

Asian Development Bank

Pakistan - Power Distribution Enhancement Program

ADB MFF Tranche – IV (Savings)

132 kV Feeding Transmission Line of Tamman Grid Station Subproject

Short Resettlement Plan (SRP)

Islamabad Electric Supply Company (IESCO)

GOVERNMENT OF PAKISTAN

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Abbreviations

ADB	Asian Development Bank
ADB TA	ADB Technical Assistance (Grant for Project preparation)
Acre	Unit of land measurement (1 acre = 8 Kanal)
CED	Chief Engineer Development (IESCO)
DHs	Displaced Households
DISCOs	(Power) Distribution Companies (IESCO is one of 8 DISCOs in Pakistan)
DOR	District Officer, Revenue (LAC: Land Acquisition Collector)
DPs	Displaced Persons
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.
kanal	Unit of land measurement: 1 kanal = 20 marlas (= 506 m ²); (8 kanal = 1 acre)
km	kilometer
kV	kilo-Volt
LAA	Land Acquisition Act, 1894 (amended)
LAC	Land Acquisition Collector (DOR: District Office, Revenue)
LARF	Land Acquisition and Resettlement Framework
SRP	Land Acquisition and Resettlement Plan
m	meter
Marla	smallest unit of land measurement: 1 marla = 272.25 ft ² (= 25.31 m ²)
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	Project Director
PIC	Project Implementation Consultant
PPTA	Project Preparatory Technical Assistance
RFS	Resettlement field survey
ROW	Right-of-way
Rs.	Pakistani rupees (currency): Rs. 95 = US\$1.00
SRP	Short Resettlement Plan
TA	Telegraph Act, 1885 (amended 1975)
TL	Transmission Line
TOR	Terms of Reference
WAPDA	Water and Power Development Authority

Definition of Terms

Displaced persons (DPs)	Displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Compensation	means payment in cash or kind for an asset to be acquired or affected by a project at replacement cost at current market value.
Cut-off-date	means the date after which people will NOT be considered eligible for compensation i.e. they are not included in the list of DHs as defined by the census. Normally, the cut-off-date is the date of the detailed measurement survey.
Encroachers	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.
Entitlements	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 DHs, depending on the type and degree nature of their losses, to restore their social and economic base.
Land acquisition	means the process whereby a person is compelled by a public agency to alienate all or part of the land s/he owns or possesses, to the ownership and possession of that agency, for public purposes, in return for fair compensation.
Non-titled	means those who have no recognizable rights or claims to the land that they are occupying and includes people using private or state land without permission, permit or grant i.e. those people without legal title to land and/or structures occupied or used by them. ADB's policy explicitly states that such people cannot be denied compensation.
Replacement cost	The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower/client will consult with the displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns and crop production, availability of land in the project area and region, and other related information. The borrower/client will also collect baseline data on housing, house types, and construction materials. Qualified and experienced experts will undertake the valuation of acquired assets. In applying this method of valuation, depreciation of structures and assets should not be taken into account
Sharecropper	means the same as tenant cultivator or tenant farmer, and is a person who cultivates land they do not own for an agreed proportion of the crop or harvest.
Significant impact	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).
Vulnerable	means any people who might suffer disproportionately or face the risk of being marginalized from the effects of resettlement and includes; (i) female-headed households with dependents; (ii) disabled household heads; (iii) poor households (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

The Subproject: The Tamman grid station is being upgraded from 66-KV to 132-KV under Asian Development Bank (ADB) financed Power Distribution and Enhancement Investment Project Tranche-IV (savings) and will be fed from Talagang grid station. For this purpose, a new transmission line will need to be constructed from Talagang grid station to feed Tamman grid station. The new 40 Km T/line will be constructed on existing route of 66 KV Transmission line. This document the Short Resettlement Plan (SRP) Report is prepared by Islamabad Electricity Supply Company (IESCO) to fulfill ADB Social Safeguard policies.

Resettlement Impacts. The proposed 132 kV double circuit transmission line will pass through private land in Talagang, Akwal, Dhok Tehi, Dhok Dhalian, Dodial, Sangwala village, Budhial and Tamman of Chakwal district. The construction activity will temporarily affects barren, land with agricultural crops and trees. The subproject will affect a total of 166 households (DHs) losing agricultural crops and trees. As none of the DHs are to be displaced or lose more than 10% of their productive assets, the resettlement impacts will be insignificant.

Compensation and rehabilitation for losses and impacts have been provided in accordance to the following matrix (see Table 1 below). This entitlements matrix contains provisions for the actual impacts of this Subproject.

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 (166 DHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All Affected DHs / Landowner-Farmers (166 DHs)	<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 (34 AHs)	Cash compensation shall reflect income replacement

Cut-off-Date: Compensation eligibility will be limited by the cut-off-date, which will be set a month before the start of construction work or when the sub project's DHs/AHs census and final impact assessment made through revision of entitlement matrix. The Ahs/DHs, who settle in the affected area and/or make changes in the land use patterns after the cut-off-date, will not be eligible for compensation. They will be given a two week notice advance requesting them to vacate the premises/corridor and dismantle the affected structures and/or other establishments (if any) prior to the project.

Significance of Impact: This subproject will require no permanent land acquisition for the transmission line. The construction of transmission line will affect only crops and trees. No towers will be construction in urban areas or have a low-bar to restrict future access to the land under it. As there will be no restriction on use of, or access to, the land after the construction works, there will be no permanent loss of land. No asset will be lost / affected permanently, no people will be physically displaced, and none of the 166 DHs will lose more than 5% of the productive assets. Overall, the resettlement impacts of this Subproject will be insignificant.

Indigenous People Issues. All of the 166 DHs are Muslim and ethnically Punjabi. None of these households is under national poverty line. The ADB's Policy on Indigenous People, as specified in the Indigenous Peoples Planning Framework (IPPF) prepared for this program is not triggered, and therefore neither an Indigenous Peoples Plan (IPP) nor special action is required for this subproject.

Disclosure and Consultation. A short resettlement plan has been prepared for the program by IESCO and has been translated into Urdu and disclosed according to ADB's public communications policy. The LARF has also been uploaded to ADB's website. For the preparation of this SRP, IESCO conducted a Reconnaissance Field Survey (RFS) and held a number of consultations with local government agencies, displaced households (DHs), as well as wider community groups. Further detailed consultation will be held during updating & implementation of this SRP. The SRP will be summarized translated and disclosed. The updated SRP based on the final line route will also be translated and disclosed on IESCO & ADB websites for stakeholder's information.

Grievance Mechanism. There is a process established to deal with any issues or concerns raised on any aspect of the SRP or compensation process. The verbal or written grievances of DHs will be heard, Grievance Redress Committee (GRC) is already established and functioning in IESCO to solve the DHs/ APs' grievances.

Cost of SRP. The compensation costs used herein are based on the unit rates derived through consultations with the Land Acquisition Collector (LAC). The actual quantities of the affected assets (crops & Trees), and their unit prices applied and compensations assessed are provided in Chapter 8 (Tables 8.1). The total cost of this SRP including compensations for the, crops and trees have been estimated at Rs. 9,920,263/- (US\$.94,749.4).

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 four tranches or groups of subprojects.

2. Pakistan Electric Power Company (PEPCO) is the (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 substations and transmission lines.

3. This Short Resettlement Plan (SRP) has been prepared for construction of 132 KV, 40 km long double circuit transmission line to feed the grid station situated in Tamman, Town of Chakwal district. This Subproject has been included in Tranche – IV (Savings) of the Program, and this SRP is prepared by IESCO to fit the Land Acquisition and Resettlement Framework (LARF) prepared for the Program.

4. According to the ADB, SPS, Resettlement impacts are considered significant if > 200 people are physically displaced from housing or lose 10% or more of their productive assets (income generating) are classified as category "A". *Projects with will create non-significant impacts are classified as category "B"*. In both cases, a SRP is prepared.

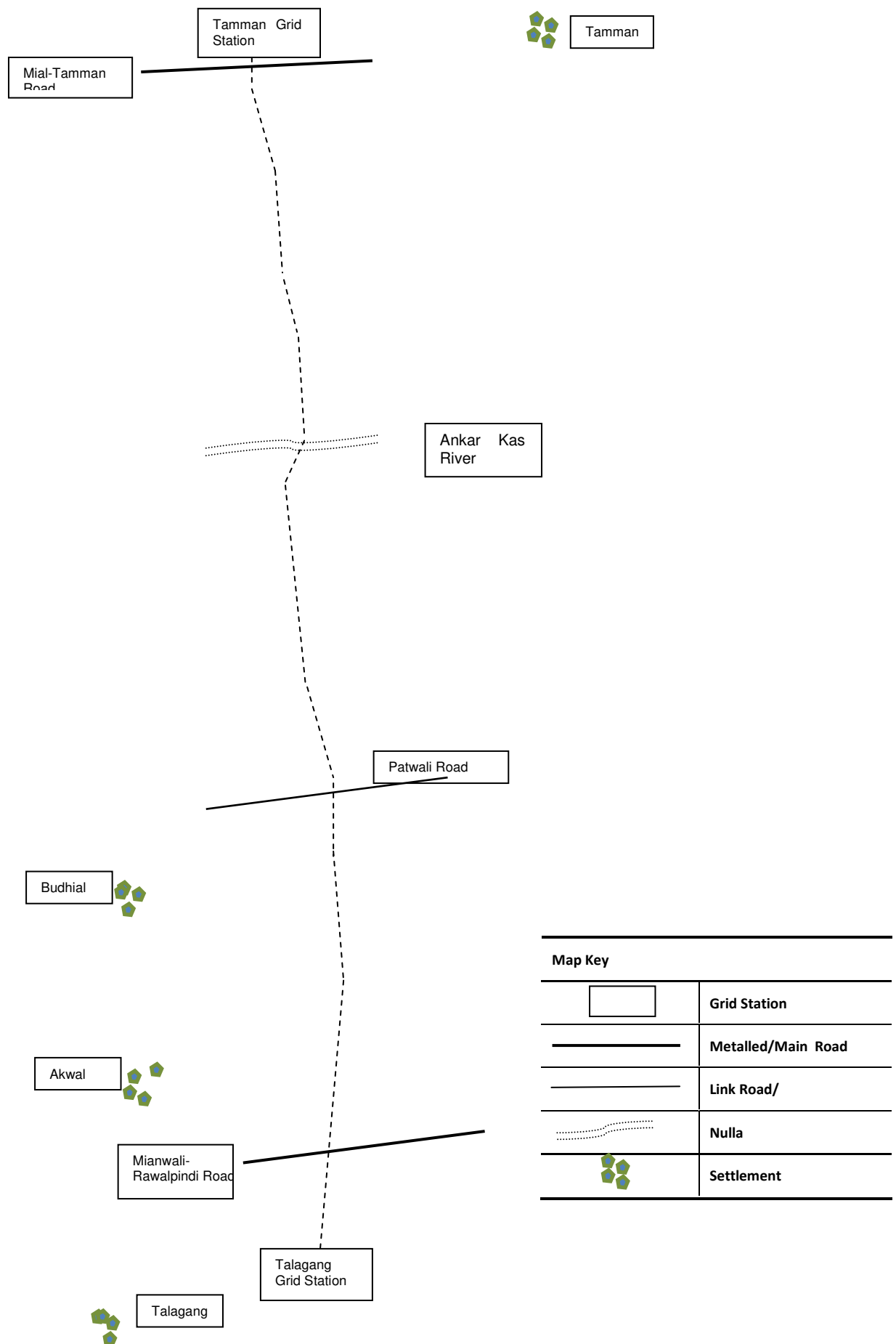
5. The number of households affected by the subproject is 166 with, the magnitude of impact as minor because the impacts are temporary and none of DHs will have to be rehabilitated or lose any of their income generating assets. Therefore this SRP has been prepared for this Subproject.

6. The following sections of this SRP detail: (i) the principles and eligibility/ entitlement criteria for compensation or rehabilitation of DHs; (ii) the SRP institutional organization; (iii) the various SRP 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 of Tamman Town and surrounding areas of district Chakwal 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 upgrade the capacity of the 66kv Tamman grid station to 132 kv and construction of 40 KM 132 KV feeding transmission line. This sub-project is included in "Power Distribution Enhancement Investment Project" Tranche IV (Savings) under ADB funding. The proposed 132 kV double circuit transmission line will pass through private land in Talagang, Akwal, Dhok Tehi, Dhok Dhalian, Dodial, Sangwala village, Budhial and Tamman of Chakwal district. The schematic map of the sub-project is provided below:

Figure: 1 Schematic Map/Sketch of 132 KV feeding T/line of Tamman G/Station



2. COMPENSATION AND REHABILITATION FRAMEWORK

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

2.1 Policy Provisions, Eligibility and Entitlements

9. Regarding matters of land acquisition relative to subprojects requiring the application of the right of eminent domain, LARPs/SRPs are 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.

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

2.2 ADB's Safeguard Policy Statement (Involuntary Resettlement Principles)

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

Objectives: To avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups.

Scope and Triggers: The involuntary resettlement safeguards covers physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas. It covers them whether such losses and involuntary restrictions are full or partial, permanent or temporary.

Policy Principles:

1. Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks.

Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.

2. Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in

consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.

3. Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.

4. Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.

5. Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.

6. Develop procedures in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.

7. Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for Resettlement assistance and compensation for loss of non-land assets.

8. Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.

9. Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.

10. Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.

11. Pay compensation and provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.

12. Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan

have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.

2.3 Remedial Measures to Bridge the Gap

12. In principle, Pakistan Law and ADB Policy adhere not only to the objective of DH compensation, but also to that of DH rehabilitation. However, Pakistan law is unclear on how rehabilitation is to be achieved and in practice the provision of rehabilitation is left to adhoc 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.

2.4 Land Classification

13. 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.

14. 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.

15. For the Project Urban and Rural areas will be identified based on 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.

2.5 Resettlement Approaches for the Subproject

16. 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.

2.6 Compensation Eligibility and Entitlements for the Project

17. Land acquisition tasks under the program, and for this subproject, will be implemented according to a compensation eligibility and entitlements framework in line with both Pakistan's law/regulation and the ADB SPS Policy.

2.7 Eligibility & Cut off Date

18. The DHs entitled to compensation and/or rehabilitation under the program are: All DHs affected by tower construction and stringing of transmission lines.

19. Compensation eligibility will be limited by a cut-off-date which will be set a month before the start of construction work or when the sub project's DHs/AHs census and final impact assessment made through revision of entitlement matrix. DHs who settle in the

affected areas the after cut-off-date will not be eligible for compensation. They will, however be given sufficient advance notice, requested to vacate premises and dismantle their structures prior to project implementation. Their dismantled structures will not be confiscated and they will not be paid any fine or sanction. 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.

2.8 Compensation Entitlements

20. Entitlement provisions are made for DHs affected by loss of crop and trees. These entitlements are detailed below:

Crops: Cash compensation at current market rate for the harvest of actually lost up crops to 03 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 to the landowners.

Trees: Cash compensation shall reflect income replacement

2.9 Assessment of Compensation Unit Values

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

- Crops will be valued at net market rates at the farm gate for the first year crop. In the eventuality that more than one-year compensation is due to the DHs the crops after the first will be compensated at gross market value.
- Wood trees will be valued based on the market rates/ rates provided by the concerned forest department.
- Fruit trees will be valued based on age category (a. seedling; b. not yet productive; c. productive). Productive trees will be valued at gross market value of one year income multiplied by the number of years needed to grow a new tree with the productive potential of the lost tree.

3. ASSESSMENT OF IMPACTS

3.1 Resettlement Field Survey

22. The resettlement field survey was conducted based on the preliminary design / layout provided by the field staff of Project Director (GSC) of IESCO. The impact assessment involved quantification and costing of the affected area and assets through a participatory approach, socioeconomic data on DHs, and consultation with gender-segregated groups of affected community members.

23. The RFS team comprised of IESCO's site Engineer, Assistant Manager (Social Impact), one field surveyor, & one Revenue official (Patwari). The field surveys were carried out initially in 2009 and revised in July, 2016. The information regarding the survey and the construction of transmission line was communicated to affected households and their communities during the community consultation sessions. On finalization of the line route survey, if the details of the DHs change, the SRP will be updated.

3.2 Minimisation of Impacts

24. 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 substations and Transmission Lines. Accordingly, the following specific actions were applied to avoid and minimize the likely resettlement impacts of this Subproject:

- The transmission line will pass through barren or agricultural land to the possible extent.

25. As the route already exists and the transmission line traverses through the open lands, including private agricultural lands where only the agricultural crops will be affected in this Subproject, hence the impacts from the transmission line are not that much significant.

3.3 Impacts of the Subproject

3.3.1 General Description

26. The Subproject involves the construction of 40 KM, 132 KV transmission line having approximately 120 towers. The transmission line will be constructed in private barren and agriculture land. No built-up structures will be affected permanently by the construction of this transmission line. However, the construction and stringing of transmission line will affect crops within 30ft wide corridor (15 ft on each side) of the tower.

27. Compensation and rehabilitation for losses and impacts will be provided in accordance to the following matrix (see Table 3.1 below). This entitlements matrix contains provisions for the actual impacts of this Subproject.

Table 3.1: 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 (166 DHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	All Affected DHs / Landowner-	<u>Tower impacts:</u> Cash compensation at market rate based on actual impact for a

		Farmers (166 DHs)	maximum of 3 harvests) Line corridor (stringing activity): cash compensation at market rate of 1 harvest.
Trees	Trees removed	Affected Farmers (34 AHs)	Cash compensation shall reflect income replacement

28. Major crops grown in the area are wheat in the Rabi season (winter-spring), and maize and millet in the Kharif season (summer-autumn). This is the dominant cropping pattern in the subproject area. Thus, the subproject's impact assessment has been made on the basis of Wheat and Maize crop losses. A detailed account of unit rates used and compensations assessed for crops and trees is provided in Chapter 8.

3.3.2 Impacts of Towers

29. The 132 kV feeding transmission line of Tamman will require the construction of approximately 120 new towers; the towers will be constructed on barren and productive lands, thereby temporarily affecting cropping land. No private or public land will be acquired permanently, there will be sufficient clearance provided under the towers for convenient mobility of tractors to allow the affected farmers to continue cultivating their lands without restriction.

30. 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. The cash compensation will be paid to the farming households affected by the tower construction for the loss of their crops for three consecutive cropping seasons.

3.3.3 Impacts of TL Corridor (Stringing)

31. 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. All the DHs will also be compensated for the loss of their crops that are located within the 30ft wide corridor.

3.3.4 Other Impacts and Summary

32. Overall, a total of 166 households will be affected by the construction of this subproject. Compensation for the affected crops will be paid for damages occurred during foundation of towers, erection of towers and stringing of conductor. The 120 towers, based on the assessment made, will temporarily affect 201.9 acres of land (on approximate).

3.4 Affected Households

3.4.1 General

33. The construction of 40 Km long transmission line will traverse barren and productive farmland of 166 households between Talagang to Tamman Towns of Chakwal district. All the 166 DHs will experience temporary effects on their land, in terms of losses of crops and trees.

3.4.2 Significance of Impacts

34. The temporary effects on land, in terms of losses of crops and trees will be minor or insignificant for all the 166 DHs. The DHs 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 5% of the total crops.

35. Moreover, there are no vulnerable people among these DHs; none of the DHs 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

36. After obtaining the pre-requisite location maps, field layout and, revenue records and in-field assistance of a technical surveyor, intensive fieldwork was carried out for preparing this SRP.

4.1.2 General Information on Affected Households

37. The 132kV transmission line will cross 40 Km barren and agriculture land between Talagang and Tamman towns of Chakwal district. A total of 166 DHs with a total population of 1,012 displaced persons (DPs) 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 6.1.

38. All the DHs are Muslim and are ethnically Punjabi. The language of all APs is Punjabi (Potohari dialect).

4.1.3 Indigenous People

39. None of the DHs are tribal or minority and all land is held in private ownership (i.e. no tribal or communal ownership). Therefore the ADB, SPS principles on indigenous people does not apply.

4.2 Data on Heads of Affected Households

40. All of the DHs in these areas is headed by male member of the family. In terms of age, during public consultation we come to know that mostly heads of households are between 36 and 60 years. In terms of literacy and education, most of the consulted persons were literate.

4.3 Data on Affected Households

4.3.1 General

41. Households in the subproject area are relatively small, with an average size of 6.2 people per household, which are composed mostly by joint and extended families. The smallest household is made up of 4 people while the largest household consists of 9 people.

42. The land in the subproject area is cultivated under *barani* (rainfed) conditions with low rainfalls, resulting in low crop production. The people are engaged with business and employment in various sectors, especially in the government departments. The women in this subproject area are educated but some of them are illiterate and they look after their domestic works and agriculture land.

4.3.2 Housing

43. The DHs live in simple dwellings, non-concreted / mud houses are constructed of thatch, sack, bamboo, clay or earth and in medium to large size houses constructed of baked bricks with concrete masonry.

4.3.3 Livelihood and Incomes

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

45. Major part of the income of the DHs is from business, followed by agriculture. On an overall basis, the income of men accounts for 80% as compared to income of women 20%. 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.

4.3.4 Poverty

46. There are no DHs falling below the national poverty line. The average per capita monthly income of these DHs is Rs 18,000 per household per month. Neither of the 166 DHs fall into the category of vulnerable household.

4.3.5 Literacy

47. An overall literacy rate of this sub project site is almost 70.5 percent. Literacy is higher for male DPs with a percentage of 90 percent as compared to female DPs with a percentage of 53 percent.

5. INSTITUTIONAL ARRANGEMENTS

48. The institutional arrangements of planning and management of the Power Distribution Enhancement Program are described as follows (see also Figure 5.1 overleaf):

5.1 Pakistan Electric Power Company (PEPCO)

49. 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)

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

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

5.1.2 Technical Assistance (Consultants)

51. PMU, PEPCO provides technical assistance to all the eight DISCOs through the project implementation and monitoring Consultant (M/s SMEC Pvt. Ltd.) based in Lahore.

5.2 Islamabad Electric Supply Company (IESCO)

52. IESCO as the implementing agency (IA) bears the overall responsibility for the preparation, implementation and financing of all tasks set out in this SRP, 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 SRPs and DDRs, and internal monitoring and evaluation activities (see also Chapter 10: Monitoring and Evaluation). Institutionally, IESCO has three functional directorates, namely, Technical Services Wing (TSW), Project Management Unit (PMU) and Grid System Construction (GSC).

Technical Services Wing (TSW)

53. The TSW is responsible for identification of projects, preparation of PC-1s, load flow studies and feeder analysis. This directorate is also responsible for approval of designs of grid stations and transmission lines.

Project Management Unit (PMU)/ Office of Chief Engineer Development

54. The PMU, Office of Chief Engineer Development (CED), is responsible for the overall planning, management and coordination of the approved Subprojects. The PMU is also

responsible to maintain close liaison with all stakeholders including government agencies, Ministry of Water & Power (MoWP), Ministry of Planning Development & Reforms, Economic Affairs Division (EAD) of Ministry of Finance, PEPCO, EPA's, ADB and contractors' for approval and smooth execution of development projects. The CED is currently being assisted by the PPTA Consultants 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 EMPs and short RPs and the related monitoring and evaluation activities.

55. The PMU contains a specially created cell to take care of the safeguards related activities, namely, the Environment and Social Safeguard Section (E&SS), headed by a Deputy Manager (E&SS), and assisted by two Assistant Managers, Environment and Social Impact, respectively. The Assistant Manager (Social Impact) in supervision of Dy. Manager (E&SS) is responsible for LARPs/SRP/DDR preparation of the identified projects 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 SRPs and the related monitoring and evaluation activities. The Assistant Manager (Social) is also responsible for internal monitoring of the subproject LARPs/SRPs.

56. To support the E&SS, to carry out its responsibilities, Project Implementation Consultant (IC) are hired by PEPCO who also have environmental and social experts to assist IESCO in revising and updating the LARPs/ SRPs as and when required, and then in implementation of the resettlement entitlement plans and social safeguard measures.

Grid System Construction (GSC) Directorate

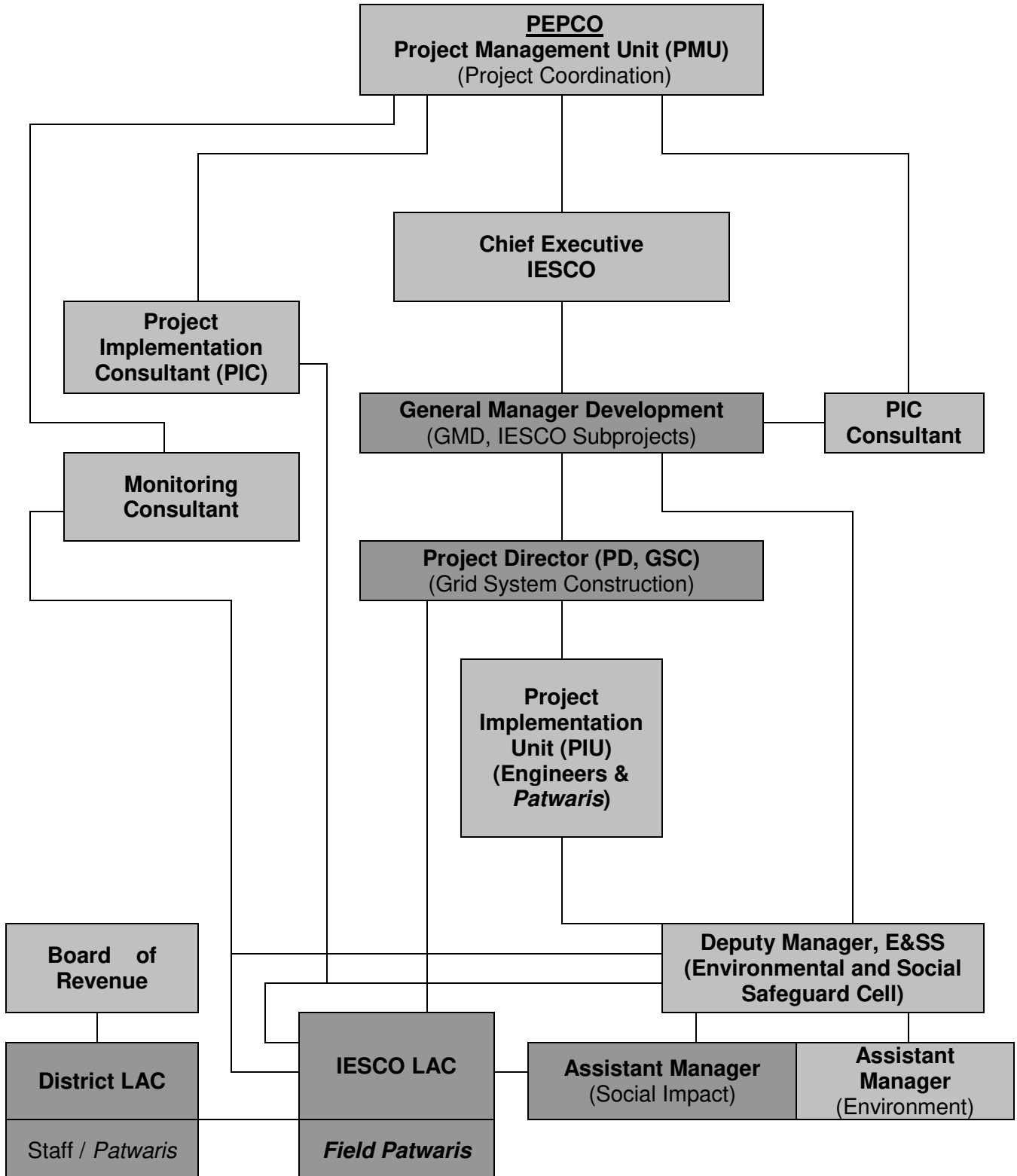
57. The Grid System Construction (GSC) Division is responsible for implementing the approved sub-projects, including construction/improvement of grid stations and transmission lines. This office is headed by the Project Director (GSC), comprising of engineers, surveyors and revenue staff (Land Acquisition Collector / *Patwaris*). In addition, Land Acquisition Collector (LAC) in PD GSC office coordinates with the respective LAC and other revenue staffs local Government of the project area cater the resettlement activities.

58. IESCO LAC, along with his field *Patwari* in addition to implementation of the SRP activities, will provide in-field assistance to the Assistant Manager (Social Impact) of E&SS Cell. 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 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 E&SS Cell and PIC teams (SMEC).

5.3 District Government

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

Figure 5.1: Organization for SRP Planning, Implementation and Monitoring



6. CONSULTATION AND DISCLOSURE

6.1 Consultation Undertaken for the SRP

60. 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 DHs were conducted as part of inventory taking of affected lands and other assets. The communities' and especially the DHs' responses to the proposed subproject were found largely to be positive. Details of public consultation can be seen in Appendix-3 attached with this document.

61. The consultative process undertaken for the preparation of this SRP has included not only DHs, 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 SRP.

62. During the participatory consultation discussions aiming community awareness and consultations regarding the project's likely impacts were also held in subproject area along the proposed transmission line. The consultation sessions were held in different villages/Dohks, Appendix 3: List of Participant.

62. During the same consultation sessions, information about the compensation eligibility and the cut-off-date was communicated to all the AHs/DHs.

63. 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 DHs.

64. The local communities' response (awareness, perceptions and preferences) to this 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

65. In addition to the focus group discussions and consultative meetings described above. This information has been and will be used to assist in determining the support measures required by DHs.

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

6.3 SRP Disclosure

67. In line with ADB's public communications policy, this SRP in English will also be posted on the ADB and IESCO websites, while its translation in Urdu will be disclosed to the DHs at the IESCO's office and also be placed at the project site.

7. GRIEVANCE REDRESS PROCESS

68. 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 DHs, 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. DHs will be fully informed of their rights and of the procedures for addressing complaints verbally during consultation meetings.

69. Complaint register will be kept at the camp office of 132 KV grid station Talagang and Tamman, to be maintained by the respective in-charges and processed by the site Engineer & E&SS Cell. The complaints received will be processed and resolved by the IESCO's Assistant Manager (Social Impact) and LAC by involving the local leadership and Union Councils, and/or the respective District LAC, where required.

70. Firstly, attempts will be made to redress the grievances by the IESCO field staff. In second phase through a village level grievance redress committee (GRC) comprised of IESCO's E&SS Cell and LAC or *Parwari*, and the village notable elders, like *Khan*, *Numbardar*, or the concerned Councilor of the Union Council. But if the grievances cannot be redressed satisfactorily at the village level, it will be raised to the Chief engineer. As a last resort, the aggrieved DH may seek justice through Court.

71. All the finances will move directly from IESCO to DHs, as compensation for the loss of crops and trees. Only for un-resolved grievances, the district government may be needed to be involved for disbursement of payments.

8. BUDGET FOR LAND AND ASSET ACQUISITION

8.1 Basis for Compensation

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

73. 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

74. 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; and
- Compensation for affected fruit trees was assessed on the basis of fruit value for six years and maturity level of tree, while 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 fruit and wood trees will be paid only once.
- The DHs are entitled to keep the wood (as salvaged material) without any deductions from the amount of compensation.

75. The valuation survey registered current crop and tree sales at local markets and communities. It was based on community consultations, market surveys and relevant local government agencies, namely the Agriculture and Forestry departments. The results of the survey are provided in the tables below. However, these prices will be updated and this SRP revised accordingly by IESCO at least one month prior to commencement of work of the subproject.

76. 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 in the kharif/summer season.

8.3 Budget for Land and Asset Acquisition

77. This SRP includes the cost of compensation, rehabilitation entitlements of the DHs, with a breakdown by crops, 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. IESCO with the District LAC will determine the annual inflation rates and adjust all cash entitlements in the year damages are caused.

78. Funds for compensation and implementation of the SRP 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.

79. As shown in Table 8.1, the total cost of SRP implementation has been estimated currently at Rs. 9,920,263/- (US\$. 94,749.4/-). IESCO will update the SRP cost at least one month before the execution of civil works.

Table 8.1: Estimated Resettlement Cost of 132 kV Feeding T/L of Tamman grid station Subproject

No.	Resettlement Activity	Quantity	Rs./Unit	Total Rs.
A.	Asset Compensation:			9,920,263
A.1	Crops:	201.91 acre	46,999.9	9,489,763
A.2	Trees	287 Nos.		430,500
Total Amount in Pakistani Rupees:				9,920,263
Total Amount in US Dollars (\$ 1.00 = Rs. 104.7):				94,749.4

9. IMPLEMENTATION SCHEDULE

80. The overall project has to be completed within loan closing period which is 30th June 2017. However, IESCO has requested the ADB to extend the loan closing period by further one year to accommodate the completion of proposed projects under Tranche-IV savings including this sub project. The actual Tranche-IV project implementation schedule is provided below (Figure 9.1) and IESCO's letter for extension in closing date is presented in Figure 9.2.

81. The civil works contractors will not be issued a notice of possession of site for any section of construction/stringing works unless the IESCO has (i) satisfactorily completed, in accordance with the approved SRP, and made for provision of all compensation payments, (ii) ensured that the rehabilitation assistance is in place, and (iii) the area required for civil works is free of all encumbrances.

Table 9.1: Implementation Schedule (feeding 132 kv TL of Tamman grid station, IESCO)

SRP Activity/Task		Responsibility		Year 2016				Year 2017				Year 2018			
		Primary	Secondary	I	II	III	IV	I	II	III	IV	I	II	III	IV
Preparation	Land Acquisition and Resettlement Framework	IESCO	PPTA	Preparation for tranche IV (Savings)											
	Indigenous People Development Framework	IESCO	PPTA	Adopted from the ADB given format											
	Survey & Design of Transmission Line	IESCO	-												
	Site Demarcation of Affected Lands	IESCO	-												
	Resettlement Field Survey of Transmission Line	IESCO	PPTA												
	Draft Short Resettlement Plan	IESCO	PPTA												
	SRP Revision (if necessary)	IESCO	ESIC/PIC												
	Disclosure of LARF & SRP on ADB Website	ADB	PEPCO												
	SRP Disclosure – on IESCO website	IESCO	ESIC												
Implementation	Mobilize Project Implementation Consultant (PIC)	Govt/ADB	IESCO												
	Adjust compensation rates for inflation	IESCO	ESIC/PIC												
	SRP Up-dation/Revision (if necessary)	IESCO	ESIC/PIC												
	Submit revised SRP / Approval by EPA/ADB	IESCO	Govt/ADB												
	Information access regarding SRP to DHs	IESCO	ESIC/PIC												
	Initial payment of compensations	IESCO	ESIC/PIC												
	Grievance Redress Process	IESCO	ESIC/PIC												
Construction	Final payment of compensations	IESCO	ESIC/PIC												
	Possession of land for starting works	Dist LACs	IESCO												
	Internal Monitoring of SRP Implementation	ESIC/PIC	IESCO												
	Contractor mobilized to start work	Contractor	IESCO												
	Commencement of Civil Works	Contractor	IESCO												

Figure- 9.2: IESCO's request for extension of loan closing date.

IESCO ISLAMABAD ELECTRIC SUPPLY COMPANY LIMITED

Telo: Pabx: 051-9252937-39 Ext: 352 Office of
Direct: 051-9252519 / 051-9235001 Chief Engineer (Dev.)
Fax: 051-9252345 / 051-9252978 IESCO Head Office,
Street 40, G-7/4, Islamabad

No. 2611-13 /PMU/ICB-01/TR-IV Dated: 20-7-2016

Mr. Mansoor-Ul-Haq
CE/PD (PMU) PEPCO,
8TH Floor PIA Tower,
Egerton Road,
Lahore
Ph. No. 042-99200135-36
Fax No. 042-36302557

**Subject: EXTENSION OF LOAN CLOSING DATE OF ADB LOAN NO.3096-PAK:
POWER DISTRIBUTION ENHANCEMENT INVESTMENT PROGRAM
(TRANCHE-IV) - IESCO**

The subject loan was signed on 30-04-2014 and International Competitive Bidding (ICB) was held to procure material to enhance Power Distribution capability of IESCO. To this effect, out of six (06) lots, five (05) have been finalized and one (01) lot that of Power Transformers could not be finalized and the same is being processed for re-bidding on the directive of ADB. Furthermore, a saving to the tune of \$ 8.3 Million was realized which is also under process for conversion of 04 No. 66 kV Grids to 132kv Grids along with their feeding Transmission Lines. In these circumstances, it is requested to approach Ministry of Water & Power to take up the extension of the closing date of subject loan from 30th June, 2017 to 30th June, 2018 enabling IESCO to fully utilize the financial opportunities being approved by Ministry of Water & Power and Economic Affairs Division.

(Bakhat Zaman Khan)
Chief Engineer (Development)
IESCO, Islamabad

Copy to:
1. Mr. Mehfooz Ahmed Bhatti, Joint Secretary, Ministry of Water & Power Islamabad
2. Chief Executive Officer, IESCO Islamabad
3. Master File

10. MONITORING AND EVALUATION

82. 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 SRP implementation will be monitored both internally as well as externally.

83. The IESCO through LAC will be responsible for internal monitoring of this SRP. The Resettlement Specialist from the project implementation and monitoring consultant will provide necessary technical assistance in implementing and monitoring the resettlement activities. The Resettlement Specialist/Assistant Manager (Social Impact) 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

84. The SRP 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.

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

86. Specific activities under SRP implementation to be monitored are the following:

- Information campaign and consultation with DHs on a continued basis;
- Status of payments of crop and tree compensations; prior to causing damage
- Grievances redress activities

87. The E&SS will be responsible for monitoring 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 Census information for all DHs;
- Consultation and informal interviews with DHs;and
- Community public meetings.

88. A performance data sheet already developed for the other tranches under PDEIP will be used to monitor the project at the field level. Quarterly/ Bi-Annual reports will be prepared by the E&SS through the inputs received from the field offices and LAC/GSC for overall project level monitoring.

10.2 Indicators for Monitoring and Evaluation

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

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

10.3 Resettlement Database

90. All information concerning resettlement issues related to land acquisition, socio-economic information of the acquired land; inventory of crop losses by individual DHs, compensation and entitlements and payments will be collected by LAC and the PIU through their concerned field offices and computerized by IESCO. This database will form the basis of information for implementation, monitoring and reporting purposes and facilitate efficient resettlement management.

10.4 Reporting Requirements

91. The E&SS section responsible for supervision and implementation of SRP will prepare quarterly/Bi-Annual progress reports on resettlement activities and submits the same to the ADB for review and approval.

10.5 External Monitoring

92. The implementation of SRP will also be subject to external monitoring. The external monitoring will be carried out by External Monitoring and Evaluation Consultant hired and mobilized by PEPCO since 2009, to independently monitor and evaluate the implementation of approved LARPs of all Tranches / Subprojects of all the DISCOs, and report directly to ADB with copy to the respective DISCOs.

APPENDICES

Appendix 1 – Legal & Policy Framework

Appendix-2 List of Displaced Persons

Appendix 3 – List of Participants in Consultation Sessions

Appendix 4 – Draft Public Information Brochure (PIB)

Appendix 1: Legal & Policy Framework

Land Acquisition Act, 1894

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

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

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

As noted above, there are exceptions to the rule and the law is broadly interpreted at provincial level depending on operational requirements, local needs, and socio-economic circumstances. Recourse is often taken to ad hoc arrangements, agreements and understandings for resettlement in difficult situations. The above is also influenced by the fact that an amendment of the LAA has been considered necessary by the Ministry of Environment. Accordingly, a National Resettlement Policy and a Resettlement Ordinance have been drafted to broaden LAA provisions and current practices so as to widen the scope of eligibility, but both these documents are still awaiting Government approval for implementation.

A brief description of salient features of different sections of LAA are given in Error! eference source not found.² The right to acquire land for public purposes is established when Section 4 of LAA is triggered. The LAA specifies a systematic approach for acquisition and compensation of land and other properties for development projects. It stipulates various sections pertaining to notifications, surveys, acquisition, compensation and apportionment awards, along with disputes resolution, penalties and exemptions. Surveys for land acquisition are to be disclosed to the displaced persons.

SALIENT FEATURES OF PAKISTAN'S LAND ACQUISITION ACT, 1894 (AMENDED)

Key Section	Salient Features of Pakistan's LAA
<i>Section 4</i>	Publication of preliminary notification and power for conducting survey and investigation.
<i>Section 5</i>	Formal notification of land needed for a public purpose.
<i>Section 5A</i>	<i>Providing right of complaints to DPs for review/enquiry of quantities and compensations</i>
<i>Section 6</i>	The Government makes a more formal declaration of intent to acquire land.
<i>Section 7</i>	Land Commissioner shall direct Land Acquisition Collector (LAC) to take order for the acquisition of land.
<i>Section 8</i>	The LAC to direct the land required to be physically marked out, measured and planned.
<i>Section 9</i>	The LAC gives notice to all affected/displaced persons (DPs) that the Government intends to take possession of the land and if they have any claims for compensation then those claims are to be made to him at an appointed time.
<i>Section 10</i>	Delegates power to the LAC to record statements of DPs in the area of land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgagee, and tenant or otherwise.
<i>Section 11</i>	Enables the LAC to make enquiries into the measurements, value and claim and then to issue the final "award". The award includes the land's marked area and the valuation of compensation.
<i>Section 16</i>	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
<i>Section 17</i>	<i>Urgency acquisition whereby land possession is taken prior to payment of compensation</i>
<i>Section 18</i>	In case of dissatisfaction with the award, DPs may request the LAC to refer the case onward to the court for a decision. This does not affect the Government taking possession of the land.
<i>Section 23</i>	The award of compensation for the owners for acquired land is determined at its market value plus 15% in view of the compulsory nature of the acquisition for public purposes.
<i>Section 28</i>	Relates to the determination of compensation values and interest premium for land acquisition
<i>Section 31</i>	Authorizing LAC, instead of awarding cash compensation in respect of any land, to make any arrangement with DPs having an interest in such land, including grant of other lands in exchange.

Telegraph Act (TA), 1885

In case of impacts caused by 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 DISCOS 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.

The Telegraph Act (section 11) confers powers on the DISCOS 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 a DISCO 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 Facility proponent has to provide just compensation for the damages caused.

To accommodate the DPs needs under this Program the DISCOs have agreed to apply the Telegraphic act liberally by: (i) compensating at market rates all land occupied by towers in urban areas; (ii) 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 (iii) if the construction of such towers is impossible, by compensating the land occupied by tower bases land also in rural areas. In addition the DISCOs will compensate by default all crops expected to be affected by the 3 major transmission line (TL) construction phases: (i) land survey and investigation; (ii) construction of tower bases; and (iii) tower erection and stringing of power lines.

The Katchi Abadi Act (KAA) of 1987

The Katchi Abadi Act (KAA) covers the urban squatters rehabilitation rights by providing plots in public resettlement areas or cash assistance. Based on the KAA the DISCOs will provide rehabilitation compensation to eventual squatters/encroachers affected by The Facility.

ADB's Safeguard Policy Statement

The ADB's *Safeguard Policy Statement* is based on the following principles: The SPS requires ADB-assisted projects to (i) avoid resettlement impacts wherever possible; (ii) minimize impacts by exploring project and design alternatives; (iii) enhance, or at least restore, the living standards of DPs in real terms relative to pre-project levels; and (iv) improve the living standards of the poor and other vulnerable groups. It covers both physical displacement (relocation, loss of residential land, or loss of shelter) and economic displacement (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of land acquisition or restriction on land use, or on access to parks and protected areas.

The SPS's key policy principles are stated in Appendix 4. The ADB's SPS also states that if there are impacts on indigenous peoples, their identity, dignity, human rights, livelihood systems, and cultural uniqueness must be safeguarded so that they can receive culturally appropriate social and economic benefits. The other relevant policy is

ADB's Policy on Gender and Development, which requires all ADB-financed projects to enhance involvement of and benefits to women.

Where there are gaps between Pakistan laws and the ADB's SPS requirements on short resettlement plan, this LARF requires that these gaps are filled by measures to meet the minimum SPS stipulations.

Pakistan Land Acquisition Act and ADB's SPS Gap Filling Measures

Serial No.	ADB Safeguards Policy Principles	Pakistan's Land Acquisition & Telegraph Acts	ADB SPS Involuntary Resettlement Principle Gap filling Measures
1	Screen the project early on to identify past, present, and future involuntary resettlement impacts and risks. Determine the scope of resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.	No equivalent requirements.	Screened and categorized. Scope defined, social assessment and gender analysis undertaken.
2	Carry out meaningful consultations with affected persons, host communities, and concerned nongovernment organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring and evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns.	Land Acquisition Collector (LAC) or District Judge (in case of the Telegraph act) are the final authorities to decide disputes and address complaints regarding quantification and assessment of compensation for the affected lands and other assets.	Complaints and grievances are resolved informally through project grievance redress mechanisms Consultations conducted, vulnerable groups identified and supported as relevant

	Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.		
3	Improve, or at least restore, the livelihoods of all displaced persons through (i) land-based resettlement strategies when affected livelihoods are land based where possible or cash compensation at replacement value for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.	No equivalent requirements.	Livelihoods restoration is required and allowances are provided. The rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs. The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower/client will consult with the displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns and crop production, availability of land in the project area and region, and other related information. The borrower/client will also collect baseline data on housing, house types, and construction materials. Qualified and

			experienced experts will undertake the valuation of acquired assets. In applying this method of valuation, depreciation of structures and assets should not be taken into account. Provided as relevant.
4	Provide physically and economically displaced persons with needed assistance, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.	No equivalent requirements.	Support provided commensurate with impacts
5	Improve the standards of living of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas provide them with legal and affordable access to land and resources, and in urban areas provide them with appropriate income sources and legal and affordable access to adequate housing.	No additional support to vulnerable households	Vulnerable households identified and support provided
6	Develop procedures in a transparent, consistent, and equitable manner if land	Equivalent, negotiation responds to displaced persons	Procedures put in place.

	acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.	requested price but no clear procedure.	
7	Ensure that displaced persons without titles to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.	Land compensation only for titled landowners or holders of customary rights.	Non-title holders are provided with resettlement and rehabilitation support. Provide with compensation for non-land assets.
8	Prepare a resettlement plan elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.	No resettlement Plans prepared	Plans prepared and disclosed
9	Disclose a draft resettlement plan, including documentation of the consultation process in a timely manner, before Project appraisal, in an accessible place and a form and language (s) understandable to affected persons and other stakeholders. Disclose the final resettlement plan and its updates to affected persons and other stakeholders.	No plans prepared.	Plans prepared and disclosed
10	Conceive and execute involuntary resettlement as part of a development project or program. Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.	No equivalent requirement	Addressed as relevant.
11	Pay compensation and	No equivalent	Compensation payments

	provide other resettlement entitlements before physical or economic displacement. Implement the resettlement plan under close supervision throughout project implementation.	requirement The Telegraph act (TA) provides that land for tower construction or under a transmission line is not to be acquired or compensated as long as the land's permanent productive potential is not affected. Under the TA therefore only temporary impacts on crops are compensated.	paid before damages occur. Implementation monitored and reported. Based on ADB policy all land impacts are to be compensated. As urban/residential-commercial land is affected either if a tower provides clearance or not, the TA provisions have been modified for this program so as to address damages that a tower causes to plots with real estate value. For this project urban and commercial or residential plots will be fully acquired and compensated at market rates. The same will happen in the case of rural/agricultural land when the land under a tower is no longer usable or access is restricted.
12	Monitor and assess resettlement outcomes, their impacts on the standards of living of displaced persons, and whether the objectives of the resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring. Disclose monitoring reports.	Monitoring reports not required	Monitoring reports prepared and disclosed

Appendix-2 List of Displaced Persons (economically) by the Construction of 132kV feeding Transmission Line of Tamman grid station.

No	Description	Cultivated land under Transmission line (Acre)	Land Owners	Estimated Crop Compensation (Rs)
1	(1-5)		National Highway Authority	
2	(6-10)			
3	(11-15)		Zulefeqar Hussain Brothers	
4	(16-20)	8.81	Muhammad Aslam, Haji Banaras, Muhammad Khan, Noor Khan, Sarfraz, Arif Khan, Iqbal Khan, Sadiq	523,963
5	(21-25)	8.86	Muhammad Ayyub, Muhammad Nawaz, Muhammad Bashir, Muhammad Nawaz, Muhammad Akram	526,937
6	(26-30)	8.66	Malik Muhammad Nawaz, Malik Mushtaq (Late), Muhammad Ashraf, Subedar Ghulam Jillani, Shadi Khan, Raja Muhammad Munir, Muhammad Nasir, Muhammad Zaheer	515,042
7	(31-35)	8.51	Muhammad Saeed, Hussain Muhammad, Muhammad Saad, Sher Muhammad, Muhammad Tyyab, Raja Muhammad Mehmood, Raja Gulzar, Muhammad Munir, Mumraiz	506,121
8	(36-40)	8.51	Aulga Khan Patwari, Muhammad Hussain, Haji Fida Hussain, Muhammad Amin	506,121
9	(41-45)	8.81	Muhammad Hayat,	523,963

No	Description	Cultivated land under Transmission line (Acre)	Land Owners	Estimated Crop Compensation (Rs)
			Noor Muhammad, Muhammad Beg, Muhammad Khan, Dhamman Khan, Ghulam Muhammad, Malik Rajwali, Akbar Khan, Jillani, Rab Nawaz, Saleem Khan, Ghulam Muhammad	
10	(46-50)	8.74	Muhammad Khan, Muhammad Rafique, Muhammad Amin, Gulam Yasin, Nisar Ahmad, Shaukat, Shah Muhammad, Allah Bakhsh, Muhammad Iqbal, Rehmat Din , Gul Zaman, Hafiz Muhammad, Manzoor Ahmad	519,800
11	(51-55)	8.66	Haji Yousaf, Haji Rafique, Lal Khan, Maula Bakhsh, Hayat Muhammad, Ghulam Raza, Ghulam Jillani, Amir Muhammad, Haji Zaman, Muhammad Iqbal, Akbar Khan , Muhammad Aslam, Muhammad Saleem, Noor Khan	515,042
12	(56-60)	8.66	Muhammad Rashid, Ghulam Muhammad , Akber,	515,042

No	Description	Cultivated land under Transmission line (Acre)	Land Owners	Estimated Crop Compensation (Rs)
			Alam Khan	
13	(61-65)	8.81	Ahmad Hussain, Alawal khan	523,963
14	(66-70)	8.66	Haq Nawaz,	515,042
15	(71-75)	8.66	Abdul Waleed, Muhammad Ajmal, Shah Nawaz	575,042
16	(76-80)	8.66	Abdul Aziz, Ameer Khan, Muhammad Khan, Baz Khan	515,042
17	(81-85)	8.81	Aslam, Malik Eatebar, Muhammad Iqbal (1), Muhammad Iqbal (2), Abid Hussain , Muhammad Saleem, Mushtaq Hussain	268,426
18	(86-90)	8.66	Ghulam Ali, Sultan Muhammad, Muhammad Nawaz, Muhammad Nawaz, Muhammad Iqbal, Lal Khan, Pisran Muhammad, Muhammad Khan, Shafqat, Muhammad Nawaz, Muhammad Iqbal, Subedar Hussain, Subedar Major Rict Khaki Jan, Fateh Khan, Hayat Muhammad, Muhammad Raza, Iqbal, Noor Hussain, Muhammad Asfar, Khan Abbas, Aziz	263,857
19	(91-95)	8.66	Mehboob,	263,857

No	Description	Cultivated land under Transmission line (Acre)	Land Owners	Estimated Crop Compensation (Rs)
			Ahmad, Mehram Khan Hayat Muhammad, Muhammad Nauriz, Ashraf, Ujaagir, Haji Owais Muhammad, Haji Ameer Muhammad, Noor Muhammad, Noor Khan, Baz Khan, Mehr Khan, Fazal Hussain , Muhammad Gul, Karam Hussain	
20	(96-100)	8.66	Ghulam Muhammad, Nadeem, Shah Mohayyudin, Muhammad Saleem, Muhammad Sharif, Muhammad Ghaus, Shamim Malik, Saqib, Lal Khan, Fateh Khan,	263857
21	(101-105)	8.74	Ghulam Muhammad, Gulistan, Muhammad Aslam , Muhammad Yousaf, Rab Nawaz, Gul Jehan, Subedar Karam, Muhammad Iqbal	266294
22	(106-110)	8.81	Ameer Sultan, Muhammad Sharif, Shah Wali Khan, Muhammad Nawaz, Muhammad Azad, Amir Khan	268,426
23	(111-115)	8.66	Haq Nawaz, Sardar Mumtaz Tammor,	263,857

No	Description	Cultivated land under Transmission line (Acre)	Land Owners	Estimated Crop Compensation (Rs)
24	(116-120)	8.81	Sardar Mumtaz Tammor,	268,426
25	(121-125)	8.66	Mehr Khan, Safdar Khan, Muhammad	263,857
26	(126-131)	8.74	Malik Liaqat Khan,	266,294
27	131	1.69	Azmat Khan, Aulyu Khan, Azmat Khan	51,492

Appendix 3: List of Participants in Consultation Sessions (132kV feeding Transmission Line of Tamman grid station)

Sr. No.	Participants Name	Participants Profession
1.	Raja Abdul Shakoore.	Project Director.
2.	Raja Nasir Mahmood.	Addl. Project Director.
3.	Mr. Usman	Surveyor.
4.	Mr. Muhammad Amin	Surveyor.
5.	Fateh Khan	Dhok Chugal
6.	Muhammad Amin	Dhok Khyin
7.	Aziz Khan	Multan Khurd
8.	Masin Khan	Kanjoor
9.	Ahmad Haleem	Ratti Dindi
10.	Master Naseer Ahmad	Dhok Haddo Wali
11.	Bashir Arey Wala	Trap
12.	Liaqat Ali	Dhok Jhika Trap
13.	Muhammad Afzal	Malikwal
14.	Malik Sultan Rashed	Village Akwal
15.	Muhammad Arif	Village Akwal
16.	Raja Aslam	Village Akwal
17.	Hayaat Muhammad	Village Chekera
18.	Karam Hussain	Village Bilalabad
19.	Ameer Muhammad	Village Bilalabad
20.	Subedar Rtd. Noor Muhammad	Village Sangralla
21.	Subedar Rtd Khaki Jan	Village Sangralla
22.	Noor Zaman	Village Sangralla
23.	Abdul Khaliq	Village Sangralla
24.	Dosat Muhammad	Tamman

Appendix 4 – Draft Public Information Brochure (Construction of 132 KV Feeding TL of Tamman grid station, IESCO)

Power Distribution Enhancement Program (Tranche IV- Savings)

Construction of 132 KV Grid Station and Feeding TL of Tamman grid station, IESCO

ISLAMABAD ELECTRIC SUPPLY COMPANY

Government of Pakistan

August 2016

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. Islamabad Electric Supply Company (IESCO) will implement the Tranche-IV project in the shape of 14 Nos. extensions of line bays and 28 Nos. augmentation subprojects. These 43 sub-projects will be implemented in Islamabad, Rawalpindi, Attock, Jehlum and Chakwal.
3. IESCO through savings in Tranche – IV have further envisaged conversion of 04 Nos. grid stations from 66 KV to 132 KV. The conversion of Tamman station from 66 KV to 132 KV and feeding T/Line is part of these savings sub projects. This conversion work will be carried out on IESCO's owned land at existing 66 KV grid station Danda Shah Bilawal within the premises of existing 66 KV grid station. There are few subprojects (including this 132 KV Feeding double circuit T/line of Tamman grid station 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.
4. This Subproject will supply additional power to rapidly increasing population in the area to make sure the adequate supply of Electricity of the residents of these people.
5. The implementation of this 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 PDEIP and a Short resettlement plan(SRP) 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.

6. Both the LARF and the SRP in Urdu language will be available for perusal to anyone interested at the Project Implementation Unit. This Brochure summarizing the provisions of the LARF and the SRP for this 132 kV Transmission Line Subproject is uploaded in ADB & IESCO websites for information of all the families whose, 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 this 132 kV 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

7. Principles for the compensation/rehabilitation of affected households (DHs) by this Subproject are:

- (1) Land acquisition will be avoided and acquisition will only occur where access to, or use of, an DH's land is affected;
- (2) Compensation will guarantee the maintenance of the DHs pre-project living standards;
- (3) DHs will be fully informed/consulted on compensation options;
- (4) DHs' 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

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

Table 1 – Eligibility and Entitlements Matrix

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, Title holder (166 DHs)	No land compensation provided that land is rehabilitated/restored to former quality following completion of works. Compensation, in cash, for all damaged crops and trees as per item below
Crops	Crops affected (damaged/lost)	Alls DHs (166 DHs)	<u>Tower impacts:</u> Cash compensation at market rate based on actual

			impact for a maximum of 3 harvests <u>Line corridor stringing</u> : cash compensation at market rate of 1 harvest.
Trees	Trees removed	Affected Farmers (34 DHs)	Cash compensation shall reflect income replacement

D. Subproject Impacts

9. Overall, a total of 166 households will be affected by the construction of this sub-project. The farmers in the affected villages usually grow three crops, namely wheat crop in the rabi/winter season, and maize 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.

10. 287 trees will be affected and removed from the 30ft wide and 40 Km long corridor of this 132kV transmission line.

11. The loss of crops will be affected during construction of transmission line.

E. Unit Rates and Compensation

12. The farmers in the affected villages usually grow two crops, namely wheat crop in the rabi/winter season, and maize 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. Thus, the current market prices of wheat and maize crops were collected from local markets and LOC.

F. Grievance Mechanism

13. 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 DHs, and by establishing extensive communication and coordination between the community and IESCO. Nevertheless, a grievance mechanism will be made available to allow an DH appealing against any disagreeable decision, practice or activity arising from compensation for the affected land or other assets.

14. Complaint registers will be kept at the three existing grid stations at Talagang and Tamman, PD (GSC) office & office of the Chief Engineer Development IESCO H/Q Islamabad, to be maintained by the respective in-charges. The complaints received will be processed and resolved by the IESCO's Assistant Manager, Social Impact and LAC by involving the local leadership and Union Councils, and/or the respective District LAC.

15. Firstly, attempts will be made to redress the grievances through a village level grievance redress committee (GRC) comprised of IESCO's E&SS Cell and LAC or *Parwari*, and the village notable elders, like *Malak*, *Numbardar* and the concerned Councilor of the Union Council. But if the grievances cannot be redressed satisfactorily at the village level, a grievance redressal will be referred to the District Coordination Officer or the Chief Engineer, IESCO. As a last resort, the aggrieved DH may seek justice through the Court.

16. All the finances will move directly from IESCO to DHs, as compensation for the loss of crops and trees.

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 DHs from receiving at least rehabilitation assistance. All DHs who were occupying or using the affected land at the time of the cut-off-date 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 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 SRP has been implemented or any other issue relative to the compensation and rehabilitation program for the project do we have the right to complain, and if so how and where?

Answer: Yes. Any AH may file a complaint or grievance with the grid station in-charge at grid stations Talagang & Tamman, which the E&SS section will process and try to resolve through informal means by involving local leadership and union councils. 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. DHs 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 SRP for the 132 kV Transmission Line Subproject, or if you would like to receive a full copy of the Land Acquisition for the project, please contact as the follows:

- **ISLAMABAD ELECTRICT SUPPLY COMPENY**
- **Address: IESCO House, Sector G-7, Islamabad**
- **Phone Number: 051-9252036**
- **Contact person: Chief Engineer (Development)**