

**PROPOSED GRID SUBSTATIONS AND
TRANSMISSION LINES PROJECT
UNDER ECGSTLP**

**Resettlement Action Plan (RAP)
for
Keraniganj 230/132/33 kV GIS
December, 2015**



POWER CELL

POWER DIVISION
MINISTRY OF POWER, ENERGY & MINERAL RESOURCES
GOVERNMENT OF THE PEOPLE'S REPUBLIC OF BANGLADESH



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CURRENCY EQUIVALENTS(as of 31st October 2015)

Currency unit	–	Bangladesh Taka (BDT)
BDT1.00	=	US\$ 0.13
\$1.00	=	BDT 78

WEIGHTS AND MEASURES

1 ha	=	2.47 acre
1 ha	=	10,000 sq.m
1 acre	=	100 decimal

GRID SUBSTATIONS AND TRANSMISSION LINES PROJECT
Resettlement Action Plan (RAP)

ABBREVIATIONS

AB	-	Acquiring Body
AH	-	Affected household
AP	-	Affected person
CCL	-	Cash Compensation under Law
CMP	-	Current Market Price
CRO	-	Chief Resettlement Officer
CSO	-	Civil Society Organization
DC	-	Deputy Commissioner
EA	-	Executing Agency
EC	-	Entitlement Card
EIA	-	Environmental Impact Assessment
EP	-	Entitled Person
FGD	-	Focused Group Discussion
ft	-	foot / feet (3.28 ft = 1 m)
GDP	-	Gross Domestic Product
GoB	-	Government of Bangladesh
GRC	-	Grievance Redress Committee
ha	-	hectare
HIES	-	Household Income and Expenditure Survey
HH	-	Household
ID Card	-	Identity Card
IoL	-	Inventory of losses
INGO	-	Implementing Non-Governmental Organization
IR	-	Involuntary Resettlement
JVS	-	Joint Verification Survey
LA	-	Land Acquisition
LA&R	-	Land Acquisition and Resettlement
LAO	-	Land Acquisition Officer
LAP	-	Land Acquisition Plan
LGI	-	Local Government Institution
LMS	-	Land Market Survey
LIRP	-	Livelihood and Income Restoration Program
M&E	-	Monitoring and Evaluation
MIS	-	Management Information System
MOL	-	Ministry of Land
NGO	-	Non-government Organization
PAU	-	Project Affected Unit
PAVC	-	Property Assessment and Valuation Committee
PIC	-	Project Implementation Committees
PMU	-	Project Management Unit
PD	-	Project Director
PIB	-	Public Information Brochure
PIU	-	Project Implementation Unit
PPTA	-	Project Preparatory Technical Assistance
PWD	-	Public Works Department
R&R	-	Resettlement and Rehabilitation
RAC	-	Resettlement Advisory Committee
RAP	-	Resettlement Action Plan
RB	-	Requiring Body

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RF	-	Resettlement Framework
RO	-	Resettlement Officer
RoR	-	Record of Rights
RoW	-	Right-of-Way
RU	-	Resettlement Unit
RV	-	Replacement Value
SES	-	Socioeconomic Survey
Sft	-	Square feet
TA	-	Technical Assistance
TOR	-	Terms of Reference
XEN	-	Executive Engineer

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GLOSSARY

Affected Person (AP) - includes any person, affected households (AHs), firms or private institutions who, on account of changes that result from the project will have their (i) standard of living adversely affected; and/or (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with physical or economic displacement.

Assistance - means support, rehabilitation and restoration measures extended in cash and/or kind over and above the compensation for lost assets.

Awardee - refers to person with interests in land to be acquired by the project after their ownership of said land has been confirmed by the respective Deputy Commissioner's office as well as persons with interests in other assets to be acquired by the project. Compensation for acquired assets is provided to 'awardees' through notification under Section 7 of the Land Acquisition Ordinance.

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 - refers to the date after which eligibility for compensation or resettlement assistance will not be considered. Date of service of notice under Section 3 of Land Acquisition Ordinance is considered to be the cut-off date for recognition of legal compensation and the start date of carrying out the census/inventory of losses (IoL) is considered as the cut of date for eligibility of resettlement benefits.

Entitlements - include the range of measures comprising cash or kind compensation, income restoration assistance, transfer assistance, income substitution, and business restoration which are due to AHs, depending on the type and degree/nature of their losses, to restore their social and economic base.

Eminent Domain - refers to the regulatory authority of the Government to obtain land for public purpose/interest or use as described in the Ordinance and Land Acquisition Law 1982.

Household - A household includes all persons living and eating together (sharing the same kitchen and cooking food together as a single-family unit).

Inventory of losses - includes the inventory of the affected properties during census survey for record of affected or lost assets for preparation of the Resettlement Action Plan.

Non-titled - means those who have no recognizable rights or claims to the land that they are occupying and includes people using private or public land without permission, permit or grant, i.e. those people without legal title to land and/or structures occupied or used by them.

Project Affected Units (PAUs) - collectively indicate residential households (HHs), commercial and business enterprises (CBEs), common property resources (CPRs) and other affected entities as a whole.

Project Affected Family - includes residential households and commercial and business enterprises except CPRs.

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Replacement cost - refers to the value of assets to replace the loss at current market price, or its nearest equivalent, and is the amount of cash or kind needed to replace an asset in existing condition, without deduction of transaction costs or for any material salvaged. Replacement cost is inclusive of any taxes or transaction fees required to replace the asset.

Resettlement - means mitigation of all the impacts associated with land acquisition including relocation and reconstruction of physical assets such as housing and restoration of income and livelihoods in post-relocation period.

Significant impact - refers to severity of impact with regard to loss of housing and productive assets of affected persons/families.

Structures - refers to all buildings including primary and secondary structures including houses and ancillary buildings, commercial enterprises, living quarters, community facilities and infrastructures, shops, businesses, fences, and walls, tube wells latrines etc.

Executive Summary

Introduction:

To meet the ever increasing electricity demand for the rapid and over all development of the country, the Government of Bangladesh (GoB) has felt urgency to establish a substantial number of new power plants and electric grid substations, enhance (through repair or maintenance) or lay new grid lines and connect those with National Grid systems. According to the Power System Master Plan (PSMP) 2010, the maximum demand of electricity is expected to be 12,500 MW in 2017 and in order to meet this huge estimated demand, installation of new 230/132 kV & 132/33 kV substations, laying new grid lines and/or enhancing the existing lines will be required throughout the country. Under this circumstance, the Government of Bangladesh has entrusted upon Power Grid Company of Bangladesh Ltd. (PGCB) with support from the World Bank (WB) to implement the project "Enhancement of Capacity of Grid Substations and Transmission Lines for Rural Electrification" (ECGSTLP) under the Rural Electricity Transmission and Distribution (T&D) Project. This document is prepared based on GoB policy and World Bank's OP 4.12.

Project Area Description:

The town of Keraniganj stands on the Southwest side of Dhaka City on the bank of the Buriganga River. Keraniganj Upazila with an area of 166.87 km², is bounded by Savar Upazila and Mohammadpur, Hazaribagh, Kamrangir Char, Lalbagh, Kotwali and Sutrapur Thanas to the Northeast, Shyampur Thana and Narayanganj and Sadar Upazilas to the East, Serajdikhan Upazila to the South, and by Nawabganj and Singair Upazilas to the West. The main rivers are the Buriganga and Dhaleshwari. Keraniganj is connected to Dhaka Metropolitan through two modern bridges (Buriganga Bridge-2 and Bangladesh China Friendship Bridge which is also known as Burignaga Bridge-1) over Buriganga River. The Bangladesh government has a plan to integrate Keraniganj Upazila into Dhaka municipality in the near future, to accommodate the expansion of the capital. Main crops of this area are Jute, wheat, potato, onion and oil seed. All the unions of the upazila are under rural electrification net-work, however still a significant percentage (around 20%) the dwelling households do not have access to electricity. The selected area for Keraniganj substation is situated in Bolsota Mouza. The area of this land is 3 acres. It is located right near the main road. It is a wasteland. During exploratory visit there were Napier grasses and sesame in the adjacent field. Some also cultivated sesame seeds and corn in the surrounding areas. There is an abandoned pond within the marked substation area. There is also an abandoned foundation of a building, height of which is about 1-1.5 feet. The project area remains under water during the rainy reason. There are also few houses located around 200-250 yards from the proposed site and an existing electric tower is also there near to these houses. Land of the project area belongs to the private landowners.

Methodology for preparing the RAP:

During project preparation, a census and inventory of loss (IoL) survey was carried out in September, 2015 at the selected land. The census survey (CS) and IoL survey was done in conjunction with stakeholder consultations, focus group discussion and a property valuation survey. The objective of the census and socioeconomic survey was to establish a detailed inventory of the households and physical assets to be affected by the project; develop a socioeconomic profile of the affected households (AHs) and identify impact on them. The survey would also serve as a benchmark for monitoring and evaluation.

Project impacts and Displacement:

The project will require private land acquisition of 300 decimals for construction of a substation in Keraniganj Upazilla, Dhaka district. No residential structures will be affected as a result of the project, and therefore, there will be no displacements for this intervention. The project would affect agricultural lands. The affected land are owned and cultivated by 19 HHs. Among these 19 HHs 2 are

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vulnerable HHs and 11 are severely affected by the project. On the other hand, no CPRs are to be affected due to the construction of the sub-station under this project.

Table Ex-01: Displacements and Other Impacts

Sl.No.	Project Impacts	Total
1	Total quantity of land (hec.) affected	1.2138 (Hectare)
2	Total number of Households affected	19 HH
3	Number of Vulnerable HHs affected (Based on income level)	2 HH
4	Severely Affected HHs (Losing more than 40% of land)	11 HH

Source: Census and IoL survey September, 2015

Profile of the affected households:

A total of 19 HHs comprising of 106 people will be affected by the project with an average HH size of 5.58 members per HH, which is almost same as the national average of 4.35 members per HH according to Bangladesh Bureau of Statistics (2011). Age-sex ratio indicates that majority of the population are within the age limit of 30-59. All of them are Muslim. Male are more educated than the female.

Consultation and participation:

Stakeholder consultation and participation is a key aspect of resettlement projects according to the Bank Operational Policy 4.12. Meaningful participatory consultations create a channel between the project and the community to have both way communications. For this reason, consultation with the stakeholders and their participation has been cautiously planned for this project. One formal consultation meeting and three FGDs were conducted at the project location. Apart from these, few informal consultations were also carried out during the census. Participation in consultation meeting was ensured by using Participatory Rapid Appraisal (PRA) approach. Both primary and secondary stakeholders of the project were informed through personal contact, informing the land owners, phone communication, etc. The key objectives of the consultation meetings were to- (i) disclose both positive and negative impacts of the project to the community and stakeholders and (ii) ensure inclusion of views and opinions from the project affected persons about project impacts in their livelihood and social wellbeing. The female participants were separately interviewed during informal consultations, census and IoL Survey. The informal meetings were arranged among female groups and land owners as they are the most prominent groups along the alignment. In addition, opinions from local respectable persons, vulnerable and disadvantaged groups were taken into consideration. Further, during the consultation meetings comprehensive information were gathered.

Legal and Policy Framework:

The Government of Bangladesh (GoB) does not have a national policy on involuntary resettlement. Eminent domain law is applied for acquisition of land for infrastructure projects where it is evident as required for public interest. However, in projects with external finance, GoB adopts project specific policy on land acquisition and resettlement. The legal and policy framework of the Project on land acquisition and resettlement, therefore, is based on the GoB laws on Land Acquisition and the World Bank policies (OP 4.12). In this chapter following issues have been described:

- 1) GoB legal framework
- 2) Compensation principles and standards adopted in this project
- 3) Persons entitled for compensation, entitlements and application guidelines
- 4) Compensation payments procedure etc. In this project best examples and practices were taken into account to prepare the RAP which will help to implement the project smoothly.

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The Deputy Commissioners (DC) in all the cases, determine “market value” of acquired assets on the date of notice of acquisition (notice under section 3 of the Ordinance). The DCs then adds 50% premium of the assessed value for cash compensation under law (CCL) of all acquired assets except standing crops due to compulsory acquisition. The CCL paid for land is generally less than the market value as owners customarily report undervalued land transaction prices to avoid higher revenue duty and registration fees. If land acquired has standing crops cultivated by tenants (Bargadar) under a legally constituted written agreement, the law requires that part of the compensation money be paid in cash to the tenants as per the agreement. Places of worship, graveyard, and cremation grounds are not to be acquired for any purpose. The law requires that the government will auction the savaged materials upon payment of compensation out. Under the 1982 Ordinance, the Government is obliged to pay compensation only for the assets acquired. Households and assets moved from land already acquired in the past for project purposes and/or government khas land are not included in the acquisition proposal and therefore excluded for compensation under law.

Livelihood Impact and Risks:

The majority of the affected people are mainly farmers and owners of agricultural land. The average income of the population in the project is below the national average and includes an above the national average concentration of poverty stricken households. The livelihood situation of the population at risk is relatively homogenous in the project area due to the similarities in the socio-demographics (low income, basic education, religious background). The potential adverse impacts of the project on livelihood for the project-affected population are limited as there will be no displacements. PGCB chose only those areas for building substations where no homestead is located. Most of the affected people, who mainly rely on farming, own agricultural land. Although majority portion of the project affected household will loss more than 40% of their productive assets due to the land acquisition, but the project impact on this population will be minimal according to their income level. Therefore, the expected negative impacts are limited. Potential positive impacts that aim to cover the project-affected population are: (i) More access to electricity, and (ii) Industrialization using the project enhancements. While it is noted that the plot size for land acquisition is quite small and would not impact their livelihoods, 11 HHs would be losing more than 40% of their lands. While OP 4.12 states that if the remaining lands are unviable, the government needs to acquire the entire parcel. But for these 11 HHs, the remaining 60% of the lands would still be viable and productive, and the PAPs are also not willing to give up this land, and therefore the government would not need to acquire that land.

Grievance Mechanism and GRC:

The project census and IoL survey has been conducted to ensure that 100% of the project affected persons are enlisted along with the description of their loss, but due to time difference between planning and implementation as well as other associated complicacies, it is more likely that some residents may have a grievance regarding their entitlements. Grievance Redress is a very important part of resettlement project implementation. Therefore, this project will follow the specific grievance redress mechanism to ensure that the time gap between acquisition of land and implementation decisions is minimum. Affected people and communities will place their arguments to the grievance redress committee (GRC) consistent with the grievance redress method. The structures, processes, and outcomes are described in the following sections of this chapter. The implementation of GRC decisions and monitoring processes are also explained.

Affected people may appeal against any disagreeable decision, practice or activity arising from land and assets and from construction related activities to the grievance redress committee. APs will be fully informed of their rights and of the procedures for addressing complaints, either verbally or in writing during consultation, survey, and time of compensation. The project planning and

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implementation will be careful enough and provide advance counselling and technical assistance to the APs in the land acquisition and compensation collection process to prevent grievances. This will be ensured through careful land acquisition and resettlement (LAR) design and implementation, by ensuring full participation and consultation with the APs, and by establishing extensive communication and coordination between the affected communities, PGCB, and different bodies of local governments.

Budget:

The total estimated cost of implementation of the RAP is about BDT **130,653,797** equivalent to USD 1.68 million (1 USD=78 BDT). Of this, land acquisition alone will require an estimated more than BDT 111 million (85% of the total budget) due to high value of land along the proposed alignment.

Table Ex-02: Estimated Summary Budget for Compensation and Resettlement

Sl. No.	Category of loss	Unit /Quantity in nos	Rate	To be paid by DC	To be paid by PGCB through Implementation Organization (BDT)	Estimated budget (BDT)	Estimated budget (USD)
A	Compensation for Land (in Decimal)	-	-	49,162,500	61,837,500	111,000,000	1,423,076.92
B	Resettlement Benefits Associated with Land Compensation	-	-	-	8,385,000	8,385,000	107,500.00
C	Replacement Value of standing crops	-	-	-	330,000	330,000	4,230.77
D	Resettlement Benefits for Vulnerable and Severely Affected Household	-	-	-	130,000	130,000	1,666.67
	Sub-Total (A - D)	-	-	49,162,500	70,682,500	119,845,000	1,536,474.36
E	Administrative cost on all land acquisition, Compensation for structure & Tree budget for DC	49,162,500	7.5%	3,687,188	-	3,687,188	47,271.63
F	Operation cost for RAP implementing Agency	LS	-	-	600,000	600,000	7,692.31
G	Operation cost for Independent Monitor	LS	-	-	300,000	300,000	3,846.15
	Sub Total (E-G)	-	-	3,687,188	900,000	4,587,188	58,810.10
	Total (A-G)	-	-	52,849,688	71,582,500	124,432,188	1,595,284.46
H	Contingency @ 5% of the Total (A - G)					6,221,609	79,764.22
	Grand Total (Total + Contingency)					130,653,797	1,675,048.68

Source: Property valuation survey, recent development projects and policy matrix of the RAP

Implementation Arrangements:

PGCB, an enterprise of Power Development Board under the Ministry of Power, Energy and Mineral Resources (MoPEMR), is the primary GoB counterpart agency and the main contact point with the World Bank for all matters related to project implementation. PGCB is responsible for undertaking all studies, design, and implementation of this project. It will also be responsible for operation and maintenance (O&M) of the project after its completion. The project will encourage adopting and practicing participatory process in planning and implementation. The project will enhance the Capacity of Grid Substations and Transmission Lines for Rural Electrification” (ECGSTLP) under the Rural Electricity Transmission and Distribution (T&D) Project. PGCB is mandated to undertake steps, as per guidelines of the MoPEMR and advice of the Government, to secure required funds both from external and internal sources for the implementation of the Project. Project Management Unit (PMU), headed by a Project Director (PD), has already been set up within PGCB for execution of the Project who is responsible for implementation of the RAP—assistance disbursement and

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resettlement of the APs including income restoration. PGCB will work together with the DCs for acquisition of land for the Project.

Monitoring and Evaluation:

Monitoring and evaluation (M&E) are the key apparatus of RAP implementation. Monitoring is a periodic check-up of premeditated actions. It provides midway inputs, facilities changes, if necessary, provides feedback for project management to keep the program on schedule. The definite accomplishment, aim, and purpose are examined by monitoring and evaluation procedure. Monitoring and evaluation are helpful to perfectly fulfil the project objective of resettlement plan implementation. The PIU will be monitored and measured throughout the progress of implementation of the resettlement plan. The scope of monitoring activities will be proportionate to the projects' risks and impacts. In addition, recording the progress in compensation payment and other resettlement activities, the borrower/client will prepare monitoring reports to ensure the implementation of the resettlement plan has produced the desired outcomes. To assess the changes and variations, the M&E approach will identify and select a set of appropriate indicators and gather information on them. The M&E process will ensure participation of stakeholders, especially the affected persons, women and vulnerable groups. The process will also assume different formal and informal surveys for impact analysis. M&E processes assess the resettlement efficiency, effectiveness, impact and sustainability will carry out through the identification of lessons from the Project for building upon future policies.

Implementing Non-governmental organization (INGO) will prepare a monthly progress report (MPR) highlighting the progress and problems. Also, targets to be set for the subsequent month. PIU will prepare quarterly reports on involuntary resettlement using the monitoring indicators agreed at the time of approval of the rehabilitation plan, including any corrective measures, if required. The project budget will include the internal and external resettlement monitoring requirement costs.

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Chapter 1 - Project Description

1.1 Introduction

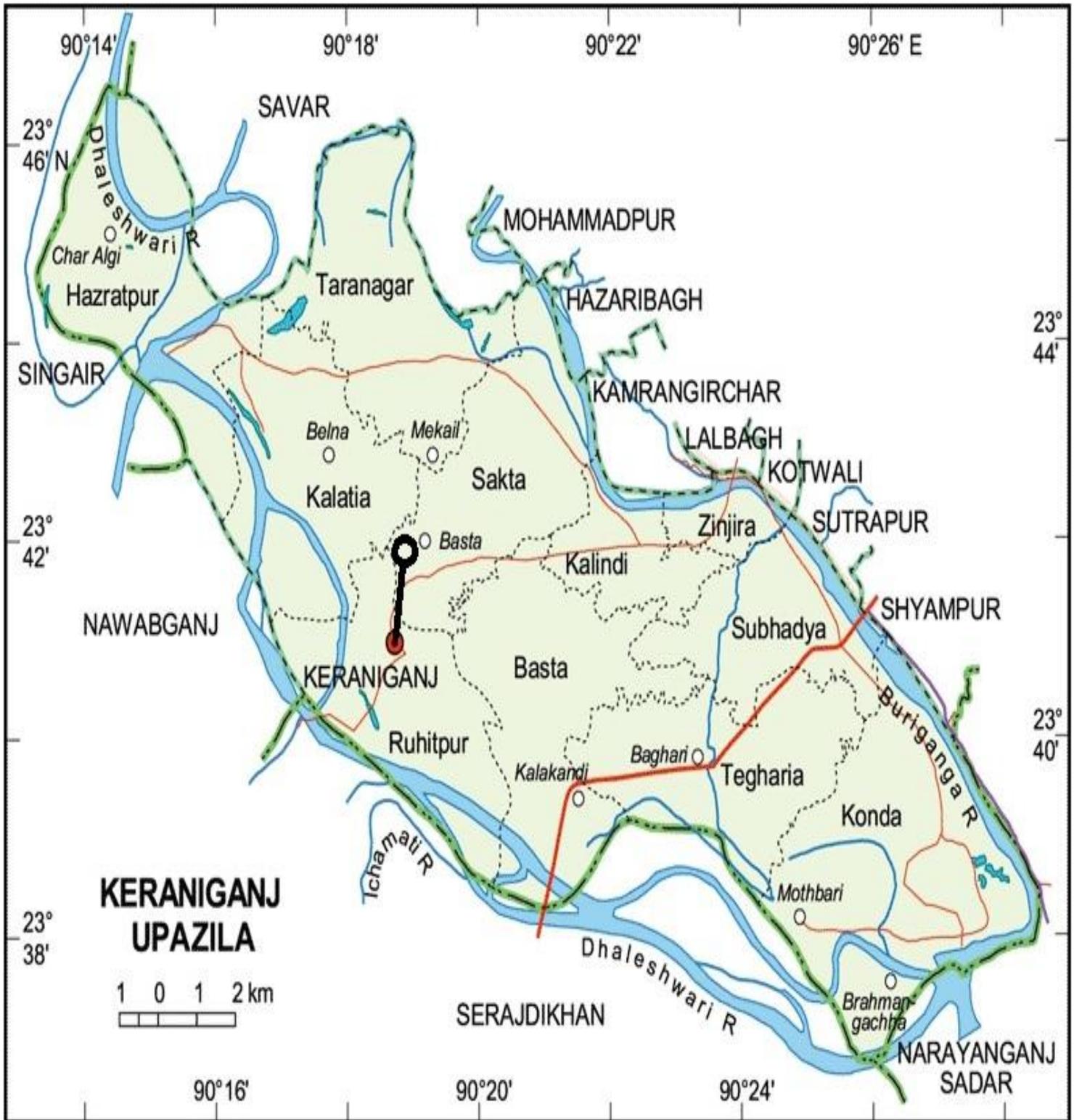
1. To meet the ever increasing electricity demand for the rapid and over all development of the country, the Government of Bangladesh has felt urgency to establish a substantial number of new power plants and electric grid substations, enhance (through repair or maintenance) or lay new grid lines and connect those with National Grid systems. According to the Power System Master Plan (PSMP) 2010, the maximum demand of electricity is expected to be 12,500 MW in 2017 and in order to meet this huge estimated demand, installation of new 230/132 kV & 132/33 kV substations, laying new grid lines and/or enhancing the existing lines will be required throughout the country. Under this circumstance, the Government of Bangladesh has entrusted upon Power Grid Company of Bangladesh Ltd. (PGCB) with support from the World Bank to implement the project “Enhancement of Capacity of Grid Substations and Transmission Lines for Rural Electrification” (ECGSTLP) under the Rural Electricity Transmission and Distribution (T&D) Project.
2. This WB funded project will follow WB safeguard policies and GoB policies to avoid resettlement, if not possible, minimize resettlement with the motivation to affect less people directly or indirectly, resettlement of required numbers of Project Affected Persons (PAPs), and restore their livelihood to pre-project level. The PAPs also must get equitable compensation package for the acquired lands or their structures that could be demolished. The project will keep an eye on any socio-cultural losses occurred during and after the implementation of the project. The project will ensure that marginalized people are not affected while implementing the project. Since PGCB will establish six power substations enrooted to grid line, this will involve some land acquisition issues. One of these substations will be constructed in Keraniganj Upazilla, Dhaka District. This will require acquisition of 300 Decimals of private land. The land required for acquisition is currently being used for agricultural production. No residential entities will be affected due to the Project. Therefore, there will be no displacements due to the project. However, land acquisition will affect land title, access to productive land and income loss from the ceasing of agricultural production. Therefore, this RAP will lay out the mitigation measures of any adverse impact caused due to land acquisition for this substation.

1.2 Description of project area

3. The town of Keraniganj stands on the Southwest side of Dhaka City on the bank of the Buriganga River. Keraniganj Upazila with an area of 166.87 km², is bounded by Savar Upazila and Mohammadpur, Hazaribagh, Kamrangir Char, Lalbagh, Kotwali and Sutrapur Thanas to the Northeast, Shyampur Thana and Narayanganj and Sadar Upazilas to the East, Serajdikhan Upazila to the South, and by Nawabganj and Singair Upazilas to the West. The main rivers are the Buriganga and Dhaleshwari. Keraniganj is connected to Dhaka Metropolitan through two modern bridges (Buriganga Bridge-2 and Bangladesh China Friendship Bridge which is also known as Burignaga Bridge-1) over Buriganga River. The Bangladesh government has a plan to integrate Keraniganj Upazila into Dhaka municipality in the near future, to accommodate the expansion of the capital. Main crops of this area are Jute, wheat, potato, onion and oil seed. All the unions of the upazila are under rural electrification net-work, however still a significant percentage (around 20%) the dwelling households do not have access to electricity. The selected area for Keraniganj substation is situated in Bolsota Mouja. The area of this land is 3 acres. It is located right near the main road. It is a wasteland. During exploratory visit there were Napier grasses and sesame in the adjacent field. Some also cultivated sesame seeds and corn in the surrounding areas. The project area remains under water during the rainy reason. There are also few houses located around 200-250 yards from the proposed site and an existing electric tower is also there near to these houses. Land of the project area belongs to the private landowners.

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Figure 01: Location of proposed sub-station from Keranigonj Upazilla, Dhaka District



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1.3 Benefits and Impacts

4. The project will benefit the local population in multiple ways. Additional supply of electricity generated by the project will reduce load shedding. Access to electricity is a key requirement to industrialization. Additional power will enhance industrialization, which will create employment opportunities. Price of land of this area will increase. The locals will make use of the most of the additional facilities to develop socio-economic conditions of their own.
5. The project will require land acquisition for construction of the sub-station. This will affect income from agricultural land, but no structures will be affected by the intervention of this project. Therefore, there will be no displacements caused by the project. The impact is therefore minimal compared to the benefits of the project. Loss of agricultural land will be compensated according to the RPF. Land acquisition will implicate 19 HHs. Among these 19HHs, 2 are vulnerable HHs according to their income level and 11 are severely affected HHs based on losing more than 40% of their own land. The summary of project impacts is shown in Table 01 below.

Table 01: Summary Impacts of Project

Sl.No.	Project Impacts	Total
1	Total quantity of land (hec.) affected	1.2138 (Hectare)
2	Total number of Households affected	19 HH
3	Number of Vulnerable HHs affected (Based on income level)	2 HH
4	Severely Affected HHs (Losing more than 40% of land)	11 HH

Source: dRi IoL Survey September 2015

1.4 Objectives of the RAP

6. The Resettlement Action Plan focuses on land acquisition and resettlement management of the project. The main objectives of the RAP have been to: (i) Identify project impacts; and (ii) Plan measures to mitigate adverse social impacts resulting from loss of land due to construction of the sub-station, as well as other associated works. The RAP presents (a) project impacts, (b) socio-economic profile of the affected people, (c) type and extent of loss of assets including land and income from agricultural production, (d) principles and legal framework applicable for mitigation of these losses, (e) the entitlement matrix, (f) grievance redress mechanisms, (g) cost and budget, and (h) institutional framework for the implementation of the plan, including monitoring and evaluation. In summary, the RAP complies with Government of Bangladesh (GOB) laws as well as the World Bank Operation Policy 4.12 on Involuntary Resettlement.

1.5 Cut-off Date

7. The cut-off date refers to the date after which no additional construction of structures will be listed in the project area. The land to be acquired by the project will be video filmed to document the actual inventory to be affected by the Project. This is done to prevail over fraudulent claims for compensation from the project. The cut-off date for untitled occupants will be 5thSeptember, 2015. The cut-off date for title holders has been declared by the DC during notice for land acquisition under section 3.

Chapter 2 –Project Impacts

2.1 Introduction

8. In this chapter the adverse socio-economic impacts resulting from land acquisition and project interventions are presented. The chapter starts with a brief overview of the impact assessment methodology, followed by a description of overall project impacts, as well as impacts of land acquisition aspects. According to the census data, there are no indigenous communities affected by the project.

2.2 Impact Assessment Methodology

9. The project impacts have been assessed based on a Census Survey conducted in the affected area on physical assets following the acquisition boundary as per design. The Census Survey was conducted during September 2015. The impact assessment was carried out both at the household and community levels through field survey, stakeholders’ consultation meetings, and FGDs. The questionnaires used established an inventory of losses of each affected household, which included details of potentially affected structures (i.e. tube wells), agricultural land and other assets belonging to each household.
10. Table 02 presents the methodology adopted in the surveys/census for data collection for impact assessment and preparation of the Resettlement Action Plan.
11. The consultation process was adopted to share the necessary information on the project, project timeline and purposes of the census/surveys as well as building rapport with the affected households and communities. In addition to stakeholders meetings, focus group discussions (FGDs) were held with local communities. During community level meetings, people were informed about the project objectives and extensive question and answer sessions were conducted to clarify the project related works and activities.

Table 02: Project Impact Assessment Methodology

Unit Level	Data Collection Tools and Techniques
Household Level	<ul style="list-style-type: none"> • Households census/interviews • Inventory of losses survey (structures, trees and other assets) • Affected agricultural plots survey
Community Level	<ul style="list-style-type: none"> • Stakeholders and community consultation meetings • Focus group discussion

Source: dRi IoL Survey September 2015

2.3 Descriptions of Project Impacts

12. The project will require private land acquisition of 3 acres for construction of a substation in Keranigonj upazila. No residential structures will be affected by this measure and therefore, there will be no displacements for this intervention. Agricultural land will be affected by this project. The affected land are owned and cultivated by 19 HHs. The description of socio-economic condition of this community is described in the next chapter. On the other hand, no CPRs will be affected by this section of the project. No small ethnic community will be affected by this project.

2.4 Measures Adopted to Minimize Impacts

13. The project requires private land acquisition for construction of substation in this location. The project is abided by GoB and the World Bank policy OP 4.12. Accordingly, the project has ensured avoiding and minimizing any adverse socio-economic impact on the community and adopting a mitigation policy. There will be no displacements as no residential structures will be

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affected by the project. However, 3 acres of private land needs to be acquired for this site. The project will ensure that compensation for land is paid according to current market price, compensation for standing crops are paid according to market price and other measures will be taken to ensure that the socio-economic conditions of the affected population do not deteriorate from present condition.

2.5 Land Acquisition Requirements

14. Land acquisition requirement for this sub-station of the project is 3 acres of agricultural and wet land, which in terms of ownership is private land and is owned by 19 HHs. Acquisition of the land will impact 19 HHs and there is no sharecropper.

2.6 Categories of Affected Land

Table 03: Affected land size by category in acres

Type of land	Total
Cropped land	3.00
Total	3.00

Source: dRi IoL Survey September 2015

15. According to the survey findings, all of the affected land area is used for agricultural purposes. None of the HHs has residential or commercial structures in project impact area.

2.7 Significance of impact

16. Among the 19 affected land owners, 18 are losing 0.50 acres or less, only 1 HHs will lose more than 1.00 acre of land. So the project impact is really minimal in terms of land acquisition.

Table 04: Land loss by HHs due to the Project

Impact on land	Number of Households
Upto 0.50 acres	18
1.00 – 2.00 acres	1
Total	19

Source: dRi IoL Survey September 2015

2.8 Land Ownership Pattern of the Affected HHs

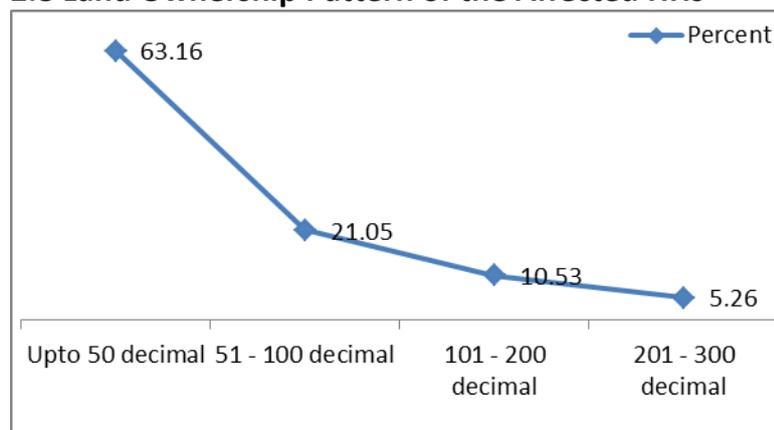


Figure 02 : land ownership pattern of the affected HHs

17. The owners of the affected land possess various amount of land. The figure depicts that majority of the HHs own 0.50 acres of land. Another major share of the PAPs own 0.51 to 1 acres of land. On the other hand, very few of them have 2 to 3 acres of land. Two of the PAPs own 1 to 2 acres of land.

2.9 Extent of impact on land

18. The figure 03 represents proportion of the affected land compared to the total land ownership of the HHs. The figure represents that for 10 affected HHs (major proportion) will lose more than 60% of their total owned land by the project and 1 HH will loss more than 40% of their land. The rest of 8 HHs will lose less than 40% of their land. So most of the HH (11 out of 19 HHs) will be considered as severely affected by the project.

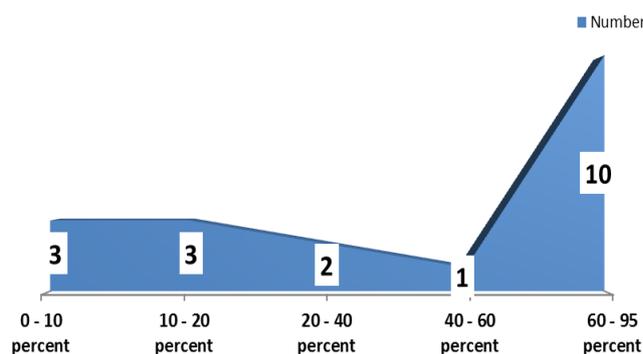


Figure 03 : Extent of impact on land

2.10 Impact on vulnerable and severely affected HHs

19. If the yearly income of household is below BDT 90,000, the household is considered as the vulnerable HH by this project. These vulnerable HHs require special consideration to benefit from the development activities of the project. On the other hand, if any household is anticipated to lose 40% of their total land due to land acquisition of this project, the household is considered to be severely affected HHs by this project.
20. The table below describes project impact on vulnerable and severely affected HHs of this sub-station area. The study team has identified 2 vulnerable HHs and 11 severely affected HHs. Either of the criterions will make the HHs eligible to receive an additional grant of BDT 10,000 from the project.

Table 05: Impact on Vulnerable Households

S.No.	Vulnerable category	Total Affected Households (HHs)	
		Number	Percentage
1	Number of Vulnerable HHs affected (Based on income level)	2	15
2	Severely Affected HHs (Losing more than 40% of land)	11	85
Total (in HHs)		2	100

Source: dRi IoL Survey September 2015

2.11 Other Impacts

21. Other than land acquisition and resettlement impacts, other potential impacts on livelihoods, gender and public health could occur due to project interventions. The impacts on livelihoods were considered limited as there will be no physical displacements due to the project. Although, majority of the HHs will lose the largest part of their land, but according to the financial condition of the PAPs, the potential negative impacts of this project are minimal in this area.

2.12 Project Impact Assessments – Summary

22. As discussed thus far, the main socio-economic risks associated with this project-induced impacts are landlessness, loss of income/ employment, vulnerability, etc. However it appears that the impact on household income is limited due to the following reasons: 63% of land owners will experience loss up to 0.50 acres of their land. But 58% HHs will loss more than 40% of their land. While it is noted that the plot size for land acquisition is quite small and would not impact their livelihoods, 4 HHs would be losing more than 40% of their lands. While OP 4.12 states that if the remaining lands are unviable, the government needs to acquire the entire

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parcel. But for these 4 HHs, the remaining 60% of the lands would still be viable and productive, and the PAPs are also not willing to give up this land, and therefore the government would not need to acquire that land.

Chapter 3 - Profile of the Affected Households

3.1 Introduction

23. Profile of the affected population is divided into two different segments of this chapter. Initially, the demographic characteristics of the affected HHs are studied based on field findings. The socio-economic profile of the affected HHs is subsequently presented following demographic profile of the HHs. A total of 19 HHs comprising of 106 people will be affected by the project with average HH size of 5.58 which is much higher than the national average (4.35) according to BBS (2011).

Table 06: General Profile of Affected Population

Number of total affected Households/Units	19
Number of total Population	106
Average HHs Size	5.58

Source: dRi IoL Survey September 2015

3.2 Demographic Profile of Affected HHs

24. Demographic profile of the affected community has been analysed as part of socio-economic profile of the project area. This comprises of gender profile and age-sex distribution of the PAPs. Precisely, 10.53% HHs are female headed, while the remaining 89.47% are male headed HHs against 88% male headed HHs in national level (BBS, 2011¹). However, the general scenario in Bangladesh is similar as the most of the HHs are headed by male. Age-sex ratio indicates that majority of the population are within the age limit of 30-59.

3.2.1 Gender distribution of Household Heads

25. Gender distribution of the affected HHHs is presented in Figure 04. Figure 04 shows that only 10.53% (2) of the affected HHs are headed by female, whereas the rest 89.47% (17) of the HHs are headed by male members. This scenario presents that most of the families are male dominated, which is a usual picture of our country, where 88% HHs are headed by male (BBS, 2011).

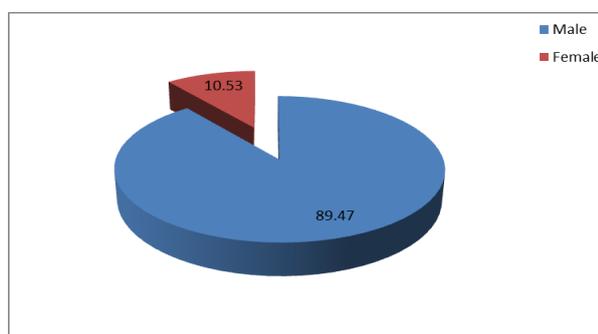


Figure 04: HHs gender Distribution in project area

3.2.2 Sex Profile of Affected HHs

26. Sex profile of the affected HHs is shown in Figure 05. From the sex profile we can see that the percentage of male populations is higher than the females in the project area. The overall male-female ratio of the project area is 100:98 (the national ratio is 100:96.30) which represents that percentage of female population in the project area is less compared to the male population.

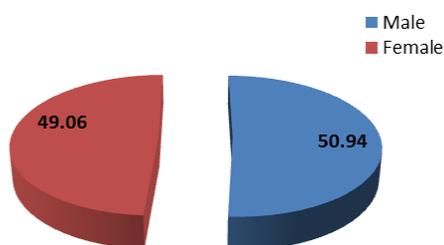


Figure 05: Sex profile of affected HHs

¹POPULATION AND HOUSING CENSUS 2011, Socio-Economic and Demographic Report, National Series, Volume - 4

3.2.3 Age and Sex Distribution of Affected Population

Table 07: Age and Sex Distribution of Affected Population

Age Group	Sex of the Population				Total
	Male		Female		
	Number	Percentage	Number	Percentage	
0 - 4 years	6	66.67	3	33.33	9
5 - 14 years	10	52.63	9	47.37	19
15 - 29 years	11	39.29	17	60.71	28
30 - 59 years	18	51.43	17	48.57	35
60 - 64 years	3	50.00	3	50.00	6
65 years and above	6	66.67	3	33.33	9
Total	54	50.94	52	49.06	106

27. Table 07 presents age-sex distribution of the affected HHs. Based on the survey findings, the figure indicates that population density increases respectively from the age group of 5-14. According to the age group bands, the most prominent one is 30-59 years, which comprises of 51% male and about 49% female population. However, population density remains almost stable in 60-64 bands and though after 65 years the female population decreases steadily, the male population density increases significantly up to 68%. The steady increase in the population after the age limit can be considered significant and not similar to the national scenario.

3.3 Socio-Economic Profile of Affected Population

28. Socio-economic profile of the affected area is analysed based on HH size, religion, level of education, occupation, per capita income, and marital status. The survey findings indicate that most of the affected lands are used for agriculture purpose in the project area. The average HH size is 5.58. The education level of the project area is similar to the national education level, with higher number of pupils entering the primary and secondary education and the rate then sharply decreases when it comes to higher education. However, literacy rate is higher for male population compared to the female. It is also found during the census and IoL survey that industrial workers are the most prominent occupation in this area (21.05%). People are also equally engaged with agricultural works and working with NGOs (both 15.79%).

3.3.1 Population by Religion

Table 08: Number and Percentage of Population by Religion

	Numbers	Percentage
Muslim	106	100

29. The religion background of the affected HHs is presented in a Table 08. The table 08 presents that all of the population of affected HHs are Muslim. No other religion members' were found in the project affected HHs in the census.

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3.3.2 Distribution of Household Population

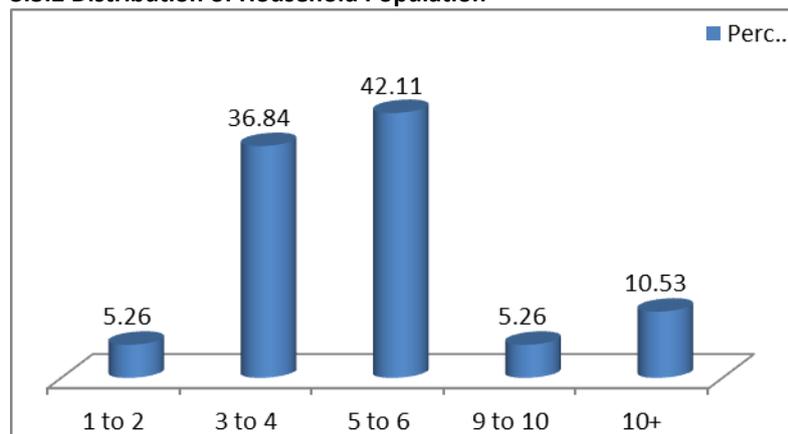


Figure 06: Distribution of HH population

30. Distribution of HH size is presented in Figure 06. It indicates that majority (42.11%) of the HHs have 5 to 6 members, while 36.84% HHs have 3 to 4 members. During the survey, 5.26% HHs have of small population like 1-2 members and 9-10 members. HH size of more than 10 members is 10.53% in the area.

3.3.3 Marital Status of Affected Population

Table 09: Marital Status of affected population (10 Years and above)

			Age Group					Total	
			10 - 20 years	21 - 30 years	31 - 40 years	41 - 50 years	51 - 60 years		Above 60 years
Male	Unmarried	Number	6	4	-	-	-	-	10
		Percentage	60.00	40.00	-	-	-	-	100
	Married	Number	1	4	9	6	3	8	31
		Percentage	3.23	12.90	29.03	19.35	9.68	25.81	100
	Separated	Number	-	-	-	-	-	-	-
		Percentage	-	-	-	-	-	-	-
	Widow/Widower	Number	-	-	-	-	-	1	1
		Percentage	-	-	-	-	-	100	100
Female	Unmarried	Number	6	2	-	-	-	-	8
		Percentage	75.00	25.00	-	-	-	-	100
	Married	Number	3	9	6	6	2	3	29
		Percentage	10.34	31.03	20.69	20.69	6.90	10.34	100
	Separated	Number	-	-	1	-	-	-	1
		Percentage	-	-	100.00	-	-	-	100
	Widow/Widower	Number	-	-	-	2	1	2	5
		Percentage	-	-	-	40.00	20.00	40.00	100

31. Table 09 indicates that 70.59% of the affected populations are married, whereas only 30% of the total populations are unmarried. Only 13.33% female populations are unmarried against 16.67% of the male population. The number of widowed female is 8.33%, whereas the number of widowed, abandoned, and divorced male population is very low (only 1.67%). During the census, it was found that most of the female get married at the age of above 20 years old.

3.3.4 Education Level of Affected Population (5 years and above)

32. Education level of the affected population is presented in the table below. The table demonstrates that primary and secondary level enrolment is high in the area. Dropout rate is very high as the number of people sharply decreases from SSC/HSC to MA certificate achievers. It also indicates that higher education rate is high among male population. Furthermore, illiteracy is high among female population.

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Table 10: Level of education of affected population (5 Years and above)

Education Group	Male		Female		Total	
	Number	Percentage	Number	Percentage	Number	Percentage
Illiterate/No Class passed/Do not know	4	44.44	5	55.56	4	9.28
Class 1 - 5	11	47.83	12	52.17	11	23.71
Class 6 - 9	14	45.16	17	54.84	14	31.96
SSC or equivalent	5	45	6	55	5	11.34
HSC or equivalent	7	50.00	7	50.00	7	14.43
BA/B.Com/Equivalent/Diploma/Vocational	4	80.00	1	20.00	4	5.15
MA/M.Com/Equivalent	2	67	1	33	2	3.09
Only Religious Studies	1	100	-	-	1	1.03
Total	48	100	49	100	97	100

Source: dRi IoL Survey September 2015

3.3.5 Category of affected HHs

33. All of the affected HHs are land owner and there is no sharecropper in this project area.

3.3.6 Primary Occupation of Affected Population

34. According to the census of the affected households, the common primary occupation in the area has been identified as industrial workers. In addition, the other significant occupations are NGO employee and agriculturalist. During the census and IoL survey, the most prominent occupation in this area were found to be industrial workers (21.05%) followed by agricultural works and NGO employees (both 15.79%). A significant 26.32% people were also found to be unemployed.

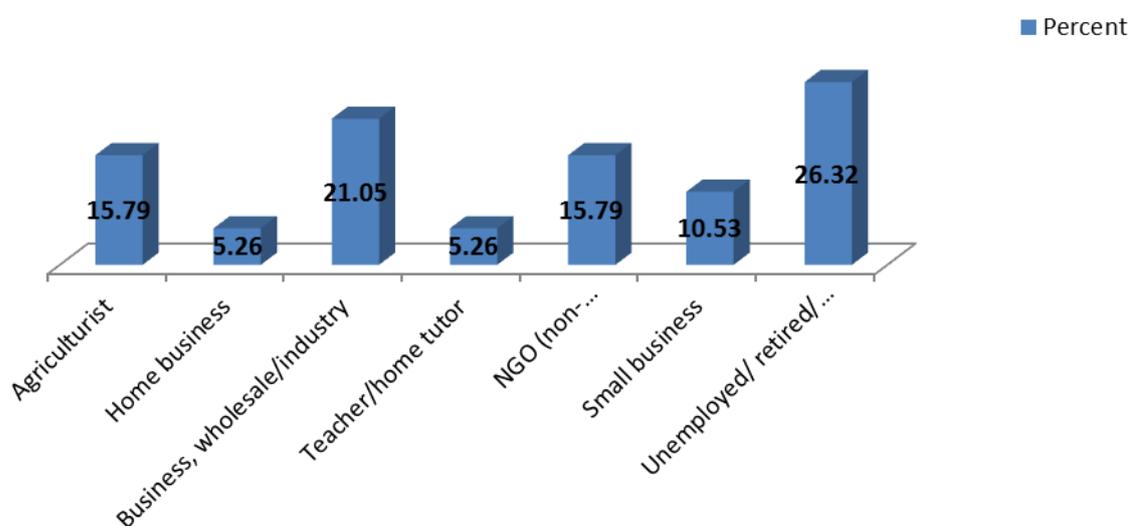


Figure 07: Primary Occupation of Affected Population (15 years and above)

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3.3.7 Per capita income of affected HHs

35. The total affected population has been divided into 3 groups based on per capita income. The income level starts from ≤BDT 60,000, but BDT 90,000 per year is classified as vulnerable group for this region. A total of 1 HHs has been located to be in the vulnerable group. Figure 08 demonstrates per capita income distribution of the project area. It represents that majority of the population is earning up to BDT 10,000 per month.

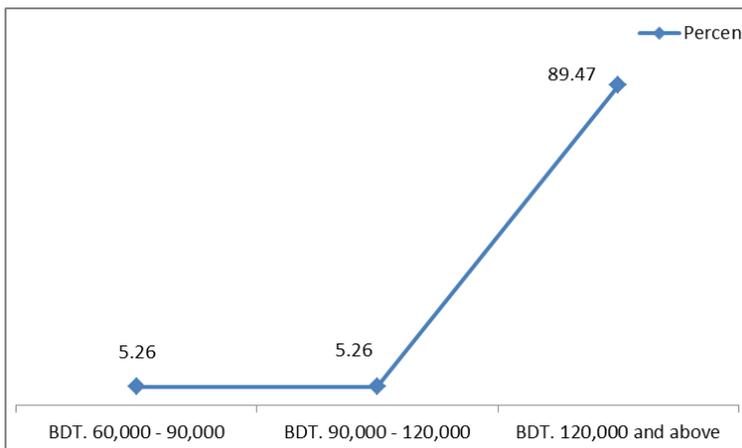


Figure 08: Per capita income of affected HHs

3.2.8 Loan size and support

36. Very few facilities are present in the project impact areas that can support the residents during emergency needs. Results from census shows that HHs are eligible to get loan support from different sources. Out of 19 HHs, 13 HHs (out of 19 HHs) have received different sizes of loan during their emergency periods and rest of the 6 HHs have not received any type of loan. The total affected population has been divided into 3 groups based on the size of loan. It is found that a highest number of affected HHs (52.63%) receiving >BDT 50,000 as a loan, followed by ≤BDT 10,000 as a loan, received by 10.53% HHs, whereas only 1 HHs received BDT. 20,001-30,000 as a loan.

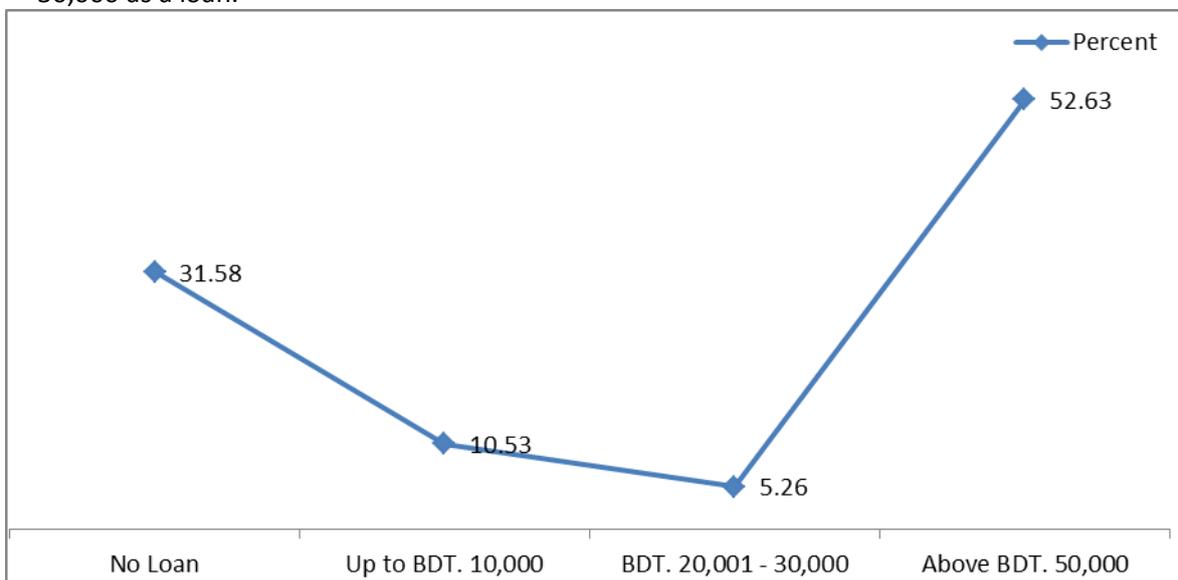


Figure 09: Loan size

37. Census data reveal that most significant impact would be on the agriculture sector. However, the project will ensure that affected HHs' condition do not get worse off due to project interventions. The proposed project will provide additional benefits for the severely affected and the vulnerable HHs. In this way the project will help to reduce poverty and infuse economic stability in the project area.

Chapter 4 –Consultation and Participation

4.1 Introduction

38. Stakeholder consultation and participation is a key aspect of the resettlement projects according to the Bank Operational Policy 4.12. Meaningful participatory consultations create a mutual relationship between the project and the community entailing communications between both stakeholders. Information dissemination is vital for resettlement projects according to the World Bank policy. Keeping these stipulations in mind, the project aims to provide a communication bridge between the stakeholders and the scheme proponents to ensure that opinions of the PAPs are incorporated in project planning and implementation. The Keraniganj, Dhaka Sub-station will impact 19 HHs. Therefore, one stakeholder consultation meeting and 2 FGDs were conducted with 25 male and 2 female participants. The meeting participants demonstrated their feedback and perception; their concern and expectations from the project. The community correspondents freely expressed their opinions about the project, resettlement, land value, entitlements, etc. Their opinions are duly presented in this chapter.

4.2 Project Stakeholders

39. Stakeholders are people, groups, or institutions, which are likely to be impacted by the proposed Project, or benefitted by the Project interventions or those who can influence the project. In this project, the primary stakeholders include all directly affected persons such as title owners losing land, physically displaced people living on their own land, share croppers and indirectly affected persons and communities/ host villages. The secondary stakeholders are NGOs, community based organizations, community development projects, government agencies, development partners, media, community leaders, civil society, traders, construction labourers and consultants in the project area.
40. Extensive consultation was held within the project reach by the social study team. A total of 18 participants from the project affected community attended the meeting. Table 11 represents a schedule of meetings held, FGDs and consultation meeting conducted and number of participants (male and female) who attended the meetings.

Table 11: Summary of Consultation Meetings and FGDs

Consultation/FGDs	Meeting venues	No of participants		
		Male	Female	Total
Stakeholder Consultation meeting	Sakta, Keraniganj, Dhaka	18	-	18
FGD with Male PAPs		05	-	05
FGD with impact community (both male and female)		02	02	04
Total		25	02	27

Source: dRi IoL Survey September 2015

4.3 Methodologies Adopted for Consultation meeting:

41. The stakeholders were informed about the meeting in advance through loud speaker (mosque), individual contacts and local government councillors. The affected HHs were earnestly requested to attend the consultation meetings. During the meeting, the project goals and objectives were unveiled to the participants. The project benefits and possible impacts were also shared with the meeting participants. The meetings were organized following participatory approach. The respondents freely expressed their views and opinions about the project and these are accordingly reflected in this chapter.

4.4 Methodologies Adopted for Focus Group Discussions

42. A total of 3 (three) Focus Group Discussions (FGDs) were held in the affected area. One FGD was particularly conducted for the female respondents to ensure female representation in the meetings. The meeting participants were mostly farmers, with some service holders, businessmen and day labourers. The female respondents in the meeting were mostly housewives with some students. The key focus of the FGDs was the vulnerable HHs to ensure their participation in decision making. The meeting conversations were carried out in a manner that the participants feel free to express their thoughts.

4.5 Outcomes of the FGDs and consultation meeting

43. Since the local communities are not familiar with the concept of resettlement and were not sure what to expect, many questions were raised with regard to the project impacts and benefits. The consultation team, citing examples from such project experiences in Bangladesh, mentioned that the project will be funded by the World Bank and therefore, the World Bank policies will be the guiding principles of this project. The consultation team also mentioned that the land value will be paid according to current market price and all other benefits ensuring income and livelihood restoration programme will be implemented to ensure that the socio-economic condition of the APs do not deteriorate from the present condition.

44. It can be seen from the Table 11 that about 10% of the participants are female. It is worth noting that in most cases head of households have attended the meeting. The participants were requested to convey message of the meetings to others stakeholders of the project.

Table 12: Concerns of the PAPs and responses

Sl	Participants	Concern	Feedback
Stakeholder Consultation Meeting			
1	Affected land losers, share croppers, business owners, etc.	<ul style="list-style-type: none"> The respondents were concerned whether the compensation will be paid in current market price for land; The farmers were concerned about standing crops; Share croppers raised questions about their share of compensation; 	The consultant team assured them that compensation for land will be paid in current market price. The farmers were also assured that if there are any standing crops in the field during implementation, the market price of the crops will be paid and they will be allowed to take away the crops within project scheduled time frame. The share croppers were confirmed that they will get fair share of the compensation, provided that they will have to have a written or agreed verbal agreement.
Focused Group Discussions			
1	Affected persons (male)	The participants were concerned that the land produces crops for three times a year. Red lentils, Khesari, Jute, etc are grown in the region. The project will surely benefit the community through uninterrupted electricity support, but the impact is mostly on agricultural land.	The facilitators stated that the project will ensure mitigation measures, so that there is no adverse impact of the project on the community.
2	Affected persons (female)	The female respondents stated that as land is entitled to the male house hold heads of the families, they do not get any share of the compensation. They were optimistic that the project will ensure electricity supply in the area, which will make life easier for them. They also discussed lack of medical facilities in the area.	The study team assured them that the project will have some specific mitigation measures targeting the female population of the community.

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SI	Participants	Concern	Feedback
3	Affected persons (Both)	The participants were concerned about current market value of land, compensation for standing crops, etc. They also asked for a harassment free mode of compensation payment process.	They were confirmed that compensation for land will be paid in current market price and the project will ensure their convenience during payment procedure.

4.6 Disclosure of RAP policy

45. Resettlement planning and implementation is a dynamic process and therefore the information dissemination including RAP disclosure will be carried out at the preparatory and implementation stage. The draft RAP will be disclosed in PGCB website and the executive summary of final RAP will be translated in Bengali and will be disclosed at the website. A Bangla version information booklet will be prepared for distribution among the APs and will be uploaded on the website. Final RAP will be disclosed on the PGCB website and World Bank info shop for public appraisal. Further, the RAP will also be disclosed at the local level using flip chart or multimedia (where possible) to make the affected people and other stakeholders aware of the project.

Chapter 5 - Legal and Policy Framework

5.1 Introduction

46. The Government of Bangladesh (GoB) does not have a national policy on involuntary resettlement. Eminent domain law is applied for acquisition of land for infrastructure projects where it is evident as required for public interest. However, in projects with external finance, GoB adopts a project specific policy on land acquisition and resettlement. The legal and policy framework of the Project on land acquisition and resettlement, therefore, is based on the GoB laws on Land Acquisition. In this chapter following things are described: (1) GoB legal framework; (2) Compensation principles and standards adopted in this project; (3) Persons entitled for compensation, entitlements and application guidelines; and (4) Compensation payments procedure etc. In this project best examples and practices were taken into account to prepare the RAP policy framework which will help to implement the project smoothly.

5.2 GoB Legal Framework

47. The principal legal instrument governing land acquisition in Bangladesh is the 'Acquisition and Requisition of Immovable Property Ordinance 1982' (Ordinance II of 1982 including amendments up to 1994 - ARIPO 1982). The 1982 Ordinance requires that compensation be paid for: (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Ordinance provides certain safeguards for the owners and has provision for payment of "fair value" for the property acquired.

48. The Deputy Commissioners (DC) in all the cases, determine "market value" of acquired assets on the date of notice of acquisition (notice under section 3 of the Ordinance). The DCs then adds 50% premium of the assessed value for cash compensation under law (CCL) of all acquired assets except standing crops due to compulsory acquisition. The CCL paid for land is generally less than the market value as owners customarily report undervalued land transaction prices to avoid higher stamp duty and registration fees. If land acquired has standing crops cultivated by tenant (Bargadar) under a legally constituted written agreement, the law requires that part of the compensation money be paid in cash to the tenants as per the agreement. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose. The law requires that the government will auction the salvaged materials upon payment of compensation out. Under the 1982 Ordinance, the Government is obliged to pay compensation only for the assets acquired. Households and assets moved from land already acquired in the past for project purposes and/or government khas land are not included in the acquisition proposal and therefore excluded for considerations for compensation under law.

49. Under the 1982 Ordinance, the Government is obliged to pay compensation only for the assets acquired. Further, the Ordinance does not deal with social and economic impacts as a consequence of land acquisition. For instance, the Ordinance does not cover project-displaced persons without titles such as informal settler (squatters), occupiers, and informal tenants and lease-holders (without registration document). Further, the Ordinance has no provision for resettlement of affected households and businesses or any assistance for restoration of livelihoods of the displaced persons.

5.3 World Bank OP 4.12 on Involuntary Resettlement

50. The project interventions may not involve additional private lands and displace people from their existing residence. If the fresh acquisition is required, WB policies have to be followed. The project therefore, will trigger the World Bank Operational Policy (OP) 4.12 on Involuntary Resettlement, which requires that the economic, social, and environmental risks out of involuntary resettlement are mitigated and livelihoods of the displaced persons are restored at

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the pre-project level. Involuntary resettlement may cause severe long term hardship, impoverishment, and damage unless appropriate measures are carefully planned and carried out. For these reasons, the overall objectives of the policy of involuntary resettlement are the following:

- 1) Involuntary resettlement should be avoided where feasible, or minimized, exploring all viable alternatives to project designs.
 - 2) Where it is not feasible to avoid resettlement, resettlement activities should be conceived and executed as sustainable development programs, providing sufficient investment resources to enable the persons displaced by the project to share in project benefits.
 - 3) Displaced persons should be meaningfully consulted and should have opportunities to participate in planning and implementing resettlement programs.
 - 4) Displaced persons should be assisted in their efforts to improve their livelihoods and standards of living or at least to restore them, in real terms, to pre-displacement levels or to levels prevailing prior to the beginning of project implementation, whichever is higher.
 - 5) Where necessary to achieve the objectives of the policy, the resettlement plan also includes measures to ensure that displaced persons are:
 - a. Offered support after displacement, for a transition period, based on a reasonable estimate of the time likely to be needed to restore their livelihood and standards of living; and
 - b. Provided with development assistance in addition to compensation measures such as land preparation, credit facilities, training, or job opportunities.
51. The Bank policy does not bar compensation and assistance to the displaced persons under the resettlement plan in absence of their legal title to land. The non-titled rights may come from continued possession of public land where the government has not sought eviction or from customary and traditional law and usage.

5.4 Social Safeguards Policy Compliance

52. There are some gaps between existing land acquisition law of the country and World Bank Operation Policy on Involuntary Resettlement (OP 4.12) in terms of identification of affected persons and compensation packages. Gaps between GoB land acquisition law and World Bank OP 4.12 and suggested mitigation measures are given below:

Table 13: Gaps between GOB LA law and World Bank OP 4.12

Sl. No	Gaps between WB OP 4.12 and GOB 1982 Ordinance II	Gap-filling measures/actions to be taken in this Project
1	Gaps with regard to avoidance and minimized project impacts	The project designs should aim to minimize impacts and adjusted tracks and station design further to reduce impacts.
2	Existing GoB laws recognize title owners only; informal settlers are not covered	All affected persons irrespective of titles will need to be identified for compensation and assistance.
3	Existing laws and methods of assessments do not ensure full replacement costs	Provisions will have to be adopted for additional top up payments to ensure replacement costs at current market price.
4	Consultation with affected community not legally required under GOB 1982 Ordinance II	Extensive consultations will need to be carried out during the preparatory phase; similar consultations will continue during project implementation.
5	The affected land owners can object to the acquisition in the beginning but once hearing is done and settled, there is no scope of further	There will be a provision of two-tier grievance redress mechanism in the project. One local level GRC (LGRC) and another project level GRC (PGRC).

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	complaint during the acquisition process	
5	No relocation assistance or support under 1982 Ordinance II	Affected households and businesses will receive relocation assistance and support from the project.
6	No support or program for income and livelihood restoration	The project benefits will include income and livelihood restoration.
7	No provision for reconstruction of common property resources	The project will reconstruct all physical and cultural resources (PCRs) and common property resources affected by the project if affected.

5.5 Purposes and Objectives of RAP

53. This RAP covers compensation and resettlement assistance for land, structures, trees, crops, business, wage, and other lost assets in connection with the land acquired. The RAP approach incorporates: (i) land acquisition and resettlement issues, and (ii) impact mitigation with special attention to the vulnerable groups.
54. The main principle of the RAP is to: (i) minimize negative impacts in consultation with the APs; (ii) closely consult the APs on RP policy, needs assessment, poverty and rehabilitation issues; (iii) carry out resettlement activities to improve or at least restore the pre-project living standards of the APs; and (iv) provide compensation for affected property irrespective of title to the land at replacement value prior to displacement.

5.6 Types of Losses

55. As evident from the database, the following categories of physically or economically displaced persons (APs) will experience project impacts during implementation of the project:
- i. APs whose lands are affected: APs whose land is being used for residential, business (shops), agricultural, gardening, fish culture or any other purposes which are affected in part or in total and the effects are either temporary or permanent.
 - ii. APs losing income or livelihoods: APs whose business, source of income or livelihood (including tenant businesses) is affected in part or in total, and affected either temporarily or permanently.
 - iii. Vulnerable APs: APs included in any of the above categories who are defined as low-income people or physically or socially challenged and without title to land.

5.7 Legal and Policy Commitments

56. The RAP has the following specific principles based on the government provisions:
- i. The land acquisition and resettlement impacts on persons displaced by the projects (physically or financially) would be avoided or minimized as much as possible through alternate design options;
 - ii. Where the negative impacts are unavoidable, the persons displaced by the project and vulnerable groups will be identified and assisted in improving or regaining their standard of living;
 - iii. Information related to the preparation and implementation of Resettlement Plan will be disclosed to all stakeholders and people’s participation will be ensured in planning and implementation. The Resettlement Plan will be disclosed to the APs in local language;
 - iv. The displaced persons who does not own land or other properties, but have economic interests or lose their livelihoods will be assisted as per the broad principles described in this document;
 - v. Before starting civil works, compensation and Resettlement and Rehabilitation (R&R) assistance will be paid in accordance with the provisions described in this document;

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- vi. An entitlement matrix for different categories of people displaced by the project has been prepared. People moving in the project area after the cut-off date will not be entitled to any assistance;
 - vii. For titled holders, the date of serving notice under section 3 of the Acquisition and Requisition of the Immovable Property Ordinance 1982 will be treated as the cut-off date;
 - viii. Appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes;
 - ix. All activities related to resettlement planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups;
 - x. Consultations with the APs will continue during the implementation of resettlement and rehabilitation works.
57. In accordance with the resettlement principles adopted in this project, all displaced households and persons will be entitled to a combination of compensation packages and resettlement assistance depending on the nature of ownership rights on lost assets, scope of the impacts including socio-economic vulnerability of the displaced persons and measures to support livelihood restoration if livelihood impacts are envisaged. The APs will be entitled to:
- (i) Compensation for loss of land at replacement value
 - (ii) Special assistance to the severely affected and vulnerable households with support to livelihood and income restoration.

Chapter 6 - Entitlements, Assistance and Benefits

6.1 Introduction

58. APs entitled for compensation or at least rehabilitation provisions under the Project are those losing their land (titled or non-titled), tenants of commercial land (irrespective of registered deeds) owners of buildings and objects attached to the land and those losing business, income and salaries. Any households or persons identified on the project right of way during this process will be eligible for compensation and assistance from the project. APs who settle in the affected areas after the cut-off date will not be eligible for compensation. They, however, will be served notice well in advance, requesting to vacate premises to allow dismantle affected structures prior to project implementation.

6.2 Compensation entitlement Policy

59. The entitlements are based on provisions for compensation for land and other assets following the Ordinance II of 1982 .The entitlements matrix for the project has been benefited from good practice examples on involuntary resettlement of externally funded development projects in Bangladesh.

6.3 Compensation and Entitlement Matrix

60. An Entitlement Matrix has been prepared on the basis of census and inventory of losses (IoL) survey conducted for the households and properties affected within the project right of way. It identifies the categories of impact based on the census and IoL and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the loss of land and various resettlement benefits. The resettlement benefits for indirect losses will be directly paid by PGCB through RAP Implementing NGO (INGO). The INGO will be engaged to assist the PGCB in this respect. INGO will assist the PGCB in preparation of necessary papers (ID cards, EP/EC, indent, debit voucher, etc.) for making payment of additional compensation and resettlement benefits to the APs.

Table 14: Eligibility and Entitlement Matrix

Type of Loss	Application	Entitled Person	Compensation
Arable land	Less than 40 percent of land holding ² lost, the remaining land economically viable Yearly household income is upper BDT 90,000	Title holder	-Cash compensation for lost land at replacement cost. -Stamp duty and registration cost 7.5% of the replacement value -Dislocation Allowance for Land of BDT 200 per decimal (not exceeding BDT 20,000 each household)
	More than 40 percent of land holding lost Yearly household income is equal or below BDT 90,000	Title holder	-Compensation in cash. -Additional one time grant of BDT 10000 / hhs -Stamp duty and registration cost 7.5% of the replacement value -Dislocation Allowance for Land of BDT 200 per decimal (not exceeding BDT 20,000 each household)

² Land holding refers to the land plot directly impacted by the project and does not include any other land holdings that a PAP may own at other locations.

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Standing crops	Crops affected by land acquisition	Owner of affected crops (titled/non-titled)	-Compensation in cash at market value.
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6.4 Compensation Payment Procedure

61. PGCB will ensure that the properties (land, structure and non-structure assets) to be displaced for the project will be compensated at their full replacement cost determined by a legally constituted body like the Property Assessment and Valuation Committee (PAVC) as per the Resettlement Plan. The modalities for payment of compensation and other assistance for assets, especially the vulnerable households are explained below-

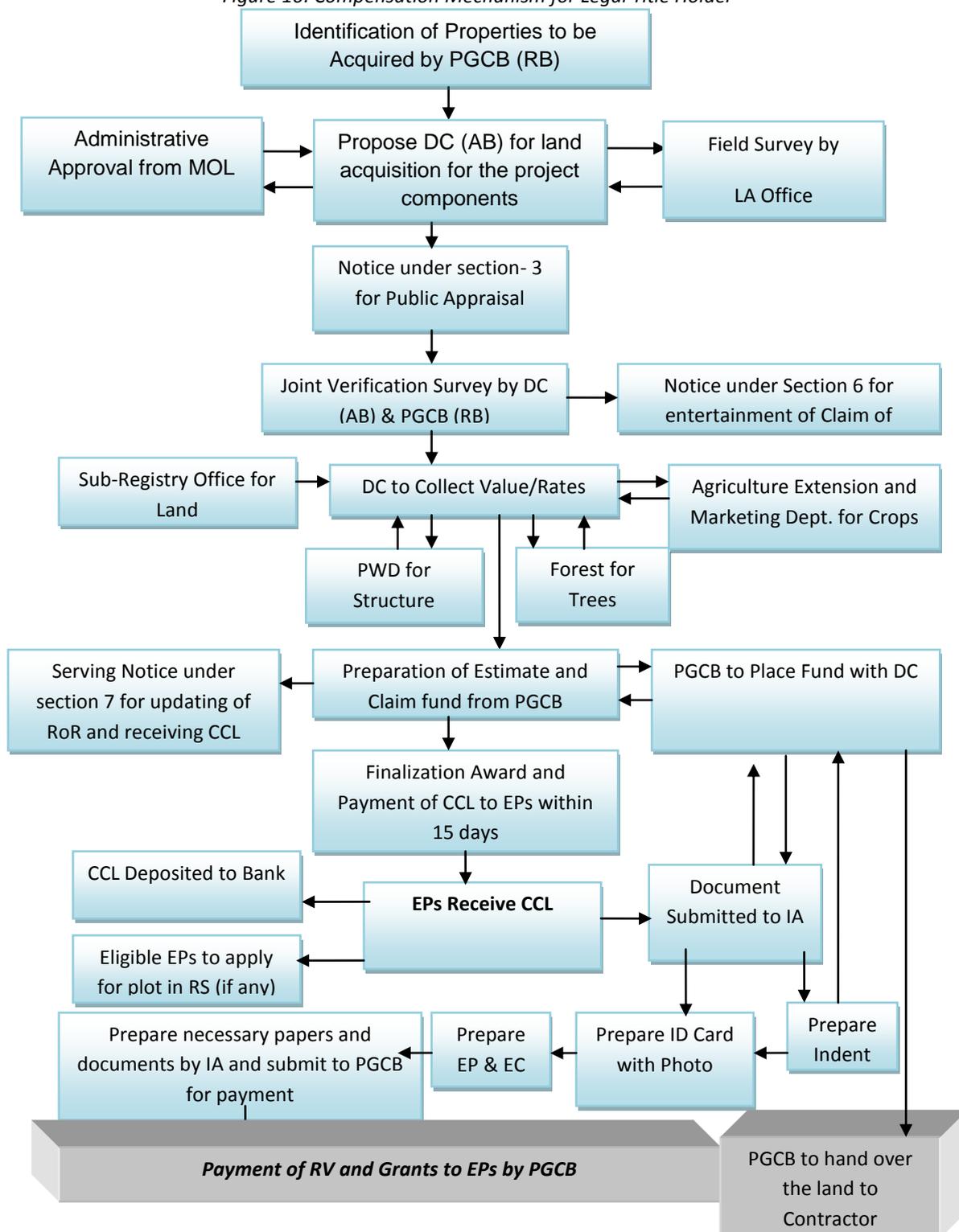
62. Procedure of Land Acquisition and Compensation payment to titled holder:

- PGCB produces land acquisition proposal to DCs with Administrative Approval from the Ministry of Power on the acquisition.
- DCs carry out feasibility study of the acquisition and submit the proposal with the feasibility report to the Ministry of Land (if the land is more than 16.67 acres) or to the Divisional Commissioner (if the land is less than 16.67 acres) for approval case.
- Upon approval of the LAPs from Ministry of Land (MoL) or from Divisional Commissioner, as the case may be, DC serves notice under section 3 of the Acquisition and Requisition of Immovable Property Ordinance (ARIPO) 1982, to the recorded owner of the affected property for public appraisal.
- Acquiring Body (DC) and Requiring Body (here PGCB) representatives conduct joint verification of the affected property within 3 days of serving notice under section 3 and wait 15 days to receive any complain from land owners.
- After that the DC serves notice under section 6 for entertaining claims from the potential affected persons.
- On the basis of joint verification survey data, DC writes letter to Public Works Department (PWD) with information of affected structures, list of trees to the Forest Department, and type of crops to the Agriculture Department for valuation as per government rule.
- DC also collects recorded land price from the concerned Sub-register's office for 12 months prior to the date of notice under section 3.
- The DC prepares award for compensation in the name of recorded owner.
- Upon placement of fund, the DC serves notice under section 7 to the titled APs for receiving cash compensation under law (CCL) within 15 days from the date of issuing notice under section 7.
- Notice is provided to the affected people to produce record of rights to the property with updated tax receipt of land, declaration on non-judicial stamp, photograph etc. before Land Acquisition section of DC office with the claim.
- Upon fulfillment of the criteria of the DC office, i.e. requisite papers and document, the LA section disburse CCL in the office or at field level issuing prior notice to the APs.
- Local Government Institutions representative identifies the affected people during receiving CCL.
- As per ARIPO 1982, DC pays compensation to the legal owner of the properties for land, structure, trees and crops.
- After receiving CCL from the LA office and obtaining clearance from the Treasury Section of the DC, the entitled person (EP) deposits the CCL to his own bank account.
- One copy of the CCL will be submitted to the INGO office for additional payment of compensation as per RP.
- The INGO will devise ID number for the CCL holder and prepare entitled persons file and entailment card (EP & EC) for payment.
- The INGO will prepare ID card with photograph of the EP.

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- The ID card will be jointly signed by the PGCB and INGO representative and photograph will be attested by the concerned UP Chairman/Mayor or Ward Councilor of the Municipality.
- The INGO will prepare necessary documents and papers (payment debit voucher, etc.) and submit to PGCB field office along with EP payment list (indent) and EP-EC.

Figure 10: Compensation Mechanism for Legal Title Holder



Chapter 7 - Income Restoration and Rehabilitation

7.1 Introduction

63. While the RAP focuses primarily on the mitigation of loss of assets and livelihood for the project-affected populations in short-term, the Income and Livelihood Restoration Plan (ILRP) complements the RAP with a more mid- and long-term “developmental” approach for the population in the Project area with livelihood development programs. This project has a minimal impact on livelihood. Therefore, no designated ILRP will need to be prepared and implemented for this project,

7.2 Livelihood Development

64. The potential impacts of the project on livelihood of the project-affected population are limited as there will be no displacements. Most of the affected people, who mainly rely on farming, own agricultural land. Impact on this population will be minimal and very few will lose more than 20% of their productive assets. Therefore, the expected negative impacts are limited to: (i) A short-term loss of income, and (ii) A disruption of livelihood. Potential positive impacts that aim to cover the project-affected population and beneficiaries are: (i) Enhanced employment opportunities as part of the civil works of the project but also project supporting works, (ii) More access to electricity, and (iii) industrialization using the project enhancements.

65. Two major strategies will be pursued: (1) to restore income and livelihood of the directly project-affected population in short-term, and (2) to ensure sustainability of ILRP and long-term livelihood improvements. A number of interventions have been planned to support each strategy.

66. (i) Cash assistance to support lost income, and (ii) Special assistance for vulnerable groups are planned to support strategy 1 where they will be given job opportunity on priority basis during the construction period.

7.3 Gender Mainstreaming

67. Key strategies to ensure gender mainstreaming will be to i) Involve women in all important project committees for the project, ii) Give preference to women interested to seek employment as part of the project during civil work, iii) Provide special assistance to affected vulnerable female headed households during land acquisition and iv) Capacity building on gender mainstreaming for PGCB.

Chapter 8 - Grievance Redress Mechanism

8.1 Introduction

68. The project census and IoL survey has been conducted to ensure that 100% of the project affected persons are enlisted describing their loss, but due to time difference between planning and implementation as well as other associated complications, it is more likely that some residents may have a grievance regarding their entitlements. Grievance Redress is a very important part of resettlement project implementation. Therefore, this project will follow the specific grievance redress mechanism to ensure that the voices of the APs merge with implementation decisions. Affected people and communities will set their arguments to the grievance redress committee (GRC) consistent with the grievance redress method. The structures, processes and outcomes are described in the following sections of this chapter. The implementation of GRC decisions and monitoring processes are also explained.

8.2 Background and Need for Grievance Redress

69. During the implementation of the LAP and/or RAP as soon as the objections are heard and disposed of, there is practically no provision to attend complaints and grievances that individual landowners may bring in the later stages of the acquisition process. Environmental, social and public health concerns may be raised by the affected persons and their communities in the period of project involvement and construction activities. Transparency is a demand of communities and affected people in procurement and maintaining the quality of construction. They may also be paying attention to construction activities. Complaints and grievances may, therefore, range from land acquisition, resettlement, procurement and quality of works on site. A dispute over ownership and inheritance of the acquired lands of affected persons and assets missed by the census, joint verification; valuation of affected assets; compensation payment; and the like may arise in the process of resettlement.

70. To solve the resettlement related disputes and make the project accountable to the affected people and their community, a complaint and grievance mechanism will work. Based on “extra-legal” method the Grievance Redress Committee (GRC) will be officially recognized community to resolve disputes arising out of various matters related to land acquisition, resettlement, environment, safety and other social concerns. If any of project affected person want talk about grievance related issue, s/he can contact with Engr. Mohammad Shahid Hossain, Project Director, ECGSTL Project, PGCB Project Office, 80, Mohakhali C/A, 1st Floor, Dhaka-1212. He is the key person of this committee. His contact number is +88 01713069186 or +88 01552547828 and his email address is pd-ecgstlp@pgcb.org.bd. The fundamental objectives of this mechanism are to resolve any resettlement-related grievances locally in consultation with the aggrieved party to facilitate smooth implementation of the social and environmental action plans. Democratizing the development process at the local level and to establish accountability to the affected people are the main objectives of the grievance redress system

8.3 Complaints and Grievance Mechanism

71. Affected people may appeal any disagreeable decision, practice or activity arising from land and assets and from construction related activities to the grievance redress committee. APs will be fully informed of their rights and of the procedures for addressing complaints, whether verbally or in writing during consultation, survey, and time of compensation.

72. The project planning and implementation will be careful enough and provide advance counselling and technical assistance to the APs in the land acquisition and compensation collection process to prevent grievances. This will be ensured through careful land acquisition and resettlement (LAR) design and implementation, by ensuring full participation and

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consultation with the APs, and by establishing extensive communication and coordination between the affected communities, the PGCB, and local government bodies.

8.4 Grievances Redress Committees

73. A two-tier bottom up GRC system will be established in this Project. First, there will be GRCs at the local level, hereafter called Local GRC (union/municipality level); and second, GRC at the project level to give room for grievances to be fairly reviewed. These GRCs will be established through gazette notifications from the concerned Ministry of Power, Energy and Mineral Resources. The APs will be informed through public consultation that they have a right to have their grievances redressed by the local committees as well as by the project management. The APs can also call upon the support of the implementing NGO engaged to implement the RAP to assist them in presenting their grievances or queries to the GRC. Other than disputes relating to ownership right under the court of law, the GRC will review grievances involving all resettlement assistance and other support. The local GRCs (at the union/municipal level) will hear the grievances first. Only unresolved cases will be forwarded to the next tier – Project level GRC for further review and resolution. Grievances will be redressed within a month from the date of lodging the complaints. GRC decisions will be on a majority basis and will be disclosed and available for review by the stakeholders. If any disputant is unhappy or unsatisfied with the outcome of the Project level GRC, he/she may file cases in the court. GRCs at the union/municipality level (community level) will be formed with representatives from PGCB, local elected representatives from the Local Government Institutions (LGI), representatives of the affected persons (preferably women representative in case of women APs), and RAP implementing NGO. There will be one GRC at the local (union/municipality) level by the project to make it accessible to affected people both in terms of distance and time.
74. The member secretary of GRCs will be regularly available and accessible for APs to address concerns and grievances. Female UP member will participate in the grievance redress sessions when the complainant will be a female. The Legal Advisor of the INGO will support the GRC processes (both local and Project levels) in terms of legal and other interpretation matters.

Table 15: Hierarchy of GRCs

Level	Members of the GRC at Different Levels
Local level (Union/Municipality)	<ol style="list-style-type: none"> 1. Assistant Director (should be an engineer) of PGCB (field level) – Convener 2. Representative of RP implementing NGO – Member Secretary 3. Representative of the Local Government Institutions – Member 4. Local women ward member – Member 5. Representative of the affected people – Member
Project Level (PIU)	<ol style="list-style-type: none"> 1. Project Director – Convener 2. Local Counselor – Member 3. Team Leader – INGO Member Secretary 4. Representative of District level Civil society organization – Member 5. Representative of the affected people – Member

8.5 Scope and Jurisdiction of GRC

75. The scope of work and jurisdiction of GRC are:
- The GRC shall evaluate, consider and resolve grievances, related to social/resettlement and environmental mitigations during implementation, received by the committee.

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- Any grievances presented to the GRC should ideally be resolved on the first day of the hearing or within a period of one month, in cases of complicated cases requiring additional investigations.
- Grievances of indirectly affected persons and/or persons affected during project implementation will also be reviewed by GRC.
- The GRC will not engage in any review of the legal standing of an “awardees” other than in direct losses or distribution of shares of acquired property among the legal owners and associated compensation or entitlement issues.
- GRC decisions should ideally be arrived at through consensus, failing which resolution will be based on majority vote. Any decision made by the GRC must be within the purview of RAP and entitlements
- The GRC will not deal with any matters pending in the court of law.
- A minimum three (3) members shall form the quorum for the meeting of the GRC.

8.6 Filing Grievance Cases and Resolution Process

76. The persons interested will be able to file their grievances without any fear and intimidation. Where required, the GRC will assist the people in drafting the grievances. All grievances must be submitted in writing to the Chairman, GRC at the local level. The complaints may be represented by the AP him/herself or through the appointed agent such as locally selected official/legal advisor. The judgment made by GRC will be communicated to the concerned aggrieved person in writing. If dissatisfied with the agreement of the GRC, the concerned aggrieved person may request through the convener at the local level GRC, a further review of the judgment of GRC by the Project-level GRC. In such cases, the case will be forwarded to the Convener of the project-level GRC with all documentations by the local level GRC. If the disputant remains unsatisfied, he/she can go to the formal court of law.
77. Through community meetings, notices and pamphlets in the local language (Bangla) and the GRC procedures and operational rules will be publicized widely, so that affected people are aware of their rights and obligations, and procedure of grievance redresses.
78. GRC meetings will be held in the respective Field Office of PGCB or other location(s) as agreed by the Committee. If needed, GRC members may undertake field visits to verify and review the issues on dispute, including titles/shares of the land parcel, land occupancy, or other relevant matters. The complaints and grievances from the aggrieved persons will be addressed through the process described below.

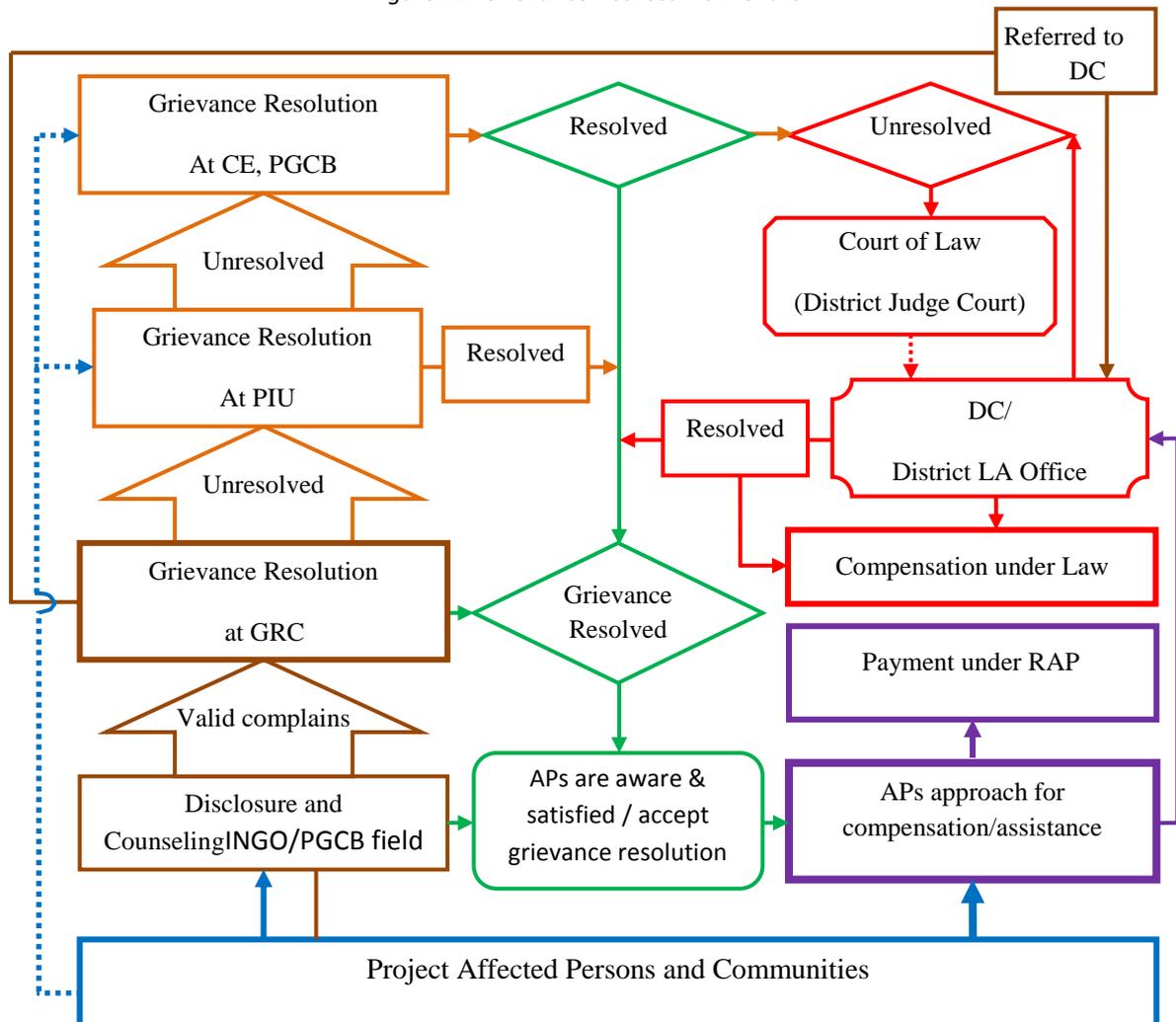
Table 16: Grievance Resolution Process

Step 1	<p>The GRC on behalf of PGCB informs person-interested and counsels them about the project goals, objectives, role of people and project authority in project implementation, land acquisition and resettlement policy, compensation and entitlement modalities, entitlement packages, and eligibility and process to obtain the entitlements, etc. during consultation meetings and on regular personal contact.</p> <p>People with clear understanding of the approach to GRC and PGCB for solution of the problems and compensation under law and assistance (in case of acquisition) as applicable.</p> <p>People-interested with confusion and valid complaints on land acquisition and resettlement process, entitlements or any other issues related to project implementation approach GRC for resolution. The aggrieved persons may also opt to produce their grievances directly to the Project Director.</p>
Step 2	<p>The implementing agency assists the aggrieved PAPs to produce a written complaint to the convener of GRC with stories and expectations. The GRC counsels the aggrieved persons on the mandate and procedure of grievance resolution.</p> <p>GRC scrutinize the case records and sort out cases to be referred to the DC or the court of law and those to be resolved in GRC.</p> <p>Hearing is organized on cases with merits at the GRC secretariat at local level and resolution is</p>

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	<p>given by the GRC within one month of receiving the complaints. Aggrieved persons satisfied with the resolution approach PGCB for quick implementation of the decision under the provision of the RAP. The agreed resolution is forward to PGCB central office for approval by the PD before execution of the decision. In case, the resolution is not acceptable to the aggrieved person, he/she approaches the PD (project level GRC) through the local level GRC convener with assistance from the implementing agency for further review.</p>
Step 3	<p>Cases with all proceedings are placed with the PD for review. The PD with assistance from the GRC members will review and take decision. If found necessary, field investigation is carried out and the resolutions are given within one month of receiving the complaints. The resolution will be sent to the Conveners office of the local level GRC to communicate to the aggrieved persons for acceptance. The resolution accepted by the aggrieved person is then approved by the PD. In case the resolution is not acceptable to the aggrieved person, he/she approaches the court of law for resolution.</p>
Step 4	<p>The resolution accepted by the aggrieved persons at any level (Local or project level) is approved by the Project Director and forwarded back to the Conveners' office keeping records at his/her office. Based on the approved grievance resolution, the implementing agency processes his/her entitlements and assists PGCB in quick execution of the resolution.</p>

Figure 11: Grievance Redress Flow Chart



8.7 Approval of GRCs and Entitlements of GRC Members

79. All the decisions and proceedings of GRC meetings at any level will be finally approved by the Project Director, PIU, and PGCB. According to the agenda of the resettlement plan, the approved GRC decisions will be implemented in a particular location.
80. Affected people will be exempted from all administrative and legal fees, according to the RAP proposes. Complainants to the court will also have the right of free legal representation. The detailed procedures for redress of grievances and the appeals process will be widely publicized among the parties involved.
81. All GRC members will attend a training and orientation meeting earlier, to commence of their work. Project staff and consultants/resettlement Specialists will conduct the training.
82. Grievances will be heard once a month by GRC. Before starting project construction work the resettlement process has to be completed, the GRC may meet more than once in every 30 days depending upon the number of such cases. Within 15 days of the hearing of the grievances the GRC will inform the concerned aggrieved persons of their decision.

8.8 Grievance Redress Monitoring

83. The Project Manager of PIU will keep records of all the grievances and their redress in monthly cumulative formats, which will be provided by the INGO and to be signed by the convener of the Grievance Redress Committee. The format will contain information on the number of grievances received with nature, resolved, and the number of unresolved grievances.

Chapter 9 - Cost Estimated and Budget

9.1 Introduction

84. The budget for land acquisition and resettlement for the Project has been estimated at current market prices for the year 2015 with necessary supplements to allow for replacement costs following the policies of the Resettlement Plan. This budget is indicative of outlays for different expenditure categories assessed by census and IoL survey (September, 2015) for physical assets and estimates for land acquisition. These costs will be updated and adjusted once the land acquisition boundaries are finalized and the government adopts a price for land and other assets based on the recommendations of the PAVC for replacement costs prior to implementation. Replacement costs of land and property will be updated annually if the PAVC at the district level justifies the same driven by any considerable price escalation following the Bangladesh Bank yearly inflation rate. Compensation and other resettlement costs for affected land, structure, trees, fish stock, business and others will need to be approved by the GoB along with the RAP. The estimated cost and budget includes compensation and resettlement benefits, Income and Livelihood Restoration Plan (ILRP) implementation cost, capacity building costs for the executing agency and operation costs for the RAP and ILRP implementing NGOs. Unit costs for affected properties have been determined through a separate survey using various sources of information for the assessment of the current market value. The survey to determine the current market value of land was carried in September, 2015, and over a year has passed. In order to determine whether the land price has changed over the years or not, a negotiation meeting was held with the PAPs in September, 2016, and the meeting concluded that the market price of the land did not change. This chapter mainly emphasizes on the calculation of the budget and fund management

9.2 Budget and Financial Plan

85. Land acquisition and resettlement costs will be arranged as per financing plan agreed by the Government and the WB. The estimated budget has been prepared based on the policy of the RAP and the property valuation survey data for land and structures collected from different cross-sections of people living in and around the Project area. The budget includes compensation for land and structures at replacement cost, stamp duty and registration cost, grants/benefits for loss of income and vulnerable households.
86. The resettlement cash assistance as per Project policy will be paid by the PGCB. However, the Implementing agency/NGO will assist PGCB to assess the quantity of losses, identify eligible persons for resettlement and rehabilitation and prepare individual resettlement budgets for each of the entitled persons. PGCB will approve the budget and arrange payments of additional compensation and resettlement assistance to the eligible persons.
87. The PMU will ensure that the resettlement budgets are delivered on time to ensure the payment of resettlement benefits to the APs prior to the commencement of the civil works contract. The PMU will also ensure that the RAP is submitted to the WB for concurrence.
88. The RAP budget for compensation and assistance for structures, income, and special assistance will be calculated using the current market rates reflecting replacement cost at the time of dispossession. The costs for special assistance will be consistent with the resettlement policy. Other costs involving project disclosure, public consultations and focus group discussions, surveys, training and income restoration have been included in the RAP budget.
89. All land acquisition and resettlement funds will be provided by PGCB based on the financing plan agreed by the Government of Bangladesh and the WB.

Compensation and resettlement benefits will be provided to the entitled persons (EPs) in two separate ways:

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- i. Compensation under law for acquisition of private land will be disbursed through the Deputy Commissioners; and
- ii. Additional compensation on top of DC's payment and other assistance for resettlement of project-affected persons will be disbursed by PGCB with assistance from INGO.

9.3 Assessment of Unit Cost for Land and Assets

90. For preparation of an indicative budget as integral part of the Resettlement Plan, the unit cost for affected land, structures, trees, crops and other physical assets has been calculated. The price assessed during the preparation of the RAP includes compensation under law (CCL) to be assessed by DCs during the land acquisition process.

9.3.1 Replacement Cost for Land

91. Price of land in Bangladesh varies substantially depending on productivity, commercial utility and proximity to urban centres and access to local roads. Therefore land price, also varies within a given geographical boundary like the smallest land administrative unit called "Mouza"- a revenue village. The Deputy Commissioner determines the mouza-wise price by "Land Categories" based on transacted deeds for 12 months preceding the time from the date of serving notice under section 3, which differs from mouza to mouza. According to the RAP policy, replacement value (RV) of land will be paid to the land owners. Therefore, land has been valued at replacement cost based on current market price determined by interviewing knowledgeable persons from different cross sections. Besides, the actual transacted price of land, recorded prices at this moment (during preparation of the RAP) are also taken into account. In addition, the Mouza Rates³ collected from the Sub-register offices have been taken into account. An additional 50% premium on the Mouza rate has been considered in determining the DC's rate during calculation of the budget. Nevertheless, a lawful compensation based on Mouza rate has been calculated to differentiate additional compensation for land as per policy of the RP. The survey to determine the current market value of land was carried in September, 2015, and over a year has passed. In order to determine whether the land price has changed over the years or not, a negotiation meeting was held with the PAPs in September, 2016, and the meeting concluded that the market price of the land did not change. The PAPs also agreed to be compensated at the market price determined during the survey in September, 2015.
92. The land types identified during census and IoL survey is agricultural land.

9.3.2 Methodologies adopted during assessing price

93. The methodologies followed for assessing unit compensation values of different items are as follows:
94. **Land:** All categories of affected lands have been valued based on actual transactions prevailing at the respective Mouzas / areas. A structured questionnaire was used to collect information on land price from the local people of various occupational groups such as potential seller and buyer, school teacher, religious leader, deed writer, etc. All prices collected from the people were averaged (Mouza wise) and further averaged all *mouzas* to reach a standard rate for each Upazila to determine Upazila-wise budget.

9.4 Other Resettlement Benefits as per Policy

95. Apart from the compensation on top of the DC's payment, some additional grants will be paid to the entitled persons as per policy of the RAP. These grants have been determined based on best practices of other externally funded development projects in Bangladesh. These entitlements

³The Mouza Rate denotes the mouza-wise minimum threshold determined by the Government under which land registration is not permitted. Each of the categories of land under a particular Mouza has unique rate. The Mouza rate is generally calculated based on average deed value for one preceding year of a particular mouza and this rate is updated in every year.

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have been described in details in Chapter 5 (policy matrix) of this RAP. Some of them are summarized below to understand the calculation of the budget.

- Revenue Duty and Registration cost have been calculated @ 7.5% of replacement value of land.
- Crop value has been determined on the basis of current market price of paddy per mound (40 Kg) and gross production.
- Special assistance for vulnerable households has been determined based on the income level up to BDT 90,000/year/HH @ BDT 10,000 as one time cash grant.
- Local people, especially affected poor and vulnerable people, will be preferentially employed in project civil works.
- EPs will be allowed to take salvage materials (the shallow tube wells) free of cost

9.5 Approval of the Resettlement Budget

96. The land acquisition and resettlement budget included in the RAP will need to be approved by the Ministry of Power, Energy and Mineral Resources. Upon approval of land acquisition by the Ministry of Land, DC will prepare estimates for compensation including service charges and produce that to the PGCB for a placement of funds within 60 days.
97. The rates for compensation and cash entitlements for rehabilitation as well as allowances payable to APs will be adjusted annually, based on the actual annual inflation rate. PGCB will determine the annual inflation rates to be applied to all cash entitlements in each year.
98. The RAP implementing agency/NGO will assist the PMU to prepare final resettlement budgets covering all eligible loss and entitlements confirmed through joint verification and determination of replacement market price of land and other properties by the PAVC. This resettlement budget will require approval of the Ministry of Power, Energy and Mineral Resources. The PMU will take the necessary initiative to get approval of the budget from Ministry of Power, Energy and Mineral Resources. Payments of additional compensation and resettlement benefits will be started after approval of such budget.

9.6 Management of Compensation and Flow of Awards

99. The PGCB does not have any set codified rules for the payment of grants to APs for the resettlement of affected persons. Under these circumstances, a detailed administrative guideline (payment modality) will be required to implement the RAP at the field level. The INGO will be responsible for preparing the administrative guideline/payment modality for the Project and PGCB project authority will need to concur with it. The administrative guideline/payment modalities will be approved by the Project Director. Both the PGCB and the RAP implementing INGO will follow the administrative guidelines after its approval from the Project Director. The modality should include definition of various resettlement terms, the entitlements, detailed procedure for identification of eligible persons for resettlement entitlements of the RAP and an assessment of loss and entitlement of individual APs, the process of disbursement/payment and its documentation. The payment modalities applied in other development projects may be taken into account with necessary modification for the Project, if required.
100. The executing agency will prepare the budget of required funds to be submitted to the PMU for approval. The PMU will place the requested funds after approval in instalments to the INGO account. The administrative guidelines will contain details of the management aspects and monitoring mechanism. The authorized person by PMU from the executing agency at field level and the authorized representative from INGO will sign the payment vouchers. Compensation cheques will be signed by authorised officials (at the rank of Executive Engineer) at the field level to smooth delivery of compensation cheques. Payments will be made and records maintained as per approved RAP administrative guidelines.
101. Cash Compensation under Law (CCL) for land acquisition will be paid to the legal owners of land and property by the concerned Deputy Commissioner's LA section. The DC will prepare

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individual cheque accompanied with receiving copies of payment. PGCB will take the initiative in consulting with DC offices to hand over DC's cheques to the entitled persons at the field level so that people will have no hassle to receive their entitlements. INGO will assist people to update record of rights and receive cheques from the DC office.

102. The INGO will collect CCL copies from the DC office and prepare statements, entitled person's files, entitlement cards, indent and other necessary documents for making payment of resettlement benefits. In case of non-titled holders, the INGO will prepare all necessary documents based on the joint verification survey data and arrange the payment of the resettlement benefits to the EPs. The payment debit voucher will be quadruplicate of which one will be original with a revenue stamp and the remaining three will be photocopies of the original one. The original one will be submitted to the PMU on a monthly basis by the INGO. The second copy will be retained in the INGO head office and remaining two will be at the INGO field office and the CRO office, respectively.
103. The budget has been prepared according to category of losses following the entitlement matrix of the RAP. The total budget amounting BDT 130 million equivalent to USD 1.68 million (1 USD = 78 BDT) including compensation for land, structure, and resettlement benefits and RAP implementation cost.
104. All administrative costs so far required for the RAP implementation are also included in the budget. The budget has kept provisions for contingency to meet unforeseen expenses including grievance mechanism during the implementation of the RAP. The summary budget is provided in Table 17 and reflects all categories of losses (Table 17) at a glance. The budget has a provision of 5% contingency to meet unforeseen expenditures during implementation. The RAP implementing NGO will be allowed to perform inter-head transfers @ 10% of the budget provision with prior approval of the Project Director.

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Table 17: Estimated summary budget (in BDT) for RAP and ILRP implementation

Sl. No.	Category of loss	Unit /Quantity in nos	Rate	To be paid by DC	To be paid by PGCB through Implementation Organization (BDT)	Estimated budget (BDT)	Estimated budget (USD)
A	Compensation for Land (in Decimal)	-	-	49,162,500	61,837,500	111,000,000	1,423,076.92
B	Resettlement Benefits Associated with Land Compensation	-	-	-	8,385,000	8,385,000	107,500.00
C	Replacement Value of standing crops	-	-	-	330,000	330,000	4,230.77
D	Resettlement Benefits for Vulnerable and Severely Affected Household	-	-	-	130,000	130,000	1,666.67
	Sub-Total (A - D)	-	-	49,162,500	70,682,500	119,845,000	1,536,474.36
E	Administrative cost on all land acquisition, Compensation for structure & Tree budget for DC	49,162,500	7.5%	3,687,188	-	3,687,188	47,271.63
F	Operation cost for RAP implementing Agency	LS	-	-	600,000	600,000	7,692.31
G	Operation cost for Independent Monitor	LS	-	-	300,000	300,000	3,846.15
	Sub Total (E-G)	-	-	3,687,188	900,000	4,587,188	58,810.10
	Total (A-G)	-	-	52,849,688	71,582,500	124,432,188	1,595,284.46
H	Contingency @ 5% of the Total (A - G)					6,221,609	79,764.22
	Grand Total (Total + Contingency)					130,653,797	1,675,048.68

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105. A total of 3.00 acres land has been proposed for acquisition in the proposed alignment. The compensation budget for land has been calculated based on Mouza-wise rate collected from local people. It is assumed that 43% of the total land budget will be paid by DC office and remaining 57% by PGCB through INGO. Detail is provided in table 18.

Table 18: Compensation Budget for Land

Sl. No.	Category of loss	Unit / Quantity	Unit Price (CMP)	To be paid by DC	To be paid by PGCB through implementing organization	Estimated budget in BDT
A	Compensation for Land (in Decimal)					
1	Crop Land	300	370,000	49,162,500	61,837,500	111,000,000
	Total Compensation for Land	300		49,162,500	61,837,500	111,000,000

Source: Property valuation survey in September, 2015

106. The resettlement benefits of land have been described in the policy matrix of this document. Details is provided in Table 19.

Table 19: Resettlement Benefits Associated with Land Compensation

Sl. No.	Category of loss	Unit/Quantity	Rate per decimal	To be paid by PGCB through implementing organization	Estimated budget (BDT)
B	Resettlement Benefits Associated with Land Compensation				
1	Stamp duty and registration cost 7.5% of the replacement value	111,000,000	7.50%	8,325,000	8,325,000
2	Dislocation Allowance for Land of BDT 200 per decimal (not exceeding BDT 20,000 each household)	300	200	60,000	60,000
	Total of Other Resettlement Benefits for Land			8,385,000	8,385,000

Source: Policy Matrix of the RP

107. The Resettlement Plan prescribes compensation for the affected standing crops at market price. The price of standing crops has been assessed based on property valuation survey conducted during census and IoL survey. Rates of recent development projects have also been consulted in this regards. Table 20 presents budget of the standing crops and refers to Entitlement Matrix

Table 20: Estimated Budget for Standing Crops

Sl. No.	Category of loss	Unit /Quantity in Decimal	Rate in BDT Per Decimal	To be paid by PGCB through implementing organization (50 % of the total estimated budget)	Estimated budget (BDT)
C	Replacement Value of Standing Crops				
1	Replacement Value of Standing Crops	300	1,100	330,000	330,000
	Total Compensation for Crops			330,000	330,000

Source: Property valuation survey in September, 2015

108. The vulnerable affected HH are entitled to have resettlement benefits as per policy of the resettlement plan. A total of 2 vulnerable HHs and 11 severely affected HHs would be affected by the project. Table 21 presents the estimated budget for wage labourers

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Table 21: Resettlement Benefits for loss of wage earners

Sl. No.	Category of loss	Unit / Quantity	Rate in BDT	To be paid by PGCB through Implementation Organization (BDT)	Estimated budget (BDT)
D	Resettlement Benefits for Vulnerable and Severely Affected Household				
1	Vulnerable Households	2	10,000	20,000	20,000
2	Severely Affected Households	11	10,000	110,000	110,000
	Total Resettlement Benefits for Vulnerable and Severely Affected Household			130,000	130,000

Source: Policy Matrix of the RP

109. Resettlement has kept a provision for contingency at a rate of 5% of the total budget to meet unforeseen expenses during implementation of the RAP. Table 22 presents the associated costs of the RAP.

Table 22: Estimated Budget for Associated Costs of RP Implementation

Sl. No.	Category of loss	Amount	Rate in BDT	To be paid to DC	To be paid to Implementing Organization	Estimated budget (BDT)
E	Administrative cost on all land acquisition, Compensation for structure & Tree budget for DC	49,162,500	7.5%	3,687,188	-	3,687,188
F	Operation cost for RAP implementing Agency	LS	-	-	600,000	600,000
G	Operation cost for Independent Monitor	LS	-	-	300,000	300,000
	Sub Total (E-G)	-	-	3,687,188	900,000	4,587,188
	Total (A-G)	-	-	52,849,688	71,582,500	124,432,188
	Contingency @ 5% of the Total (A - G)					6,221,609
	Grand Total (Total + Contingency)					130,653,797

Source: Other project experience

110. All funds for land acquisition and resettlement will be entirely provided by the Government of Bangladesh from the revenue budget.

9.7 Approval of the Resettlement Budget

111. Land acquisition and resettlement budget included in the RAP will need to be approved by the Ministry of Power, Energy and Mineral Resource. Upon approval of land acquisition by Ministry of Land, DC will prepare estimates for compensation including service charge and produce that to the PGCB for placement of fund within 60 days.

112. The rates for compensation and cash entitlements for rehabilitation as well as allowances payable to AHs will be adjusted annually, based on the actual annual inflation rate. PGCB will determine the annual inflation rates to be applied to all cash entitlements in each year. Payment of additional compensation and resettlement benefits will be started after approval of such budget.

Chapter 10 - Implementation Arrangements

10.1 Introduction

113. PGCB, an enterprise of Power Development Board under the Ministry of Power, Energy and Mineral Resources, is the primary GoB counterpart agency, and the main contact point with the Bank for all matters relating to project implementation. PGCB is responsible for undertaking all studies, design, and implementation of this project. It will also be responsible for operation and maintenance (O&M) of the project after its completion. The project will encourage adopting and practicing participatory process in planning and implementation. The project will enhance the Capacity of Grid Substations and Transmission Lines for Rural Electrification” (ECGSTLP) under the Rural Electricity Transmission and Distribution (T&D) Project. PGCB is mandated to undertake steps, as per guidelines of the Ministry of Power, Energy and Mineral Resources and advice of the Government, to secure required funds both from external and internal sources for the implementation of the Project.

10.2 Institutional Arrangement

10.2.1 Project Management Unit-PGCB

114. Project Management Unit (PMU), headed by a Project Director (PD), has already been set up within PGCB for execution of the Project who is responsible for implementation of the RAP– assistance disbursement and resettlement of the APs including income restoration. PGCB will work together with the DCs for acquisition of land for the Project.

115. For efficient and smooth implementation of the project, suitable institutional arrangements are necessary to manage and implement the RAP. Institutional arrangements required for implementation of Resettlement Plan includes capacity augmentation of PGCB head office, PGCB field offices, Deputy Commissioners offices, appointment of INGO, formation of various committees like: GRC, PAVC, RAC, etc. The Additional Project Director at Head Office will function as the Chief Resettlement Officer (CRO). The CRO will have overall responsibility relating to resettlement and rehabilitation policy guidance, coordination, planning, monitoring and reporting. Secretarial Staffs at Head Office will assist the CRO. At the field level, the CRO will be assisted by project managers (PMs or DCROs) and Deputy Project Managers (DPM) or Resettlement Officers (RO) and other field staffs. Besides, an NGO will be appointed for the implementation of resettlement plan. The resettlement expert of the project Implementation Committee (PIC) would be engaged to carry out internal monitoring and evaluation of the project. Deployment of External Monitoring Agency will not be required for the project and therefore RAP kept no provision of external monitoring and budget.

116. PGCB will establish operational links with the Office of Deputy Commissioners for land acquisition. It will provide means and mechanism for coordinating the delivery of the compensation and assistance to entitled persons. It will also be responsible for disseminating the information to the public and provide opportunities for consultations.

117. The Chief Resettlement Officer (CRO) will be responsible for:

- i. Overall resettlement and rehabilitation works;
- ii. Co-ordinate with office of Deputy Commissioners to facilitate land acquisition, payment of compensation and possession of land;
- iii. Co-ordinate the implementation of R&R activities with Head Office and field office;
- iv. Appoint INGO for implementation of RAP and M&E consultants for monitoring and evaluation;
- v. Ensure conducting resettlement training programs for EA staff for capacity building as well as field level NGOs and partner agencies capacities;
- vi. Approve the micro plans prepared by the INGO;
- vii. Monitor the progress on R&R and land acquisition;

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- viii. Monitor monthly progress;
- ix. Guide staff of PGCB, INGO and M&E consultant on policy related issues during implementation; and
- x. Ensure timely release of fund for R&R activities.

10.2.2 PGCB field office

118. The field office will coordinate with the Office of Deputy Commissioner for land acquisition and CCL payment, possession of land, clearance of proposed land, etc. The Project Manager will monitor all resettlement and rehabilitation activities and will be fully responsible for progress of civil works and project management. The DPM/ resettlement officer will assist him in discharging his duties. The RO will deal in all matters related to resettlement and rehabilitation. Roles and responsibility of the Resettlement Officer includes the following:

- i. i. Maintain liaison and provide requisite materials, papers, etc. to the Office of Deputy Commissioner for timely acquisition of land and payment of compensation;
- ii. Synchronize various activities related to resettlement and rehabilitation with construction schedule;
- iii. Ensure that entitled persons have received their due compensation and assistance;
- iv. Assist and advice CRO and RO in matters related to R&R;
- v. Ensure distribution of pamphlets on R&R policy by the INGO in local language;
- vi. Supervise the implementation of RAP carried out by the INGO and participate in activities carried out by INGO;
- vii. Interact with INGO on a regular basis;
- viii. Compile data related to R&R activities and update reporting officer and suggest suitable measures to be taken;
- ix. Review micro plan and monthly reports submitted by INGO;
- x. Participate in regular meetings;
- xi. Ensure distribution of Identity card;
- xii. Attend meetings and participate in Grievance Redress Committee meetings for redress of grievances;
- xiii. Verify inclusion of affected persons who were missed out due to some reason during the census survey/joint verification;
- xiv. Facilitate the opening of bank accounts of affected persons in local banks;
- xv. Organize disbursement of checks to affected persons in public place to maintain transparency;
- xvi. Liaison with concerned department for inclusion of affected persons in income generating schemes of programs; and
- xvii. Maintain record of physical and financial progress on land acquisition and R&R activities.

10.2.3 Deputy Commissioner's Office(s)

119. The Deputy Commissioner (DC) has the key role in the RAP implementation process. He/she has the legal responsibility of acquiring land and paying compensation directly to the EPs as per the Acquisition and Requisition of Immovable Property Ordinance – 1982 and subsequent amendments made there under. Furthermore, he/she has access to official record and the Legal/Administrative authority for determining updated title of land eligibility of EPs for Cash Compensation Under Law (CCL) for land as well as several other assets, covered by the law. There is a definite need to enhance the capacity of the officers of the concerned DCs Offices through engaging additional senior LA staff to process the LA requests speedily and smoothly. The EA and the implementing NGO assisting the EA will work with the representatives of the DCs during Joint Verification of affected properties and the market survey of the properties for ascertaining replacement cost before budgeting for total compensation payable to the EPs.

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10.2.4 Implementing NGO

120. The resettlement plan is limited to payment of cash compensation only to the project affected persons for individual cases, and replacement of the affected properties by PGCB when it is owned by the community. In general, for paying the compensation to individuals, the process involves four parties: (i) Project office of PGCB; (ii) Office of the Deputy Commissioner of the respective area for paying the cash compensations; and above all (iii) an NGO appointed by the PGCB project office for processing the resettlement assistance and organizing resettlement. The NGO personnel are inbuilt in the resettlement organizational chart placed above has been developed keeping the following in mind. The payment of compensation to individuals must be completed at least 6 months before taking possession and following have to be done for that:

- i. the procedures of paying additional grant beyond compensation must be simple and easily understandable to the Entitled Persons (EPs); and
- ii. the field organizers must always be in close contact with EPs;

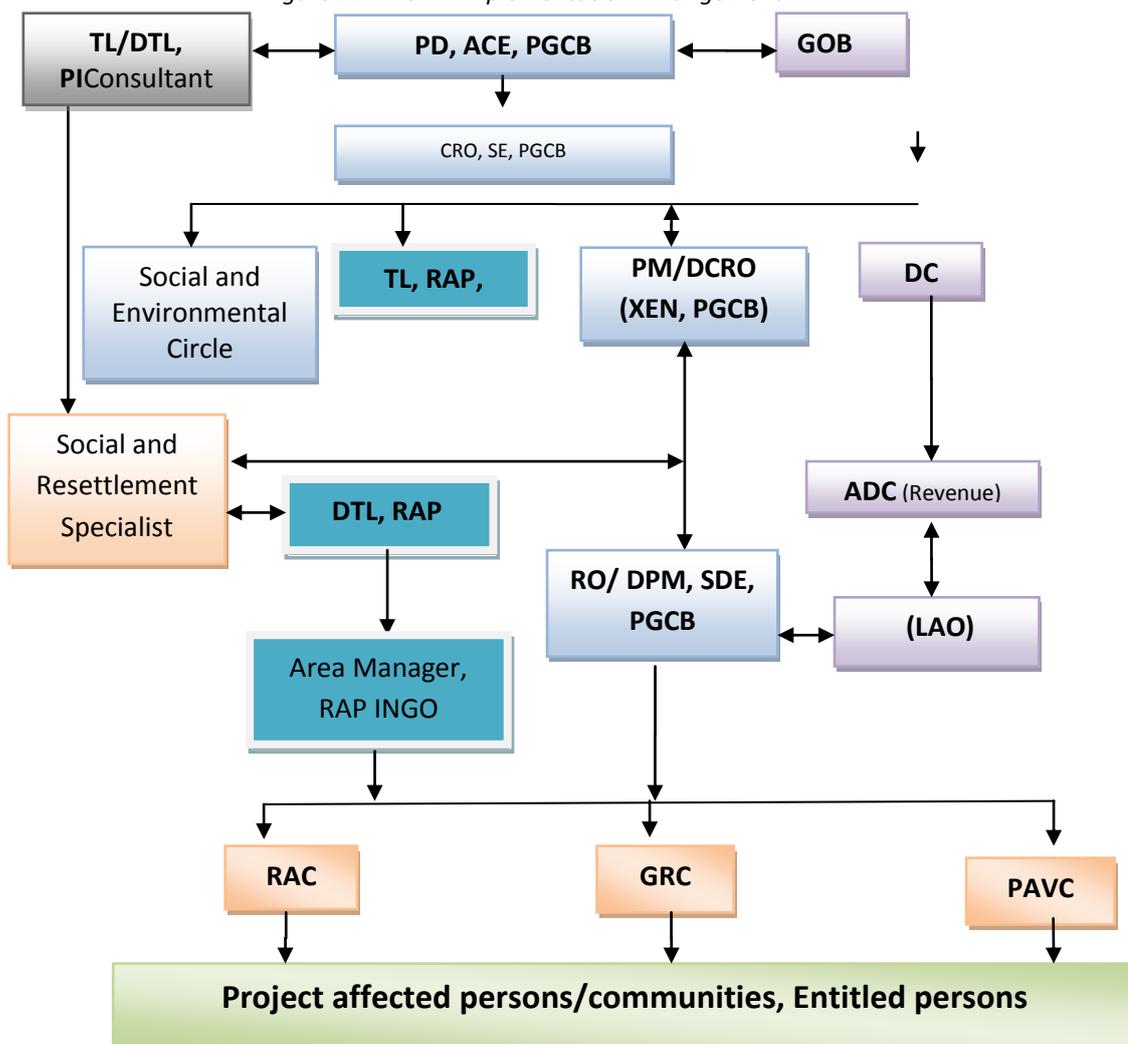
121. The role of NGO will be to facilitate sound implementation of the project. The NGO will work as a link between the Project Authority and the affected persons. Main responsibilities of IA/INGO are as under:

- Establish field office as per the contract.
- Reconciliation of Census and Joint Verification data of each affected households within the proposed land as per the final alignment and corresponding RP prepared by the consultant.
- Develop rapport with affected persons.
- Participate with DC and PGCB for carrying out Joint Verification Survey (JVS) or joint on-site inventory verification of the actually affected assets of DH following final RP.
- Collect LA Plans and land schedule/plot index approved by DC.
- Prepare profile of affected persons.
- Picture all affected structures within the proposed land along with the owner.
- Help LAOs to publicize notifications under sections 3, 6 and 7 of Land Acquisition Ordinance.
- Carry out information dissemination activities to create awareness about the project, prepare, and disseminate booklet and poster in the affected areas and communities.
- Assist in valuation of properties/assets for finalization of replacement cost. Preparation and approval of micro plan for disbursement of R&R assistances.
- Ensure delivery of full entitlements to affected persons.
- Ensure proper utilization of compensation and resettlement assistances available under the R&R package.
- Help affected persons interested in purchasing land.
- Calculation of RV/Top up and assist PGCB in paying the difference values of land assets that the land/property owners are eligible for.
- Monitor regularly the progress of compensation (CCL) payment to awardees.
- Assist and liaison with the AC (L), Tehshilder, LAO, Kanango and Land surveyor to expedite the LA and CCL payment.
- Issue identity card to entitled persons.
- Help affected persons in opening of their bank account.
- Collect Award list from office of the Deputy Commissioner.
- Assist formation of GRC (Grievance Redress Committee), RAC (Resettlement Advisory committee), PAVC (Property Assessment and Valuation Committee), etc.
- Help affected person in redressing their grievances through Grievance Redress Committee.
- List up vulnerable entitled persons for providing additional assistances.
- Help arrange credit/grant to EPs for income generation or livelihood restoration. Also supervise and monitor utilization of credit or grant by the affected persons.

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- Collect data as required to assist PGCB to monitor and assess progress.
- Prepare and submit various reports from time to time with regard to implementation of resettlement plan as per the ToR.
- Distribute brochure, prepare EP file and EC process payment to EP develop management information system, and create databank.
- Play role as the member secretary in PAVC, GRC, RAC, etc.
- Assist in internal monitoring.

Figure 12: The RP Implementation Arrangement



SE= Superintending Engineer, TL= Team Leader, DTL= Deputy Team Leader, SDE= Sub-divisional Engineer, DPM = Deputy Project Manager, RO= Resettlement Officer, CRO= Chief Resettlement Officer, RAP= Resettlement Action Plan, GRC= Grievance Redress Committee, RAC= Resettlement Advisory Committee, PAVC= Property Assessment and Valuation Committee, PD= Project Director XEN = Executive Engineer, DCRO= Deputy Chief Resettlement Officer , INGO= Implementing Non-Government Organization, LAO=Land Acquisition Officer, DC=Deputy Commissioner, ADC=Additional Deputy Commissioner

10.3 Implementation schedule

122. The Implementing Agency will need to be awarded before notice under section 3 is served by DC so that they can participate in the tripartite joint verification survey. Implementation of RAP will be started before starting of the construction works and will continue up to one year after completion of the construction work with skeleton staff strength for entertaining claims /grievances of the EPs regarding social resettlement and environmental issues. However, some of the activities for RAP implementation may extend further. The preliminary time bound implementation schedule over a period of 18 months from July 2015 to December 2016 is devised below.

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Figure 13: Project Implementation Schedule

SI	Activities relating to RP implementation	Duration of activities (in month)																	
		2015						2016											
		7	8	9	10	11	12	1	2	3	4	5	6	7	8	9	10	11	12
A	LAND ACQUISITION																		
1	Land Acquisition Processing by DCs																		
2	Notice u/s 3, Joint Verification, Serving Notice u/s 6																		
3	LA Estimate and Fund Placement with DCs																		
4	Notice under section 7 by DCs																		
5	Payment of CCL by DCs																		
6	Transfer of Land																		
B	SOCIAL PREPARATION																		
1	Mobilization of INGO in the field																		
2	Information Campaign																		
3	Disclosure of RP																		
4	NGO assistance to APs for CCL collection																		
5	Preparation and approval of RP budget																		
6	Photograph of EPs and Issuance of ID Cards																		
C	PAYMENT OF COMPENSATION																		
1	Coordinate with DC offices on land acquisition																		
2	Assist APs in the process of CCL collection																		
3	Prepare CCL statement as per DC payment																		
4	Preparation of EP file and EC																		
5	Preparation indent (EP payment list)																		
6	Opening Bank Account by the APs																		
7	APs apply and receive CCL																		
8	Payment of RV/AG for RV																		
D	RESETTLEMENT																		
1	Payment of resettlement benefits to EPs																		
E	MIS AND MONITORING																		
1	Design, Develop and Operate Automated MIS																		
2	Internal Monitoring by PGCB and PIC																		
F	REPORTING BY INGO																		
1	Final Report																		

Chapter 11 - Monitoring

123. Monitoring and evaluation (M&E) are the key apparatus of RAP implementation. Monitoring is a periodic check-up of premeditated actions. It provides midway inputs, facilities changes, if necessary, and then provides feedback for project management to keep the program on schedule. Quite the opposite, evaluation assesses the resettlement effectiveness, impact and sustainability of R&R program. The definite accomplishment, aim and purpose are examined by monitoring and evaluation procedure. Monitoring and evaluation are helpful to fulfil the project objective of resettlement plan implementation perfectly. A resettlement consultant will be hired to oversee the RAP preparation and implementation process. He will monitor implementation activities of the plan in consultation with the Project Director and the Team Leader of the RAP implementing Agency. PGCB will appoint adequate full time staff to monitor the process of resettlement. In order to assist with monitoring, PGCB shall obtain and maintain appropriate baseline data to evaluate the resettlement impacts. The monitoring staff will prepare periodic progress reports for submission to the Project Director. The main objective of the monitoring report is to determine whether the resettlement is effective and to make the needed recommendations for change. The monitor should be present in the field as well as at every meeting related to resettlement. Monitoring of resettlement implementation will be carried out by PGCB.

11.1 Objectives of Monitoring and Evaluation

124. Resettlement program will be ensured timely and fair delivery of entitlements by Monitoring and Evaluation procedure. To ensure achievement of targets within schedule, the M&E will enable PIU to get feedback from the target population and the field operatives to devise corrective measures. The affected persons and the host communities are the main objectives of M&E to increase the deliverance capability of the PIU and make best use of RAP.
125. The M&E method and the process adopted for achieving the advancement will be accomplished by collecting, analysing, reporting and using information, about resettlement progress as per the scope of the RAP. It will make sure that inputs are provided, procedures are followed, and outputs are monitored and verified as per approved plan and schedule of actions. In this way PIU will take on well-timed management actions and identify the lapses and failures of the implementation process. A standard database will be developed for the purpose of constant monitoring and post evaluation of the RAP targets.
126. The PGCB field offices will conduct the daily operation of land acquisition, payment of compensation, identification of entitled persons physically, and processing their entitlements, resettlement, those field level monitoring and assessment.

11.2 Indicators of Monitoring

127. Monitoring and evaluation process will be focused on indicators specific to process by PIU. Following process, output and outcome indicators will be used to monitor the progress of resettlement implementation.

Process Indicators

- Staff recruited and trained
- Resettlement budget revised and allocation of funds made
- Completion of baseline socio-economic survey
- Land Acquisition Plans, if necessary, finalized
- Agreements with the PAPs on compensation rates and entitlements reached
- APs are informed about project schedule and entitlements and have received copy of their entitlements
- Grievance redress mechanism established
- Number of grievances received, sessions held and grievance cases resolved.

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Output Indicators

- Number and percentage of APs compensated
- Number of squatters and other vulnerable APs provided with assistance
- People are aware of the grievance redress procedure known about the process of submitting grievances

Outcome Indicators

- Number of APs able to re-establish their affected businesses
- Number of APs able to improve their household income levels
- Number of squatter and vulnerable APs able to resettle on new location
- All of the grievances have been resolved and compensation paid to APs against accepted cases

11.3 Approach and Methodology

128. The PIU will be monitored and measured throughout the progress of implementation of the resettlement plan. The scope of monitoring activities will be proportionate to the projects' risks and impacts. Recording the progress in compensation payment and other resettlement activities, the borrower/client will prepare monitoring reports to ensure that the implementation of the resettlement plan has produced the desired outcomes. To assess the changes and variations, the M&E approach will be to identify and select a set of appropriate indicators and gathering information on them. The M&E process will ensure participation of stakeholders, especially the affected persons, women and vulnerable groups. The process will also assume different formal and informal surveys for impact analysis. M&E processes assess the resettlement efficiency, effectiveness, impact and sustainability will carry out through the identification of lessons from the Project for building upon future policies.

Monitoring tools would include both quantitative and qualitative methods as follows:

- a. Sample household survey: a baseline household survey of a representative sample, disaggregated by gender and vulnerability to obtain information on the key indicators of entitlement delivery, efficiency, effectiveness, impact and sustainability.
- b. Focus Group Discussions (FGD): Consult with a range of stakeholder groups (local government, resettlement field staff, NGOs, community leaders and APs including women and vulnerable groups).
- c. Key informant interviews: Consult individuals like local leaders, persons with special knowledge or experience about resettlement activities and implementation.
- d. Community public meetings: Open public meetings at resettlement sites to elicit information about the performance of various resettlement activities.
- e. Structured direct observations: Field observations on the status of resettlement implementation, plus individual or group interviews for cross checking purposes.
- f. Informal surveys/interviews: Informal surveys of affected people, host village, workers, resettlement staff, and implementing NGO personnel using non-sampled methods.
- g. In the case of special issues, in-depth case studies of affected peoples and host populations from various social classes will be undertaken to assess the impact of resettlement.

11.4 Institutional Arrangements for M&E

129. M&E of RAP implementation will be carried out internally by the PGCB field offices and RAP implementing NGO. M&E process will also be participating with the local level NGOs, project affected persons and their community.

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11.4.1 Office of the Project Director

130. The Project Director will manage all activities of RAP implementation properly and timely. The PD will manage and run the implementation of RAP with the assistance from an appointed Implementing NGO. The Field Offices and the resettlement implementation NGO will provide support for carrying out the monitoring procedure. The Implementing NGO will assemble suitable data from the field and provide feedback to PIU on the advancement of RAP implementation and the day-to-day problems arising out of the process. The implementing NGO will prepare monthly reports and other periodic reports according to the progress of RAP Implementation. PIU will collect information from the project site, assimilate in the form of monthly progress of RAP implementation, and adjust work program where necessary, in case of delays or problems. An automated MIS will be designed and developed by INGO to monitor the output indicators at the PGCB field and headquarters level.

11.4.2 Reporting Requirements

131. Implementing Non-governmental organization (INGO) will prepare a monthly progress report (MPR) highlighting the progress and problems. The MPR will also consist targets to be set or prepared for the subsequent month. PIU will prepare quarterly reports on involuntary resettlement using the monitoring indicators agreed at the time of approval of the rehabilitation plan, including any corrective measures, if required. The project budget will include the internal and external resettlement monitoring requirement costs.

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Annex-1: FGD Respondent List

FGD Respondent List

SL	Field Name	Item	Date	Respondent Number	
				Male	Female
1	Narail	FGD with Male	06-09-2015	9	0
2		FGD with Female	08-09-2015	0	4
3		FGD with Mixed Group	06-09-2015	6	2
4		Consultation Meeting	06-09-2015	19	0
5	Sherpur (Bogra)	FGD with Male	19-09-2015	6	0
6		FGD with Female	19-09-2015	0	6
7		FGD with Mixed Group	16-09-2015	2	6
8		Consultation Meeting	17-09-2015	15	0
9	Kurigram	FGD with Male	12-09-2015	5	0
10		FGD with Female	12-09-2015	0	5
11		FGD with Mixed Group	12-09-2015	4	4
12		Consultation Meeting	11-09-2015	23	0
13	Nawabganj	FGD with Male	24-08-2015	6	0
14		FGD with Female	25-08-2015	0	6
15		FGD with Christian Community	28-08-2015	0	9
16		Consultation Meeting	24-08-2015	21	1
17	Keraniganj	FGD with Male	21-08-2015	5	0
18		FGD with Mixed Group	22-08-2015	2	2
19		Consultation Meeting	21-08-2015	18	0
20	Srinagar	Consultation Meeting	07-02-2016	15	0
Total		FGD = 14 Consultation Meeting = 06		Male = 156 Respondent (156+45) = 201 Person	Female = 45

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Annex-2: Detailed Indicative budget for Land Acquisition and Resettlement

Sl. No.	Category of loss	Unit / Quantity	Rate per decimal/no.	To be paid by DC	To be paid by PGCB through implementing organization	Estimated budget in BDT
A	Compensation for land (in dec.)					
1	Crop Land	300	370000	49,162,500	61,837,500	111,000,000
	Total Compensation for Land			49,162,500	61,837,500	111,000,000
B	Other Resettlement Benefits for land					
1	Stamp duty and registration cost 7.5% of the replacement value	111,000,000	7.5%		8,325,000	8,325,000
2	Dislocation Allowance for Land of Tk. 200 per decimal (not exceeding Tk. 20,000 each household)	300	200		60,000	60,000
	Total of Other Resettlement Benefits for land				8,385,000	8,385,000
C	Replacement Value of standing crops					
1	Replacement Value of Standing Crops tk. 1100 per decimal	300	1,100		330,000	330,000
	Total Compensation for Crops and Fish Stock				330,000	330,000
D	Resettlement Benefits for Vulnerable and Severely Affected Household					
1	Resettlement Benefits for Vulnerable Household (Based on Income Level)	2	10,000		20,000	20,000
2	Resettlement Benefits for Severely Affected Household (Based on Land Loss)	11	10,000		110,000	110,000
	Total Resettlement Benefits for Vulnerable and Severely Affected Household				130,000	130,000
	Sub-Total (A - D)			49,162,500	70,682,500	119,845,000
E	Administrative cost on all land acquisition, Compensation for structure & Tree budget for DC	49,162,500	7.5%	3,687,188	-	3,687,188
	Sub-Total (A - E)			52,849,688	70,682,500	123,532,188
F	Operation cost for RAP implementing Agency	LS			600,000	600,000

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G	Operation cost for Independent Monitor	LS			300,000	300,000
	Sub Total (F-G)			52,849,688	900,000	124,432,188
	Total (A-G)			52,849,688	71,582,500	124,432,188
H	Contingency @ 5% of the Total (A - I)					6,221,609
	Grand Total (Total + Contingency)					130,653,797

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Annex-3: List of Vulnerable HH Based on Income Level

SL	HHID	Name of the household head	Fathers name of Household	Age	Village name	Union	Thana/Upazilla	District	Profession	Monthly Income of HHH
1	184	MD.ABDUR RAHMAN	LATE ABDUL KADIR	55	NORUNDI	Sakta	Keraniganj	Dhaka	Agriculture & Renting out property other than land	4767
2	187	MST.SHIRIN AKTER	LATE ABDUL HAI	43	RAJABARI	Basta	Keraniganj	Dhaka	Agriculture	2000

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Annex-4: List of Severely Affected Households

SL	HHID	Name of the household head	Fathers name of Household	Age	Village name	Union	Thana/Upazilla	District	Profession	Monthly Income of HHH
1	202	MD.ABUL KALAM	LATE ABDUL KARIM	48	BOLOSHOTA	Sakta	Keraniganj	Dhaka	NGO employee & other small business	14000
2	184	MD.ABDUR RAHMAN	LATE ABDUL KADIR	55	NORUNDI	Sakta	Keraniganj	Dhaka	Agriculture & Renting out property other than land	4767
3	185	MD.ABUL KASHEM	MD.ABDUL KARIM	50	BOLOSHOTA	Sakta	Keraniganj	Dhaka	NGO employee & Agriculture	10500
4	186	MD.ABDUS SALAM	LATE ABDUL HAKIM	65	NORUNDI	Sakta	Keraniganj	Dhaka	NGO employee & Leasing/renting out land	13050
5	189	MD.TAJUL ISLAM	LATE HAZI NUR MOHAMMAD	39	BOLOSHOTA	Sakta	Keraniganj	Dhaka	Agriculture & Raising livestock	11000
6	191	MD.YUNUS MIYA	LATE KALACHAND MIAH	61	NOYAGAO	Kolatia	Keraniganj	Dhaka	Retired	8000
7	194	MD.ABDUL KIUM	LATE ABDUL KARIM	64	BOLOSHOTA	Sakta	Keraniganj	Dhaka	Agriculturist & other small business	15500
8	195	MD.BAREK HOSSEN	LATE ABDUL KADER	66	NURUNDI	Sakta	Keraniganj	Dhaka	Unemployed	0
9	196	MD.MOHIUDDIN	LATE ABDUL LATIF	46	KHOLAMPRA MODEL TOWN	Sakta	Keraniganj	Dhaka	Business, wholesale/industry	30000
10	197	ABDUL MOTALEB	LATE ABDUL HAKIM	48	NURUNDI	Sakta	Keraniganj	Dhaka	Home business	14000
11	198	MD.AKTER HOSSEN	HAJI MD.SADEK MIA	53	NOBABCHOR	Sakta	Keraniganj	Dhaka	Wholesale Business & Land Broaker	40000

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Annex-5: List of Affected Households Land Owners

SL	HHID	Name of the household head	Fathers name of Household	Age	Village	Union	Thana/Upazilla	District	Profession	Monthly Income of HHH
1	184	MD.ABDUR RAHMAN	LATE ABDUL KADIR	55	NORUNDI	Sakta	Keraniganj	Dhaka	Agriculture & Renting out property other than land	4767
2	185	MD.ABUL KASHEM	MD.ABDUL KARIM	50	BOLOSHOTA	Sakta	Keraniganj	Dhaka	NGO employee & Agriculture	10500
3	186	MD.ABDUS SALAM	LATE ABDUL HAKIM	65	NORUNDI	Sakta	Keraniganj	Dhaka	NGO employee & Leasing/renting out land	13050
4	187	MST.SHIRIN AKTER	LATE ABDUL HAI	43	RAJABARI	Basta	Keraniganj	Dhaka	Agriculture	2000
5	188	MST.SALEHA BEGUM	LATE HOSSAIN ALI	51	DITPUR	Basta	Keraniganj	Dhaka	Poultry farm	0
6	189	MD.TAJUL ISLAM	LATE HAZI NUR MOHAMMAD	39	BOLOSHOTA	Sakta	Keraniganj	Dhaka	Agriculture & Raising livestock	11000
7	190	ROKEYA BEGUM	LATE KALACHAN	70	DOKKHIN RAMER KANDA	Sakta	Keraniganj	Dhaka	unemployed/ retired/ disable/child	0
8	191	MD.YUNUS MIYA	LATE KALACHAND MIAH	61	NOYAGAO	Kolatia	Keraniganj	Dhaka	Retired	8000
9	192	MD.AHSAN HABIB	LATE ABDUL JALIL	33	GOWAL KHALI	Basta	Keraniganj	Dhaka	Agriculture & Teacher/home tutor	51250
10	193	MD.FOJOL ROSHID	LATE ABDUL AJIJ	70	GOWAL KHALI	Sakta	Keraniganj	Dhaka	unemployed/ retired/ disable/child	0
11	194	MD.ABDUL KIUM	LATE ABDUL KARIM	64	BOLOSHOTA	Sakta	Keraniganj	Dhaka	Agriculturist & other small business	15500
12	195	MD.BAREK HOSSSEN	LATE ABDUL KADER	66	NURUNDI	Sakta	Keraniganj	Dhaka	Unemployed	0
13	196	MD.MOHIUDDIN	LATE ABDUL LATIF	46	KHOLAMPRA MODEL TOWN	Sakta	Keraniganj	Dhaka	Business, wholesale/industry	30000
14	197	ABDUL MOTALEB	LATE ABDUL HAKIM	48	NURUNDI	Sakta	Keraniganj	Dhaka	Home business	14000
15	198	MD.AKTER HOSSSEN	HAJI MD.SADEK MIA	53	NOBACHOR	Sakta	Keraniganj	Dhaka	Wholesale Business & Land Broaker	40000
16	199	MD.JAHID	MD.MALEK	38	NURUNDI	Sakta	Keraniganj	Dhaka	Wholesale Business & Land Broaker	35000
17	200	MD.MOJIBUR RAHMAN	HAJI MD.AFJAL	57	NOBACHOR	Sakta	Keraniganj	Dhaka	Wholesale Business	40000

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			HOSSEN						& Land Broaker	
18	201	MD.MILON	LATE ABDUL HAI	36	BOLOSHOTA	Sakta	Keraniganj	Dhaka	Agriculture & other small business)	17000
19	202	MD.ABUL KALAM	LATE ABDUL KARIM	48	BOLOSHOTA	Sakta	Keraniganj	Dhaka	NGO employee & other small business	14000

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Annex-7: Land Price Calculation as per Mouza Rate

Category of land	Quantity of land acquired (in Decimal)	Govt. Mouja rate (including 50%) in Decimal	LA Budget as per Mouja rate	CMP Rate in acre	CMP Budget	Different between LA& CMP Budget
1	2	3	4=(2x3)	5	6=(2x5)	7=(6-4)
Crop Land	300	160,937	48,280,950	370,000	111,000,000	62,719,050