ADB. The monitoring aspect of LARP implementation is further elaborated in Chapter 10 of this LARP.

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<sup>4</sup> Terms of Reference for External Monitoring Consultant are provided in Appendix 5.

## 6. CONSULTATION AND DISCLOSURE

### 6.1 Consultation Undertaken for the LARP

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

81. The consultative process undertaken for the preparation of this LARP has included not only AHs, but also other active community members. Special attention was paid to identify the needs of vulnerable groups (if any), to ensure that their views have been considered in the formulation of the LARP.

82. During the participatory RFS, semi-structured discussions aiming at community awareness and consultations regarding the project's likely impacts were also held with the small groups of men and women along the proposed transmission line. A total of 2 groups discussions and consultation sessions were held in the six affected villages, with one group of men and one group of women, wherein a total of 12 persons (7 men and 5 women) participated (see Table 6.1 below, and Appendix 2: List of Participants).

**Table 6.1: Participants in Group Discussions and Consultations (Bagh - Hattian )**

Affected Village		Number of Groups			Number of Participants		
No.	Name of Village	Men	Women	Total	Men	Women	Total
L	Hattian	1	1	2	7	5	12
<b>Total (Subproject):</b>		<b>1</b>	<b>1</b>	<b>2</b>	<b>7</b>	<b>5</b>	<b>12</b>

83. During the same consultation sessions, the cut-off-date of 13<sup>th</sup> May 2009 for compensation eligibility was communicated to all the participants, and they were clearly told that no subsequent changes in the land use would be entertained by IESCO.

84. The affected communities' concerns and suggestions have been incorporated into subproject design and will be implemented as an integral part of the 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 line. In response, IESCO will make sure that the crop compensation amounts are assessed justly based on the current market values, and paid to the AHs, at least fifteen days prior to temporary use of their land before starting the civil works.

85. The local communities' response (awareness, perceptions and preferences) to the Bagh - Hattian transmission line subproject and resettlement related matters are summarized as follows:

- This subproject is necessary under the current local conditions;
- Crop and tree compensation should be fair and timely;
- Local skilled and unskilled labor should be used wherever possible;
- Local norms should be honored; and
- Construction work should be completed in time.

## 6.2 Compensation Options Discussed

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

87. The first compensation priority of all AHs is for cash. When asked why they preferred cash compensation, almost all the AHs stated the reason was to assist with daily living expenses as they will lose their livelihood by partial loss of crops and trees.

88. 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

89. An English version of the program's LARF has already been uploaded to ADB and IESCO websites, and an Urdu version has been made available by PMU, PEPCO to the IESCO headquarters to reproduce and distribute to the affected people.

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

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

## 7. GRIEVANCE REDRESS PROCESS

92. IESCO 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 IESCO. Nevertheless, a grievance mechanism will be made available to allow an AH appealing against any disagreeable decision, practice or activity arising from compensation for the affected land or other assets. AHs will be fully informed of their rights and of the procedures for addressing complaints verbally during consultation meetings and through PIB in Urdu.

93. The complaints register will be kept at both the Bagh and Hattian grid stations, to be maintained by the respective in-charges and processed by the ESIC Deputy Director. IESCO will inform the AHs of the availability of this arrangement through PIB in Urdu. The complaints received will be processed and resolved by the IESCO's Social Development Officer and LAC by involving the local leadership and Union Councils, and/or the respective District LAC.

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

95. All the finances will move directly from IESCO to AHs, as compensation for the loss of crops and trees. The complaints and grievances will be addressed by IESCO locally by involving local leadership and Union Council, and the involvement of the district government may be needed only for unresolved grievances, as described in Table 7.1 below.

**Table 7.1: Grievance Resolution Process**

Land & Crop Compensation Issues	Other Compensation or Project Issues
1. First, complaints resolution will be attempted at village level through the involvement of the ESIC, district government, and/or informal mediators.	1. First, complaints resolution will be attempted at village level through the involvement of the ESIC, district government, and/or informal mediators.
2. If still unsettled, a grievance can then be lodged to the LAC who has 30 days to decide on the case.	2. If still unsettled, a grievance can be lodged to the PIU/ESIC, which will have 30 days to respond.
3. If no solution was reached a grievance can be lodged with support of the ESIC to the IESCO. 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 IESCO will provide the decision within 21 days of registering the complaint. The IESCO 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 IESCO. 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 IESCO will provide the decision within 21 days of registering the complaint. The IESCO 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

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

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

### 8.2 Determining the Rates for Compensation

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

- Basic annual crop compensation was valued at net farm-gate market rates. If additional crops compensation is due it will be calculated at market value minus inputs. As noted earlier, compensation for crops affected by tower bases and perimeters is for three-crop and for stringing of the lines is for one-crop;
- 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 noted earlier, compensations for the affected wood trees will be paid once only; and,
- The AHs will be entitled to keep the wood (as salvaged material) without any deductions from the amount of compensation.

99. The valuation survey, carried out by the RFS team in May 2009, registered the current crop and tree sales at the local markets and communities. It was based on community consultations, market surveys and relevant government agencies, namely the Agriculture, Forestry and Revenue departments at both Bagh and Muzafferabad districts. The results of price survey are provided in Tables 8.1 to 8.6 below. The prices of affected crops and wood trees given herein will be updated and this LARP revised accordingly by IESCO at least one month prior to awarding Contract for Subproject implementation works.

100. The subproject area is *barani* (rainfed) agricultural area, with dominant wheat-maize/millet rotation of crops. All the affected farmers grow wheat in the rabi/winter season, and maize and millet in the kharif/summer season. However, the farmlands temporarily affected by the Subproject were reported to have been cultivated with Wheat and Maize crops, and not Millet crop. Thus, the market prices of all the Wheat and Maize crops were collected from the affected villages and markets in Bagh and Muzafferabad. The average prices per unit area of croplands are shown in Tables 8.1, and the crop compensations assessed (for Towers and TL Corridors) are given in Tables 8.2 and 8.3.

101. The next two tables (Tables 8.4 and 8.5) provide categorization of wood trees by relative sizes and average market prices of the affected wood trees by relative sizes, respectively, and finally Table 8.6 shows compensations assessed for the wood trees.

**Table 8.1: Average Crop Income per Unit Area of Land (Bagh - Hattian 132kV TL)**

Cropping Season	Affected Crop		Average Crop Income per Unit Area (Rs.)		
	No.	Name	Acre (basis)	Hectare	Sq. Meter
Rabi (Autumn-Winter)	1	Wheat	25,182.20	62,200.00	6.22
Kharif (Spring-Summer)	2	Maize	23,724.70	58,600.00	5.86

**Table 8.2: Compensation for Crops Affected by Towers (Bagh - Hattian 132kV)**

Season	Affected Crops	No. of Towers	Cropped Area	Compensation Assessed	
			Affected (m <sup>2</sup> )	Rate (Rs./m <sup>2</sup> )	Amount (Rs.)
Kharif 2010	Maize - 1	2	1,800	5.86	10,548.00
Rabi 2010-11	Wheat-1	2	1,800	6.22	11,196.00
Kharif 2011	Maize-2	2	1,800	5.86	10,548.00
<b>Total:</b>		<b>2</b>	<b>1,800</b>	<b>-</b>	<b>32,292.00</b>

**Table 8.3: Compensation for Crops Affected by TL Corridor (Bagh - Hattian 132kV)**

Cropping Season	Affected Crop	TL Corridor* (Length (m))	Affected Crop Area (m <sup>2</sup> )	Compensation Assessed	
				Rate (Rs/ m <sup>2</sup> )	Amount (Rs.)
	Maize	354.00	10,620.00	5.86	62,233.20
<b>Total:</b>		<b>15,325.00</b>	<b>10,620.00</b>	<b>-</b>	<b>62,233.20</b>

- TL's RoW falling in-between any two towers has been termed as TL Corridor.

**Table 8.4: Relative Sizes of Wood Trees by Height and Girth (Bagh - Hattian TL)**

No.	Name of Wood Tree	Small Tree		Medium Tree		Large Tree	
		Height (m)	Girth (m)	Height (m)	Girth (m)	Height (m)	Girth (m)
1	Chirpine (Forest)	up to 3.2	up to 0.6	3.3 - 6.7	0.7 - 1.3	6.8+	1.4+
2	Aliantus/Rubinea	up to 2.7	up to 0.4	2.8 - 4.8	0.5 - 0.8	4.9+	0.9+
3	Poplar/Eucalyptus	up to 4.6	up to 0.3	4.7 - 9.1	0.4 - 0.5	9.2+	0.6+
4	Neem	up to 3.6	up to 0.5	3.7 - 9.1	0.6 - 0.7	9.2+	0.8+
5	Others*	up to 3.0	up to 0.4	3.1 - 6.1	0.5 - 0.7	6.2+	0.8+

\* Mulberry, Dharek, Berri.

**Table 8.5: Current Market Values of Affected Wood Trees ( Bagh - Hattian TL)**

No.	Name of Affected Wood Tree	Average Market Rates by Size of Wood Tree (Rs.)			
		Small	Medium	Large	Mean
1	Chirpine (Forest)	19,600	35,200	52,000	35,600
2	Poplar/Eucalyptus	1,600	3,750	6,500	3,950
3	Aliantus/Rubinea	860	1,850	3,200	1,970
4	Neem	1,520	3,480	5,800	3,600
5	Others	1,480	3,240	5,300	3,340

**Table 8.6: Compensation of Affected Wood Trees (Bagh - Hattian 132kV TL)**

No.	Name of Affected Wood Tree	Relative Size	Number of Trees	Market Rate (Rs./Tree)	Compensation Amount (Rs.)
1	Chirpine (Forest)	Small	300	19,600	5,880,000
		Medium	236	35,200	8,307,200
		Large	32	52,000	1,664,000
<b>Sub-total (a): Chirpine</b>			<b>568</b>	<b>-</b>	<b>15,851,200</b>
2	Poplar/Euclyptus	Small	14	1,600	22,400
		Medium	12	3,750	45,000
		Large	2	6,500	13,000
<b>Sub-total (b): Poplar/Eucalyptus</b>			<b>28</b>	<b>-</b>	<b>80,400</b>
3	Alianthus/ Rubinea	Small	42	860	36,120
		Medium	33	1,850	61,050
		Large	9	3,200	28,800
<b>Sub-total (c): Ailanthus/Rubinea</b>			<b>84</b>	<b>-</b>	<b>125,970</b>
4	Neem	Small	26	1,520	39,520
		Medium	28	3,480	97,440
		Large	6	5,800	34,800
<b>Sub-total (d): Neem</b>			<b>60</b>	<b>-</b>	<b>171,760</b>
5	Others (Mulberry, Dharek, Berri)	Small	81	1,480	119,880
		Medium	73	3,240	236,520
		Large	38	5,300	201,400
<b>Sub-total (e): Others</b>			<b>192</b>	<b>-</b>	<b>557,800</b>
<b>TOTAL:</b>			<b>932</b>	<b>-</b>	<b>16,787,130</b>

### 8.3 Budget for Land and Asset Acquisition

102. This LARP includes the cost of compensation, rehabilitation entitlements of the 171 AHs, with a breakdown by 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 above. The rates for compensation and rehabilitation costs will be adjusted annually, based on the actual annual inflation rate. The IESCO, with the District LAC, will determine the annual inflation rates and adjust all cash entitlements.

103. Total compensation for the affected assets (wood trees and crops) is assessed at Rs. 16.88 million (see Table 8.7 overleaf for details).

104. The administrative charges have been estimated as 15% of the total of compensation for 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.

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

106. Funds for compensation and implementation of the LARP will be from the Government (counterpart funds) via IESCO, budgetary requirements for economic restoration, as part of resettlement budget will also come from the counterpart funds and

shall be identified as allowances. The EMC will be financed as a project loan cost as a component of the project support fund.

107. As shown in Table 8.7, the total cost of LARP implementation has been estimated currently at Rs.23.17 million (US\$ 294,039). The IESCO will update the LARP cost at least one month before awarding the contract for civil works.

**Table 8.7: Estimated Resettlement Cost of Bagh - Hattian 132kV TL Subproject**

No.	Resettlement Activity	No.	Unit	Rs./Unit	Total Rs.
<b>A.</b>	<b>Asset Compensation:</b>	-	-	-	<b>16,881,655.20</b>
<b>A.1</b>	<b>Wood Trees</b>	<b>932</b>	<b>number</b>	-	<b>16,787,130.00</b>
	Chirpine	568	number	27,907.04	15,851,200.00
	Poplar/Euclyptus	28	number	2,871.43	80,400.00
	Alianthus/Robinea	84	number	1,499.64	125,970.00
	Neem	60	number	2,862.67	171,760.00
	Others (mulberry, dharek, berri)	192	number	2,905.21	557,800.00
<b>A.2</b>	<b>Crops:</b>	-	-	-	<b>94,525.20</b>
<b>A.2.1</b>	<b>Towers</b>	<b>1,800</b>	<b>m<sup>2</sup></b>	-	<b>32,292.00</b>
	2 towers (Wheat 1 crop)	1,800	m <sup>2</sup>	6.22	11,196.00
	2 towers (Maize 2 crops)	1,800	m <sup>2</sup>	5.86	21,096.00
<b>A.2.2</b>	<b>TL Corridor</b>	<b>10,620</b>	-	-	<b>62,233.20</b>
	TL Corridor (Maize 1 Crop)	10,620	m <sup>2</sup>	5.86	62,233.20
<b>B.</b>	<b>Technical Assistance:</b>	-	-	-	<b>1,650,000.00</b>
B.1	Resettlement Specialist (implementation)	3.00	pers/mo	350,000.00	1,050,000.00
B.2	External Monitoring (LARP activities)	1.50	pers/mo	300,000.00	450,000.00
B.3	Training of IESCO staff (incl. materials)	1.00	lumpsum	150,000.00	150,000.00
<b>C.</b>	<b>Administration Costs (15% of A)</b>	<b>0.15</b>	<b>lumpsum</b>	<b>16,881,655.20</b>	<b>2,532,248.28</b>
<b>D.</b>	<b>Subtotal (A+B+C):</b>	-	-	-	<b>21,063,903.48</b>
<b>E.</b>	<b>Contingency (10% of D)</b>	<b>0.10</b>	<b>lumpsum</b>	<b>21,063,903.48</b>	<b>2,106,390.35</b>
	<b>Total Amount (Pak. Rupees):</b>	-	-	-	<b>23,170,293.83</b>
	<b>Total Amount (US Dollars: \$ 1.00 = Rs. 78.80):</b>	-	-	-	<b>294,039.26</b>

## 9. IMPLEMENTATION SCHEDULE

108. The overall program will be implemented over a five year period with the second tranche of subprojects scheduled to commence upon loan approval by early-2010. The implementation of resettlement and related activities will take place after the Project Implementation Consultant has (PIC) mobilized by mid-2010 for providing assistance to PIU, IESCO in implementing the Subproject.

109. The Project Director GSC, IESCO will establish a PIU office in Hattian town in mid-2010. The PIU will be headed by Executive Engineer (XEN) and staffed by in-house Engineers and LAC *Patwaris*. The PIU which will take care of all the subproject related activities, including receipt and storage of transformers and other equipment, LARP implementation and supervision of contractor's works.

110. The civil works contractor will not be issued a notice of possession of site for any section of construction works unless the IESCO has (i) satisfactorily completed, in accordance with the approved LARP, and made all compensation payments, and (ii) ensured that the rehabilitation assistance is in place and the area required for civil works is free of all encumbrances. The LARP implementation schedule, shown below, envisages the following sequence of activities.

- (a) The technical survey, design preparation/finalization and site demarcation of the Subproject were carried out by IESCO from January to May 2009, while RFS were undertaken jointly by PPTA Consultant and IESCO in May 2009;
- (b) LARP preparation/revision by PPTA Consultant from June 2009 to January 2010 (First draft and final LARP), and Contract award by PMU, PEPCO to and Mobilization of PIC and EMC are scheduled by mid-2010;
- (c) LARP updation/revision will be completed by IESCO's ESIC/LAC by March 2010, followed by LARP disclosure, grievance redress and payment of compensations from April to June 2010, and LARP monitoring reports (internal & external) completed by July-August 2010; and,
- (d) Commencement of civil works (construction/stringing) to start in September 2010 and completed by September 2011, and monitoring (internal & external) of LAR activities will continue throughout, with the final external monitoring and evaluation report to be submitted to ADB with copy to IESCO by end-2011.

Table 9.1: Implementation Schedule (Bagh - Hattian 132kV TL Subproject, IESCO)

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

## 10. MONITORING AND EVALUATION

111. 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. The LARP implementation will be monitored both internally as well as externally.

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

### 10.1 Internal Monitoring

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

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

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

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

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

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

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

- Key informant interviews; and
- Community public meetings.

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

## **10.2 External Monitoring**

118. An Individual Consultant, a firm or NGO will be engaged on part-time basis to carry out independent monitoring and evaluation of LARP implementation (see TORs in Appendix 5). Independent evaluation will be undertaken on a quarterly basis till the end of the Subproject. The Consultant will be selected by the PEPSCO/PMU with advice and concurrence of ADB. S/he will submit the monitoring and evaluation reports directly to ADB with a copy to IESCO.

119. The key tasks during external monitoring include:

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

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

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

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

## **10.4 Resettlement Database**

121. 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, IESCO. This database will form the basis of information for implementation, monitoring and reporting purposes and facilitate efficient resettlement management.

## **10.5 Reporting Requirements**

122. The ESIC responsible for supervision and implementation of LARP will prepare quarterly progress reports on resettlement activities and submit the same to ADB for review and approval. The PIC Resettlement Expert will also conduct internal monitoring of the LARP implementation independently and submit quarterly reports directly to CED/IESCO, PMU/PEPCO and ADB.

123. The internal quarterly monitoring reports will also highlight the bottlenecks and recommend ways and means to improve such problematic situations. The external consultant will submit quarterly reports and finally a consolidated review report directly to ADB and determine whether or not resettlement goals have been achieved, more importantly whether livelihoods and living standards have been restored/ enhanced and suggest suitable recommendations for improvement. S/he will also provide a copy of the same report to the IESCO Headquarters for information and successive action.

## **APPENDICES**

Appendix 1 – Working Tables (Bagh – Hattian TL, IESCO)

Appendix 2 – List of Participants in Consultation Sessions (Bagh – Hattian TL, IESCO)

Appendix 3 – Draft Public Information Brochure (PIB), (Bagh Hattian TL, IESCO)

Appendix 4 – Terms of Reference for Project Implementation Consultant (LARP)

Appendix 5 – Terms of Reference for External Monitoring Consultant (LARP)

## Appendix 1: Working Tables (Bagh - Hattian 132kV TL, IESCO)

Table A-1: Type of Land Traversed by the Construction of Bagh – Hattian 132kV Transmission Line

Angular Marker (Tower) (AM No.)	Reach of Transmission Line		Total Land Traversed		Productive Land Traversed			Unproductive Land Traversed		
	Tower No		Length (m)	Area of Land (sq. m)	Length (m)	Number	Area of Land (sq. m)	Length (m)	Number	Area of Land (sq. m)
	From	To				Of Towers			of Towers	
<b>Section A: Bagh District, Azad Jammu Kashmir</b>										
<b>A.1: Bagh Town</b>										
AM 1	0	1	120.00	3,600.00	-	-	-	120.00	1	3,600.00
<b>AM 1</b>	<b>1</b>	<b>2</b>	<b>60.00</b>	<b>1,800.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60.00</b>	<b>1</b>	<b>1,800.00</b>
<b>AM 2</b>	<b>2</b>	<b>3</b>	<b>120.00</b>	<b>3,600.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>120.00</b>	<b>1</b>	<b>3,600.00</b>
<b>AM 3</b>	<b>3</b>	<b>4</b>	<b>240.00</b>	<b>7,200.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>240.00</b>	<b>1</b>	<b>7,200.00</b>
	<b>4</b>	<b>5</b>	<b>314.00</b>	<b>9,420.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>314.00</b>	<b>1</b>	<b>9,420.00</b>
	<b>5</b>	<b>6</b>	<b>310.00</b>	<b>9,300.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>310.00</b>	<b>1</b>	<b>9,300.00</b>
	<b>6</b>	<b>7</b>	<b>280.00</b>	<b>8,400.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>280.00</b>	<b>1</b>	<b>8,400.00</b>
	<b>7</b>	<b>8</b>	<b>280.00</b>	<b>8,400.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>280.00</b>	<b>1</b>	<b>8,400.00</b>
	<b>8</b>	<b>9</b>	<b>250.00</b>	<b>7,500.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250.00</b>	<b>1</b>	<b>7,500.00</b>
	<b>9</b>	<b>10</b>	<b>310.00</b>	<b>9,300.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>310.00</b>	<b>1</b>	<b>9,300.00</b>
	<b>10</b>	<b>11</b>	<b>280.00</b>	<b>8,400.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>280.00</b>	<b>1</b>	<b>8,400.00</b>
	<b>11</b>	<b>12</b>	<b>280.00</b>	<b>8,400.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>280.00</b>	<b>1</b>	<b>8,400.00</b>
	<b>12</b>	<b>13</b>	<b>260.00</b>	<b>7,800.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>260.00</b>	<b>1</b>	<b>7,800.00</b>
	<b>13</b>	<b>14</b>	<b>250.00</b>	<b>7,500.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>250.00</b>	<b>1</b>	<b>7,500.00</b>
<b>AM 4</b>	<b>14</b>	<b>15</b>	<b>390.00</b>	<b>11,700.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>390.00</b>	<b>1</b>	<b>11,700.00</b>
<b>AM 5</b>	<b>15</b>	<b>16</b>	<b>60.00</b>	<b>1,800.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>60.00</b>	<b>-</b>	<b>1,800.00</b>
<b>Sub-total A.1: Bagh</b>			<b>3,804.00</b>	<b>114,120.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,804.00</b>	<b>15</b>	<b>114,120.00</b>
<i>Percentage</i>			<i>100.00</i>	<i>100.00</i>	<i>-</i>	<i>-</i>	<i>-</i>	<i>100.00</i>	<i>100.00</i>	<i>100.00</i>
<b>A.2. Malwani Village</b>										
<b>AM 5</b>	<b>15</b>	<b>16</b>	<b>200.00</b>	<b>6,000.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>200.00</b>	<b>1</b>	<b>6,000.00</b>
<b>AM 6</b>	<b>16</b>	<b>17</b>	<b>330.00</b>	<b>9,900.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>330.00</b>	<b>1</b>	<b>9,900.00</b>
<b>AM 7</b>	<b>17</b>	<b>18</b>	<b>274.00</b>	<b>8,220.00</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>274.00</b>	<b>1</b>	<b>8,220.00</b>

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<b>AM 8</b>	<b>18</b>	19	323.00	9,690.00	-	-	-	323.00	1	9,690.00
<b>AM 9</b>	<b>19</b>	20	346.00	10,380.00	-	-	-	346.00	1	10,380.00
<b>AM 10</b>	<b>20</b>	21	326.00	9,780.00	-	-	-	326.00	1	9,780.00
<b>AM 11</b>	<b>21</b>	22	262.00	7,860.00	-	-	-	262.00	1	7,860.00
<b>AM 12</b>	<b>22</b>	23	430.00	12,900.00	-	-	-	430.00	1	12,900.00
<b>AM 13</b>	<b>23</b>	24	267.00	8,010.00	-	-	-	267.00	1	8,010.00
<b>AM 14</b>	<b>24</b>	25	193.00	5,790.00	-	-	-	193.00	-	5,790.00
<b>Sub-total A.2: Malwani</b>			<b>2,951.00</b>	<b>88,530.00</b>	-	-	-	<b>2,951.00</b>	<b>9</b>	<b>88,530.00</b>
<i>Percentage</i>			<i>100.00</i>	<i>100.00</i>	-	-	-	<i>100.00</i>	<i>100.00</i>	<i>100.00</i>
<b>Sub Section B: Muzafferabad District, Azad Jammu Kashmir</b>										
<b>B.1: Sudden Gali Village</b>										
<b>AM 14</b>	<b>24</b>	25	144.00	4,320.00	-	-	-	144.00	1	4,320.00
<b>AM 15</b>	<b>25</b>	26	278.00	8,340.00	-	-	-	278.00	1	8,340.00
<b>AM 16</b>	<b>26</b>	27	375.00	11,250.00	-	-	-	375.00	1	11,250.00
<b>AM 17</b>	<b>27</b>	28	415.00	12,450.00	-	-	-	415.00	1	12,450.00
<b>AM 18</b>	<b>28</b>	29	501.00	15,030.00	-	-	-	501.00	1	15,030.00
<b>AM 19</b>	<b>29</b>	30	393.00	11,790.00	-	-	-	393.00	1	11,790.00
<b>AM 20</b>	<b>30</b>	31	370.00	11,100.00	-	-	-	370.00	1	11,100.00
<b>AM 21</b>	<b>31</b>	32	329.00	9,870.00	-	-	-	329.00	1	9,870.00
<b>AM 22</b>	<b>32</b>	33	337.00	10,110.00	-	-	-	337.00	1	10,110.00
<b>AM 23</b>	<b>33</b>	34	329.00	9,870.00	-	-	-	329.00	1	9,870.00
<b>AM 24</b>	<b>34</b>	35	329.00	9,870.00	-	-	-	329.00	1	9,870.00
<b>AM 25</b>	<b>35</b>	36	304.00	9,120.00	-	-	-	304.00	1	9,120.00
<b>AM 26</b>	<b>36</b>	37	304.00	9,120.00	-	-	-	304.00	1	9,120.00
<b>AM 27</b>	<b>37</b>	38	288.00	8,640.00	-	-	-	288.00	1	8,640.00
<b>AM 28</b>	<b>38</b>	39	247.00	7,410.00	-	-	-	247.00	1	7,410.00
<b>AM 29</b>	<b>39</b>	40	115.00	3,450.00	-	-	-	115.00	-	3,450.00
<b>Sub-total B.1: Sundan Gali</b>			<b>5,058.00</b>	<b>151,740.00</b>	-	-	-	<b>5,058.00</b>	<b>15</b>	<b>151,740.00</b>
<i>Percentage</i>			<i>100.00</i>	<i>100.00</i>	-	-	-	<i>100.00</i>	<i>100.00</i>	<i>100.00</i>
<b>B.2: Kadli Sumal Village</b>										
<b>AM 29</b>	<b>39</b>	40	132.00	3,960.00	-	-	-	132.00	1	3,960.00
<b>AM 30</b>	<b>40</b>	41	231.00	6,930.00	-	-	-	231.00	1	6,930.00
<b>AM 31</b>	<b>41</b>	42	284.00	8,520.00	-	-	-	284.00	1	8,520.00

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AM 32	42	43	245.00	7,350.00	-	-	-	245.00	1	7,350.00
AM 33	43	44	270.00	8,100.00	-	-	-	270.00	1	8,100.00
AM 34	44	45	243.00	7,290.00	-	-	-	243.00	1	7,290.00
AM 35	45	46	281.00	8,430.00	-	-	-	281.00	1	8,430.00
AM 36	46	47	319.00	9,570.00	-	-	-	319.00	1	9,570.00
AM 37	47	48	261.00	7,830.00	-	-	-	261.00	1	7,830.00
AM 38	48	49	305.00	9,150.00	-	-	-	305.00	1	9,150.00
AM 39	49	50	312.00	9,360.00	-	-	-	312.00	1	9,360.00
AM 40	50	51	330.00	9,900.00	-	-	-	330.00	1	9,900.00
AM 41	51	52	280.00	8,400.00	-	-	-	280.00	1	8,400.00
AM 42	52	53	300.00	9,000.00	-	-	-	300.00	1	9,000.00
AM 43	53	54	254.00	7,620.00	-	-	-	254.00	1	7,620.00
AM 44	54	55	438.00	13,140.00	-	-	-	438.00	1	13,140.00
AM 45	55	56	360.00	10,800.00	-	-	-	360.00	1	10,800.00
AM 46	56	57	270.00	8,100.00	-	-	-	270.00	1	8,100.00
AM 47	57	58	200.00	6,000.00	-	-	-	200.00	1	6,000.00
AM 48	58	59	386.00	11,580.00	-	-	-	386.00	1	11,580.00
AM 49	59	60	210.00	6,300.00	-	-	-	210.00	1	6,300.00
AM 50	60	61	310.00	9,300.00	-	-	-	310.00	1	9,300.00
AM 51	61	62	248.00	7,440.00	-	-	-	248.00	1	7,440.00
AM 52	62	63	303.00	9,090.00	-	-	-	303.00	1	9,090.00
AM 53	63	64	448.00	13,440.00	-	-	-	448.00	1	13,440.00
AM 54	64	65	448.00	13,440.00	-	-	-	448.00	1	13,440.00
AM 55	65	66	443.00	13,290.00	-	-	-	443.00	1	13,290.00
AM 56	66	67	610.00	18,300.00	-	-	-	610.00	1	18,300.00
AM 57	67	68	436.00	13,080.00	-	-	-	436.00	1	13,080.00
AM 58	68	69	340.00	10,200.00	-	-	-	340.00	1	10,200.00
AM 59	69	70	175.00	5,250.00	-	-	-	175.00	-	5,250.00
<b>Sub-total B.2: Kadli Sumal</b>			<b>9,672.00</b>	<b>290,160.00</b>	-	-	-	<b>9,672.00</b>	<b>30</b>	<b>290,160.00</b>
<i>Percentage</i>			<i>100.00</i>	<i>100.00</i>	-	-	-	<i>100.00</i>	<i>100.00</i>	<i>100.00</i>
<b>B.3: Hattian Village</b>										
AM 59	69	70	275.00	8,250.00	-	-	-	275.00	1	8,250.00
AM 60	70	71	287.00	8,610.00	-	-	-	287.00	1	8,610.00

AM 61	71	72	425.00	12,750.00	-	-	-	425.00	1	12,750.00
AM 62	72	73	458.00	13,740.00	-	-	-	458.00	1	13,740.00
AM 63	73	74	413.00	12,390.00	-	-	-	413.00	1	12,390.00
AM 64	74	75	454.00	13,620.00	-	-	-	454.00	1	13,620.00
AM 65	75	76	364.00	10,920.00	-	-	-	364.00	1	10,920.00
AM 66	76	77	443.00	13,290.00	-	-	-	443.00	1	13,290.00
AM 67	77	78	243.00	7,290.00	110.00	-	3,300.00	133.00	1	3,990.00
AM 68	78	79	250.00	7,500.00	213.00	1	6,390.00	37.00	-	1,110.00
AM 69	79	80	70.00	2,100.00	54.00	1	1,620.00	16.00	-	480.00
AM 70	80	81	50.00	1,500.00	37.00	-	1,110.00	13.00	1	390.00
<b>Sub-total B.3: Hattian</b>			<b>3,732.00</b>	<b>111,960.00</b>	<b>414.00</b>	<b>2</b>	<b>12,420.00</b>	<b>3,318.00</b>	<b>10</b>	<b>99,540.00</b>
<i>Percentage</i>			<i>100.00</i>	<i>100.00</i>	<i>11.09</i>	<i>16.67</i>	<i>11.09</i>	<i>88.91</i>	<i>83.33</i>	<i>88.91</i>
<b>TOTAL (Subproject):</b>			<b>25,217.00</b>	<b>756,510.00</b>	<b>414.00</b>	<b>2</b>	<b>12,420.00</b>	<b>24,803.00</b>	<b>79</b>	<b>744,090.00</b>
<b>Percentages (Overall):</b>			<b>100.00</b>	<b>100.00</b>	<b>1.64</b>	<b>2.47</b>	<b>1.64</b>	<b>98.36</b>	<b>97.53</b>	<b>98.36</b>

Table A-2: Temporarily Affected Farmlands by Area of Crops in Bagh - Hattian 132kV TL Subproject (RoW: 30m)

TL Reach		Affected Farmland	Temporarily Affected Farmlands by Towers					Temporarily Affected Farmland by TL Corridor			
(Tower Nos.)		Length	Area	No. of	Area	Area of Affected Crops		Length	Area	Area of Affected Crops	
From	To	(m)	(m <sup>2</sup> )	Towers	(m <sup>2</sup> )	Wheat	Maize	(m)	(m <sup>2</sup> )	Wheat	Maize
<b>A. Bagh District, Azad Jammu and Kashmir</b>											
-	-	-	-	-	-	-	-	-	-	-	-
<b>B. Muzafarabad District, Azad Jammu Kashmir</b>											
<b>B.3: Hattian Village</b>											
77	78	110.00	3,300	-	-	-	-	110.00	3,300.00	3,300.00	1,455.00
78	79	213.00	6,390	1	900.00	900.00	900.00	183.00	5,490.00	5,490.00	2,163.00
79	80	54.00	1,620	1	900.00	900.00	900.00	24.00	720.00	720.00	-
80	81	37.00	1,110	-	-	-	-	37.00	1,110.00	1,110.00	-
<b>Total:</b>		<b>414.00</b>	<b>12,420.00</b>	<b>2</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>1,800.00</b>	<b>354.00</b>	<b>10,620.00</b>	<b>10,620.00</b>	<b>3,618.00</b>

Table A.3: Trees Affected by the Construction of (Bagh - Hattian 132kV Transmission Line)

TL Reach (Tower Nos.)		Affected Wood Trees (No.)					
		Chirpine	Paplar / Euclyptus	Alianthus / Rubinea	Neem	Others	Total Trees
From	To						
<b>A. Bagh District, AJK</b>							
<b>A.1: Bagh Town</b>							
0	1	-	1	7	2	6	16
1	2	-	-	-	-	-	-
2	3	-	-	-	-	-	-
3	4	-	-	-	-	-	-
4	5	-	-	-	-	-	-
5	6	-	-	-	-	-	-
6	7	-	-	-	-	-	-
7	8	-	-	-	-	-	-
8	9	-	-	-	-	-	-
9	10	-	-	-	-	-	-
10	11	-	-	-	-	-	-
11	12	-	-	-	-	5	5
12	13	-	-	-	-	-	-
13	14	-	-	-	-	-	-
14	15	4	1	3	-	7	15
15	16	11	-	5	-	8	24
<b>Sub-total (A.1):</b>		<b>15</b>	<b>2</b>	<b>15</b>	<b>2</b>	<b>26</b>	<b>60</b>
<b>A.2: Malwani Village</b>							
15	16	9	2	-	-	4	15
16	17	7	-	-	-	-	7
17	18	12	-	-	-	5	17
18	19	22	-	-	-	8	30
19	20	9	-	-	-	3	12

20	21	7	-	-	-	1	8
21	22	-	-	-	-	-	-
22	23	-	-	-	-	-	-
23	24	-	-	-	-	-	-
24	25	6	-	-	-	5	11
<b>Sub-total (A.2):</b>		<b>72</b>	<b>2</b>	<b>-</b>	<b>-</b>	<b>26</b>	<b>100</b>
<b>Sub-Total (A):</b>		<b>87</b>	<b>4</b>	<b>15</b>	<b>2</b>	<b>52</b>	<b>160</b>
<b>B. Muzafferabad District, AJK</b>							
<b>B.1: Sudden Gali</b>							
24	25	7	-	1	-	3	11
25	26	13	-	-	-	-	13
26	27	23	-	7	-	-	30
27	28	17	-	-	-	8	25
28	29	21	-	-	-	-	21
29	30	18	-	-	-	7	25
30	31	9	-	4	-	-	13
31	32	6	-	-	-	2	8
32	33	-	-	-	-	-	-
33	34	7	2	-	6	4	19
34	35	-	-	-	-	-	-
35	36	4	-	5	2	-	11
36	37	9	-	-	-	-	9
37	38	13	-	-	-	3	16
38	39	22	-	-	-	-	22
39	40	14	-	3	-	7	24
<b>Sub-total (B.1):</b>		<b>183</b>	<b>2</b>	<b>20</b>	<b>8</b>	<b>34</b>	<b>247</b>
<b>B.2: Kadli Sumal</b>							
39	40	11	-	6	-	4	21
40	41	7	-	-	-	-	7

Pakistan Power Distribution Enhancement Program

41	42	4	2	-	1	-	7
42	43	-	-	-	-	-	-
43	44	3	-	2	-	7	12
44	45	8	-	-	-	2	10
45	46	16	-	-	6	5	27
46	47	10	-	4	3	6	23
47	48	11	-	5	-	1	17
48	49	7	-	-	-	2	9
49	50	6	-	2	-	-	8
50	51	8	-	-	3	-	11
51	52	4	-	1	8	-	13
52	53	-	-	-	-	-	-
53	54	-	-	-	-	-	-
54	55	-	-	-	-	-	-
55	56	-	-	-	-	-	-
56	57	7	1	3	-	7	18
57	58	13	-	2	2	5	22
58	59	22	1	-	5	8	36
59	60	16	3	5	-	2	26
60	61	14	-	-	7	8	29
61	62	11	5	7	-	3	26
62	63	17	-	-	-	-	17
63	64	18	4	-	7	9	38
64	65	15	-	-	-	3	18
65	66	12	-	3	-	6	21
66	67	9	-	-	-	-	9
67	68	8	2	-	1	-	11
68	69	7	-	6	-	6	19

69	70	9	-	-	-	-	9
<b>Sub-total (B.2):</b>		<b>273</b>	<b>18</b>	<b>46</b>	<b>43</b>	<b>84</b>	<b>464</b>
<b>B.3: Hattian Village</b>							
69	70	5	1	1	-	2	9
70	71	-	-	-	-	-	-
71	72	-	-	-	-	-	-
72	73	3	-	-	-	6	9
73	74	6	2	-	-	8	16
74	75	1	-	1	5	3	10
75	76	3	-	-	-	-	3
76	77	-	-	-	-	-	-
77	78	5	1	-	2	1	9
78	79	2	-	-	-	-	2
79	80	-	-	1	-	2	3
80	81	-	-	-	-	-	-
<b>Sub-total (B.3):</b>		<b>25</b>	<b>4</b>	<b>3</b>	<b>7</b>	<b>22</b>	<b>61</b>
<b>Sub-Total (B):</b>		<b>481</b>	<b>24</b>	<b>69</b>	<b>58</b>	<b>140</b>	<b>772</b>
<b>Total (Subproject):</b>		<b>568</b>	<b>28</b>	<b>84</b>	<b>60</b>	<b>192</b>	<b>932</b>
<i>Percentage:</i>		<i>60.94</i>	<i>3.00</i>	<i>9.01</i>	<i>6.44</i>	<i>20.60</i>	<i>100.00</i>

**Table A.4: AH List and Percentage Affected Area of Crops in Choa Saidan Shah - Hattian 132kV TL Subproject**

AH No.	Name of Affected Farmer (Head of Household)	Name of Hamlet/Village	Tenurial Status	Share of Crop (%)	Total Land Holding		Affected Area (m2)	Affected Percentage
					Acres	Sq. Meters		
<b>A. Bagh District, Azad Jammu and Kashmir</b>								
-	-	-	-	-	-	-	-	-
<b>Sub-Total</b>					-	-	-	-
<i>Average</i>					-	-	-	-
<b>B. Muzafarabad District, Azad Jammu Kashmir</b>								
<b>B 3 – Hattian</b>								
1	Jameel Abbasi	Hattian	Landowner	100%	5.00	20,240	1,560	7.71
2	Shareef Abbasi	Hattian	Landowner	100%	11.00	44,528	1,740	3.91
3	Haji Mohammad Ibrahim Mughal	Hattian	Landowner	100%	16.00	64,768	3,510	5.42
4	Noor Zaman	Hattian	Landowner	100%	14.50	58,696	2,880	4.91
5	Mobeen Khan	Hattian	Landowner	100%	12.00	48,576	1,620	3.33
6	Abdul Raziq	Hattian	Landowner	100%	8.00	32,384	1,110	3.43
<b>Sub-Total</b>					<b>67</b>	<b>269,192</b>	<b>12,420</b>	<b>29</b>
<i>Average</i>					11.08	44,865.33	2,070.00	4.78
<b>TOTAL (Section A + Section B)</b>					<b>67</b>	<b>269192</b>	<b>12420</b>	<b>29</b>
<i>AVERAGE:</i>					0.39	1583.48	73.06	0.17

**Appendix 2: List of Participants in Consultation Sessions (Bagh - Hattian TL)**

Men's Groups				Women's Groups			
No.	Name	Status	AH	No.	Name	Status	AH
<b>A. Bagh District, Azad Jammu and Kashmir</b>							
<b>Group 1: Men</b>				<b>Group 1: Women</b>			
-	-	-	-	-	-	-	-
<b>B. Muzafarabad District, Azad Jammu Kashmir</b>							
<b>Hattian Village</b>							
<b>Group 1: Men</b>				<b>Group 1: Women</b>			
1	Jameel Abbasi	Landowner	AH	1	Sajeda	House Wife	AH
2	Shareef Abbasi	Landowner	AH	2	Fahiza Sattar	Techer	AH
3	Haji Mohammad Ibrahim	Landowner	-	3	Arisa	House Wife	AH
4	Noor Zaman	Landowner	AH	4	Umera	House Wife	AH
5	Mobeen Khan	Landowner	AH	5	Hasha Bibi	Student	-
6	Abdul Raziq	Landowner	AH				
7	Abdul Rasool	Labour	AH				

**Appendix 3 – Draft Public Information Brochure (Bagh - Hattian 132kV TL)**

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

**Bagh - Hattian 132kV Transmission Line Subproject**

**ISLAMABAD ELECTRIC SUPPLY COMPANY**

**Government of Pakistan**

**June 2009**

**A. GENERAL**

1. ISLAMABAD ELECTRIC SUPPLY COMPANY (IESCO) is intending to take a loan from the Asian Development Bank (ADB) to implement the Power Distribution Enhancement Program, aiming at upgrading and extending the transmission network to expanding the capacity and coverage of the network. The project will be implemented over five to six years, and will include a number of tranches or groups of subprojects.

2. The second tranche includes more than hundred subprojects including some new Sub-Stations, expansion of existing Sub-Stations, and installation of associated transmission lines; most of the subprojects will not cause any resettlement impacts as they entail transformers being installed within an existing Sub-Station site and no works beyond the existing Sub-Station site boundaries. There are few subprojects (including this Bagh - Hattian 132 kV Double Circuit Transmission Line Subproject) that required transmission lines and the installation of the towers for these will require temporary land acquisition, and the stringing of their lines will mean that crops and trees will be damaged.

3. This Subproject, involving the conversion of Hattian grid station from 66kV to 132kV and construction of its linking transmission from Bagh 132kV grid station, will improve power supply to the Hattian area, in Muzaffarabad district of AJK.

4. The implementation of this Bagh - Hattian subproject will affect crops and trees in your communities. To compensate and/or rehabilitate these losses the provisions of relevant Pakistan laws and of the ADB Policy on Involuntary Resettlement will be adopted. This has included the preparation of a Land Acquisition and Resettlement Framework (LARF) setting out the basic compensation/rehabilitation provisions for the PTEP and a Land Acquisition and Resettlement Plan (LARP) providing data on impacts and affected households and indicating in detail how the impacts will be compensated or rehabilitated has been prepared for each subproject that requires temporary disturbance to land and subsequent compensation for crops and trees.

5. Both the LARF and the LARP in Urdu language will be available for perusal to anyone interested at the Project Implementation Unit in Bagh and Muzaffarabad district. This Brochure summarizing the provisions of the LARF and the LARP for the New Bagh - Hattian 132 kV Transmission Line Subproject is given to all the families whose land, trees and crops and incomes are affected by this subproject. The objective of this Brochure is to inform them of the essential compensation and rehabilitation policy for the

New Bagh - Hattian 132kV Transmission Line Subproject and of a number of basic issues relative to the implementation of the compensation and rehabilitation program.

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

6. Principles for the compensation/rehabilitation of affected households (AHs) by the new Bagh - Hattian 132 kV Transmission Line Subproject are:

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

## C. COMPENSATION AND REHABILITATION ELIGIBILITY AND ENTITLEMENTS

7. All the households affected by subproject implementation areas holding affected assets or incomes before the eligibility cut-off-date for the project, 13<sup>th</sup> May 2009 (the date when Resettlement Field Surveys was completed) will be entitled to compensation and rehabilitation for their losses as detailed in Table 1 below.

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

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

Asset	Specification	Affected People	Compensation Entitlements
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 (6 AHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All Affected AHs / Landowner-Farmers (6 AHs)	<u>Tower impacts</u> : Cash compensation at market rate based on actual impact for a maximum of 3 harvests) <u>Line corridor (stringing activity)</u> : cash compensation at market rate of 1 harvest.
Trees	Trees removed	Affected Farmers (4 AHs)	Cash compensation shall reflect income replacement

## D. Subproject Impacts

9. Overall, a total of 6 farming households (6 AHs, 84 APs) will be affected by the construction of the new Bagh - Hattian 132 kV transmission line. The farmers in the affected villages usually grow three crops, namely wheat crop in the rabi/winter season, and maize and millet crops in the kharif/summer season. However, the farmlands temporarily affected by the Subproject were reported to have been cultivated with Wheat and Maize crops, and not Millet crop.

10. Of the total 6 AHs, 2 AHs 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. Accordingly, the 2 AHs will be compensated for three crops (2 crops affected by towers and an additional 1 crop affected by the stringing activity). The 4 AHs who will experience crop loss because of stringing activity only, will receive compensation for one crop only (see Tables 2, 3 and 4 below for area of affected crops).

Table 2: Total Length and Number of Towers of Bagh - Hattian 132 kV TL

Villages Traversed		Total Length of TL (m)		Number of Towers	
No.	Name of Village	Govt. Forest Land	Private Farmlands	Govt. Forest Land	Private Farmlands*
<b>A. Bagh District (AJK):</b>					
A.1	A.1: Bagh Town	3,804	-	15	-
A.2	A.2: Malwani	2,951	-	9	-
<i>Sub-Total (A): Bagh District</i>		<i>6,755</i>	<i>-</i>	<i>24</i>	<i>-</i>
<b>B. Muzafferabad District (AJK):</b>					
B.1	B.1: Sudden Gali	5,058	-	15	-
B.2	B.2: Kadli Sumal	9,672	-	30	-
B.3	B.3: Hattian	3,318	414	12	2
<i>Sub-Total (B): Muzafferabad</i>		<i>18,048</i>	<i>414</i>	<i>55</i>	<i>2</i>
<b>Total (Subproject):</b>		<b>24,803</b>	<b>414</b>	<b>79</b>	<b>2</b>

\* Only 2 AHs of Hattian village will be affected temporarily for the construction of towers.

Table 3: Area of Crops Affected by New Towers (Bagh - Hattian 132kV TL)

Cropping Season	Affected Crops	Number of Towers*	Affected Area of Crop (m <sup>2</sup> )
		Maize - 1	2
Rabi 2010-11	Wheat-1	2	1,800
	Maize-2	2	1,800
<b>Total:</b>		<b>2</b>	<b>1,800.00</b>

Table 4: Area of Crops Affected by TL Corridor (Stringing) of Bagh – Hattian TL

Cropping Season	Affected Crop	TL Corridor's Length (m)	Affected Crop Area (m <sup>2</sup> )
Kharif 2011	Maize	354.00	10,620.00
<b>Total:</b>		<b>354.00</b>	<b>10,620.00</b>

11. In addition to crop loss, 918 forest wood trees and 14 privet wood trees will be affected and removed from the 30m wide corridor of this 132kV transmission line. Of total 6 AHs, some 4 AHs will lose a total of 918 trees. The affected wood trees are found in scattered form on field boundaries. Compensation for the affected trees will be paid for once on their initial removal (see Table 5 for details on affected trees).

12. Besides the loss of crops and trees, there are no houses or structures affected. Similarly, there are no community property resources, nor any business activities affected by the construction of the towers and/or stringing of transmission line.

Table 5 – Number of Affected Wood Trees (Bagh - Hattian 132kV TL)

No.	Name of Affected Wood Tree	Relative Size	Number of Affected Wood Trees		
			Bagh	Muzafferabad	Total
1	Chirpine	Small	48	252	300
		Medium	31	205	236
		Large	8	24	32
<b>Sub-total (a): Chirpine</b>			<b>87</b>	<b>481</b>	<b>568</b>
2	Poplar/Euclyptus	Small	2	12	14
		Medium	2	10	12
		Large	0	2	2
<b>Sub-total (b): Poplar/Eucalyptus</b>			<b>4</b>	<b>24</b>	<b>28</b>
3	Alianthus/ Rubinea	Small	9	33	42
		Medium	6	27	33
		Large	0	9	9
<b>Sub-total (c): Ailanthus/Rubinea</b>			<b>15</b>	<b>69</b>	<b>84</b>
4	Neem	Small	1	25	26
		Medium	1	27	28
		Large	0	6	6
<b>Sub-total (d): Neem</b>			<b>2</b>	<b>58</b>	<b>60</b>
5	Others (Mulberry, Dharek, Berri)	Small	26	55	81
		Medium	19	54	73
		Large	7	31	38
<b>Sub-total (e): Others</b>			<b>52</b>	<b>140</b>	<b>192</b>
<b>TOTAL:</b>			<b>160</b>	<b>772</b>	<b>932</b>

#### E. Unit Rates and Compensations

13. The farmers in the affected villages usually grow three crops, namely wheat crop in the rabi/winter season, and maize and millet crops in the kharif/summer season. However, the farmlands temporarily affected by the Subproject were reported to have been cultivated with Wheat and Maize crops, and not Millet crop. Thus, the current market prices of wheat and maize crops were collected from local markets, through AP consultations and the District governments, and accordingly, the crop compensations were assessed in May 2009 (see Table 6).

14. Similarly, the current market rates of affected wood trees were obtained from the local markets and affected communities and applied to compensation assessments. Table 7 overleaf show average income replacement values / market rates used for compensation assessments for the affected wood trees, respectively.

Table 6: Average Crop Income per Unit Area of Land (Bagh – Hattian 132kV TL)

Cropping Season	Affected Crop		Average Crop Income per Unit Area (Rs.)		
	No.	Name	Acre (basis)	Hectare	Sq. Meter
Rabi (Autumn-Winter)	1	Wheat	25,182.20	62,200.00	6.22
Kharif (Spring-Summer)	2	Maize	23,724.70	58,600.00	5.86

**Table 7 – Current Market Values of Affected Wood Trees (Bagh - Hattian TL)**

No.	Name of Affected Wood Tree	Average Market Rates by Size of Wood Tree (Rs.)			
		Small	Medium	Large	Mean
1	Chirpine	19,600	35,200	52,000	35,600
2	Poplar/Eucalyptus	1,600	3,750	6,500	3,950
3	Aliantus/Rubinea	860	1,850	3,200	1,970
4	Neem	1,520	3,480	5,800	3,600
5	Others	1,480	3,240	5,300	3,340

## F. Grievance Mechanism

15. IESCO 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 IESCO. Nevertheless, a grievance mechanism will be made available to allow an AH appealing against any disagreeable decision, practice or activity arising from compensation for the affected land or other assets.

16. The complaints register will be kept at both the Bagh and Hattian grid stations, to be maintained by the respective in-charges and processed by the ESIC Deputy Director. The complaints received will be processed and resolved by the IESCO's Social Development Officer and LAC by involving the local leadership and Union Councils, and/or the respective District LAC.

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

18. The finances will move directly from IESCO to AHs, as compensations for the loss of crops and trees. The complaints and grievances will be addressed by IESCO locally by involving local leadership and Union Council, and only for unresolved grievances the District Governments may be involved, as described in Table 10 overleaf.

**Table 10: Grievance Resolution Process**

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

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

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

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

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

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

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

**Answer:** Your affected crops and trees will also be compensated at current market value. Compensation for crops will be based on the anticipated harvest at market value, while compensation for trees will be based on the type, age and productivity of each tree Affected.

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

**Answer:** No. The entitled affected families are only those who were residing in project Affected areas and had Affected assets at the time the impacts assessment and the Affected people census was carried out. The cut-off-date for eligibility for this subproject is 13<sup>th</sup> May 2009 when the impact survey and the affected people census were completed. Anybody who encroaches into 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-charges at both the Bagh and Hattian grid stations, which the ESIC will process and try to resolve through informal means by involving local leadership and union council. If unanswered within 15 days, the complaint can then be lodged to PEPCO's project management unit in Lahore. 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 Bagh - Hattian 132 kV Transmission Line Subproject, or if you would like to receive a full copy of the Land Acquisition and Resettlement Framework (LARF: 2008) for the project, please contact as the follows:

- **ISLAMABAD ELECTRIC SUPPLY COMPANY**
- **Address: IESCO House, Sector G-7, Islamabad**
- **Phone Number: 051-9252908**
- **Contact person: Mohammad Yousaf, Chief Engineer (Development)**

#### **Appendix 4 – Terms of Reference for Project Implementation Consultant (LARP)**

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

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

## **Appendix 5 – Terms of Reference for External Monitoring Consultant (LARP)**

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

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

### **A. Specific Tasks**

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

### **B. Qualifications**

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

### **C. Implementation Schedule and Inputs**

6. The expert will be hired for a total period of 45 days for an intermittent input, involving at least three monitoring and evaluation missions. S/he expert is expected to conduct at least two missions during and one monitoring mission upon completion of the RP implementation and submit a final monitoring and evaluation review report directly to ADB with copy to IESCO.

## **D. Reporting Requirements**

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