

Land Acquisition and Resettlement Plan (LARP)

August 2021

**PAKISTAN: Punjab Intermediate Cities Improvement
Investment Project, Pumping Station North Zone
(Lot-3) - PICIIP-3-Water and Sanitation, Sahiwal
Subproject
(Revised)**

CURRENCY EQUIVALENTS

(As of 28 February 2021)

Currency unit	-	Pakistani Rupee
PRs. 1.00	=	\$ 0.0063
\$1.00	=	PRs.157.75

ABBREVIATIONS

ADB	Asian Development Bank
AFs	Affected Families
CAP	Corrective Action Plan
CDIA	Cities Development Initiative for Asia
CIU	City Implementation Unit
DDR	Due-diligence Report
DPs	Displaced Persons
DPAC	District Price Assessment Committee
EA	Executing Agency
EPCM	Engineering, Procurement, and Construction Management
GoPb	Government of Punjab
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
IA	Implementing Agency
IR	Involuntary Resettlement
IPs	Indigenous Peoples
IVS	Independent Valuation Study
LAA	Land Acquisition Act 1894
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
LARF	Land Acquisition and Resettlement Framework
LG& CD	Local Government and City Development
MC	Metropolitan Corporation
NESPAK	National Engineering Services Pakistan

PAM	Project Administrative Manual
PICIIP	Punjab Intermediate Cities Improvement and Investment Program
PLGA	Punjab Local Government Academy
PMU	Program Management Unit
ROW	Right of Way
SDDR	Social Due Diligence Report
SES	Socio Economic Survey
SPS	Safeguard Policy Statement 2009
SSR	Social Screening Report
STP	Sewerage Treatment Plant
TMA	Tehsil Municipal Administration
TOR	Term of Reference

GLOSSARY

Displaced Household	All members of a subproject affected household residing under one roof and operating as a single economic unit, who are adversely affected by the Project or any of its components; may consist of a single nuclear family or an extended family group.
Displaced Persons	In the context of involuntary resettlement, displaced persons are those who are physically displaced (relocation, loss of residential land, or loss of shelter) and/or economically displaced (loss of land, assets, access to assets, income sources, or means of livelihoods) as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Compensation	Payment in cash or in kind of the replacement cost of the acquired assets.
Cut-of-Date	The completion date of the census of project-displaced persons is usually considered the cut-off date. A cut-off date is normally established by the borrower government procedure that establishes the eligibility for receiving compensation and resettlement assistance by the project displaced persons. In the absence of such procedures, the borrower/client will establish a cut-off date for eligibility.
Encroachers	People who have trespassed onto private/community/public land to which they are not authorized. If such people arrived before the entitlements cut-off date, they are eligible for compensation for any structures, crops or land improvements that they will lose.
Entitlement	Range of measures comprising compensation, income restoration, transfer assistance, income substitution, and relocation, which are due to displaced persons, depending on the nature of their losses, to restore their economic and social base.
Economic Displacement	Loss of land, assets, access to assets, income sources, or means of livelihood because of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Involuntary Resettlement	Land and/or asset loss, which results in a reduction of livelihood level. These losses have to be compensated for so that no person is worse off than they were before the loss of land and/or assets.
Meaningful Consultation	Is a process that (i) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.
Physical displacement	Meaning relocation, loss of residential land, or loss of shelter as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions or land use or on access to legally designated parks

	and protected areas.
Rehabilitation	Compensatory measures provided under the ADB Policy Framework on Involuntary Resettlement other than payment of the replacement cost of acquired assets.
Replacement Cost	The rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs. The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In applying this method of valuation, depreciation of structures and assets should not be considered.
Squatters	Meaning those people who do not own the land but are possessing and using it for residential, commercial, agricultural or other economic purposes, and as such they usually not entitled to land compensation but sometimes provided with assistance if they are found vulnerable; they are, however, entitled to compensation for the loss of built-up structures, trees, crops and other assets.
Vulnerable Groups	Distinct group of people who may suffer disproportionately from resettlement effects. The ADB SPS 2009 defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people.

NOTES

- (i) The fiscal year (FY) of the Government of the Islamic Republic of Pakistan and its agencies ends on 30 June.
- (ii) In this report, "\$" refers to United States dollars.

This land acquisition and resettlement plan (LARP) for Pumping Station North Zone (Lot-3) – PICIIP-3-Water and Sanitation, Sahiwal is a document of the borrower. The views expressed herein do not necessarily represent those of ADB's Board of Directors, Management, or staff, and may be preliminary in nature.

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PROGRAM MANAGEMENT UNIT

Government of Punjab
LG & CD, Department



Project Number: 46526-007

Loan Number: 3562-PAK



Land Acquisition and Resettlement Plan (LARP)

for the

**Pumping Station North Zone (Lot-3) - PICIIIP-3-Water and
Sanitation, Sahiwal Subproject
(Revised)**

09 August, 2021

Prepared by Social Safeguard Team of Project Management Unit,
Punjab Intermediate Cities Improvement Investment Project
Local Government and Community Development Department

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EXECUTIVE SUMMARY

1. **The Project:** The PICIIP project is comprised of two phases, phase-1 includes two cities, Sialkot and Sahiwal, and phase-II extended to seven cities, namely Multan, Sargodha, Muzaffargarh, Rahimyar Khan, Bahawalpur, Rawalpindi and Rajanpur. The PICIIP aims to improve the quality of life of the residents living in the selected cities of Punjab. It will transform the intermediate cities into urban centers which are more efficient, accountable and can serve as an engine of economic growth and sustainable development as per concept note. This aim will be achieved by addressing urban development challenges at the city level including city integrated planning, improved institutional framework for urban services, and improved urban infrastructure. Additionally, two cities, Lahore and Lala Musa are also included for institutional support and capacity development.
2. The Sub-projects under the scope of PICIIP have been divided into 17 packages, the detail of the packages is given in the Annex-A of this LARP. Among the total packages, this LARP is prepared for “Pumping Station North Zone (Lot-3 of PICIIP-3-Water and Sanitation, Sahiwal subproject)”. The Lot-3 has two components, one is access route for pumping station (passing through private land of 0.4469 acres), and second is the pumping station developed in an area of 4.652 acres.
3. **Detailed Design:** The design was completed in May 2020 and the proposed project has already been gone under bidding and the contract is expected to be awarded in October, 2020. This LARP is prepared based on the final design.
4. **Scope of Land Acquisition and Resettlement:** The 5.0989 acres to be acquired under the subproject “Pumping Station North Zone (Lot-3) - PICIIP-3-Water and Sanitation, Sahiwal” fall under Mouza Muhammad Pur, Arra Tulla Road, Tehsil & District Sahiwal. The LAR impacts of the north zone pumping station is summarized as in the below ES .1

Table ES.1: Type of LAR impacts

S/No	Description	Qty/No s.	No of DPs	Remarks
1	Agriculture Land in Acres	5.0989	8	<ul style="list-style-type: none"> • In the total area, 4.652 acres falls in the pumping station while the remaining 0.44 acres required for access route. • These 8 are the actual DPs of the sub-project.
2	Crop Area in acre	5.0989	8	
3	Wood Trees	45	1	
4	Fruit Trees	3	2	
5	Tube well	1	1	The subproject has the impact on one irrigation pump driven by electric motor
6	Building Structure	2	2	These are pumphouse rooms, i) is for the existing pump and ii) is for abandoned pump. No more pumping station/machinery including bore hole exists, but the later pumphouse is still there and is being used as a store.
	Total	-	8	

5. **Cut-Off Date:** The census was completed on June 13, 2020. Hence June 13, 2020 has been formally established as the cut-off date for the North Zone Pumping Station, Lot 3 of PICIIP-3-Water and Sanitation subproject of the PICIIP project to define impacts and compensation entitlements. The cut-off date was communicated/informed to the DPs through consultation meetings.

6. **Project Categorization:** The subproject impacts are deemed insignificant as none of DPs are required to physically move out of their residence or lose 10% or more of their income generating resources. Therefore, the subproject can be categorized as B for Involuntary Resettlement (IR) and C for Indigenous Peoples (IPs) as no Indigenous Peoples (IPs) as described in SPS 2009 exist in and around the subproject areas.

7. **Socioeconomic Information and Profile:** Socioeconomic section was developed based on the information collected from the field for all 8 APs and secondary source information was not used. According to socio economic and census survey of APs households (which are comprised on 61 family members), 50.82% (31) of the members are female while 49.18% (30) are males. Average household's size is 7.6 persons. Regarding the literacy level, 7% (4) respondents are reported illiterate while 93% (57) are found literate. In terms of income source and level, the monthly average income of the respondents is Rs. 83,875. None of surveyed household fall below the poverty line. The income survey reveals that the subproject does not have any impact on people with low income. In addition to the low-income category of vulnerability, all other categories like the elderly, those without legal title to assets, landless, women, children and indigenous people were also not identified. Regarding access to social amenity, all 100% (8) houses in the subproject areas are electrified. Sui Gas is available to 38% (3) of the respondents. Potable drinking water supply is accessible to 50% (4), 63% (5) of the households have access on the sewerage and drainage system. Health and education facilities are available to 75% (7) and 88% (6) of the households respectively.

8. **Gender Issues:** Based on the outcomes of detailed consultations, the females pointed out their major concerns relating to the sub-project like i) compensation as per the market value of the lost land, ii) stinky smell will come from the sub-project which will affect the surrounding population, iii) impact on movement of women during the construction stage, iv) the construction activity may affect accessibility and transportation in case of emergencies, v) consider expanding Sui Gas service to the area, and vi) provision of subproject-related jobs for jobless educated women.

9. **Information Disclosure, Consultations and Participation:** The consultation meetings are going on with the DPs since April, 2020. Separate meetings are arranged with the women keeping in view the cultural limitation and to give the women a free environment to discuss their issue. The consultation with the DPs and general public mainly focused on the Compensation rate as per the market value of the affected structure, provision of compensation for non-titled land owners, provision of jobs for locals, timely completion of civil work, local movement should not be hindered during construction work; considerable time for relocation and payment of interest/markup on loan obtained from the bank.

10. The information related to the subproject and its components and possible impacts followed the corrective actions including the grievance redress mechanism that were shared with the participants during the consultation meetings. The social team of PMU team also shared the Project Information Brochure with the local community. The team assured the DPs of the pumping station that the copy of this final LARP will be translated into local language and will also be shared with them.

11. **Legal Framework:** The land acquisition and compensation package for DPs has been prepared in accordance with ADB's SPS 2009 and the Land Acquisition Act of 1894 (LAA). Since SPS 2009 and LAA 1894 are not in full conformity to each other, thus gaps exist regarding compensation of DPs which are reconciled through the gaps reconciliation measures including (a) avoidance or minimization of land acquisition and resettlement impacts, (b) compensation at replacement costs for the lost assets, (c) establishing GRM, and (d) conducting community consultations (further details are presented in legal and policy section).

12. **Resettlement Budget and Financing Plan:** Total resettlement budget has been calculated to Rs.25.01million (US\$ 0.156 million). The compensation payments for land acquisition is Rs. 15.14 million, crop compensation is Rs.0.61 million, Tree compensation is Rs. 0.06 million, building structure is Rs. 0.48 million, and cost of tube well is Rs.0.86 million. Livelihood restoration measures amounting to Rs.0.70 million. Other cost categories include administrative costs (Rs. 1.79 million, monitoring and evaluation Rs 3.57 million and contingencies Rs.1.79 million).

13. **Differential Cost:** The Independent Valuation Study (IVS) worked out the differential of 40.31% from the cost determined by DPAC based on the average market rate Rs.2,116,717/acre. The IVS cost for land is as per the replacement cost, i.e., Rs.2,970,400/acre, which is Rs.853,683/acre (40.31%) higher than the DPAC determined land rate. Similarly, the differential cost worked out on the basis of highest rate prevailing between DPAC and IVS of crops is Rs.36,774 (2.55%), tree Rs. 24,586 (48.77 %), Pump house rooms Rs. 315,600 (197%), and Tube well Rs. 16,000 (1.88 %). Now, the total differential in in the form of land and non-land assets of this subproject is Rs. 3,126,865 worked out on the basis of highest rate prevailing between DPAC and IVS. This includes all transaction costs, interests, labor, restoration costs and all applicable payments. The differential cost in the valuation of the BOR assessed compensation rates and those determined by the third party will be bridged by PMU from the project loan proceeds. This will require a minor change memo in scope which would be processed for ADB's internal approval after receiving the request from the Government.

14. The costs are presented based on the final detailed design and final unit rates 2020 obtained from concerned department for the acquired assets assessed in a manner that consistent with provisions outlined in this LARP, i.e., replacement cost basis. The resettlement and rehabilitation cost for the subproject will be financed through counterpart fund provided by the Govt. The continuity in the flow of LAR funds will be the responsibility of PMU-LG&CD, hence the local government through PMU will ensure that all requisite compensation amount will be timely released for the payment of compensation and rehabilitation costs including allowances for income restoration. The compensation cost for land and other assets has already been transferred in the district treasury while the resettlement cost/ allowance has been put in the revised PC-I and submitted to P&D for approval.

15. **Grievances Redress Mechanisms:** A three tiers Grievance Redress Mechanism is already in place since May 4, 2020. It exists at the field level, city level, and PMU level. The GRM is easily accessible, gender-sensitive, culturally appropriate, widely publicized, and well-integrated in the subproject's management system. Efforts are made to record and resolve the grievances by the GRC within the allocated time (7-21 days). The complainants are timely informed about the progress regarding their logged complaints and action taken by the GRC. A DP can approach the courts at any time in accordance with the applicable legal provisions under Pakistan law. He/she can have direct access to court of law under section 18 of land acquisition LAA 1894. The record for the complaints received and resolved is well maintained.

16. **The Entitlements Matrix:** have been determined as per the replacement cost of the lost land and non-land assets like structures, crops and trees are in consistent with the project LARF

and SPS 2009. The replacement cost was determined through the Independent Valuation Study conducted by an Independent Valuer by the name of Anderson Consulting (PVT) LTD (A State Bank of Pakistan accredited valuator) during November – December, 2020. Table 6.1 provides an Entitlement Matrix for different types of losses assessed during the census survey and Inventory of the Losses. It also covers the provisions for any unanticipated impacts arising during subproject implementation. Compensation and other assistances will be paid to DPs prior to dislocation and dispossession from acquired assets. However, in case, the payment is delayed more than a year from the date of valuation, the values will be indexed annually before payment to DPs.

17. **Institutional Arrangements:** The LG&CD is the subproject executing agency (EA). The Program Management Unit (PMU) is responsible for the day-to-day management of the subproject (through respective CIUs). The Social safeguard staff of the PMU is responsible to manage the LAR-tasks and activities including handling/resolving of any complaints or grievances of those displaced by the subproject (DPs) and fulfilling safeguard requirements. An External Monitoring Agent (EMA) has been on board since 15th of November, 2020 for the validation of LARP implementation process.

18. **Implementation Schedule:** Resettlement Plan will be implemented in a participatory manner with the representations of all key stakeholders namely - the government, local elected representatives, and the displaced persons. As per this final LARP, compensation payment is expected to commence by mid of November 2020, while the external monitoring report will be submitted immediately after the completion of compensation disbursement. Later, semi annual safeguard monitoring report will be submitted to ADB to meet the loan requirements.

19. **Monitoring and Reporting:** PMU will establish a monitoring and evaluation system to support systematic monitoring of the implementation of Land Acquisition and Resettlement Plan. The LAR tasks will be monitored internally through the PMU on monthly basis and externally by the EMA with the concurrence of ADB. 1st safeguard external monitoring reports will be submitted to ADB for acceptance before the start of construction activities. Later, semiannual safeguard monitoring report will be submitted to ADB to meet the loan requirements.

SECTION 1 PROJECT DESCRIPTION

19. This chapter presents the history and background of the proposed pumping station sub-project. It also describes the subproject components, scope of resettlement, efforts to avoid/minimize the land acquisition and resettlement (LAR) impacts, and objectives of the Land Acquisition and Resettlement Plan (LARP).

1.1. Background of the Project

20. The PICIIP project is comprised of two phases, phase-1 includes two cities, Sialkot and Sahiwal, and phase-II is based upon seven cities, namely Multan, Sargodha, Muzaffargarh, Rahimyar Khan, Bahawalpur, Rawalpindi and Rajanpur. A pre-feasibility study has already been conducted for these seven cities under the City Development Initiative for Asia (CDIA) in 2019. The PICIIP aims to improve the quality of life of the residents living in the selected cities of Punjab. It will transform the intermediate cities into urban centers which are more efficient, accountable and can serve as an engine of economic growth and sustainable development as per concept note. This aim will be achieved by addressing urban development challenges at the city level including city integrated planning, improved institutional framework for urban services, and improved urban infrastructure. Additionally, two cities, Lahore and Lala Musa are also included for institutional support and capacity development. The detail is discussed in the beneath section.

21. **Purpose and Scope of PICIIP:** The Punjab Intermediate Cities Improvement Investment Program will build on the policy reforms already undertaken by the Government of Punjab (GoPb) in the urban sector. It will support GoPb's phased approach to urban development, focusing on broad urban reforms, followed by improvements in urban institutions and finally investments in infrastructure. It will address four core causes of low economic contribution and below optimum service delivery of urban centers, i) absence of strategic vision and integrated urban planning at the city level ii) ineffective and inefficient use of financial and natural resources iii) limited and unreliable financing of infrastructure and operation & maintenance iv) Capacity constraints.

22. The sustainable urban development in cities will be achieved through a two-pronged strategy at the provincial level and in the selected intermediate cities. The sectoral institutional structure and capacity development will be achieved by i) enhancing the capacity of Local Government Staff working in cities ii) re-conceptualizing the effectiveness of Local Government Academy at Lala Musa and establishment of proposed Local Government Academy in Lahore as Centre of Excellence & key Capacity Building Institution for Local Government iii) review and refinement of urban policies, laws, and procedural guidelines for city planning, climate-resilient design and city infrastructure planning and management, integrated development asset management plan.

23. At the city level, the agenda of sector reforms will be implemented through CIU's and MC's for following reform and initiatives which will be further refined and approved by Govt. of Punjab during the subproject implementation. The agenda is as follows; i) The formulation of city development plans & master plans, asset management systems ii) Separation of asset ownership from service delivery through the use of existing or establishment of new corporate entities iii) Strengthened business processes and capacity of utilities and Local Government and iv) Investments in prioritized urban infrastructure.

24. **Project Description:** The Sub-projects under the scope of PICIIP have been divided into 17 packages, the detail of the packages is given in the Annex-A of this LARP. Among the total packages, this LARP is prepared for North zone pumping station (Lot 3) of Package PICIIP-3-

Water and sanitation, Sahiwal. The Lot-3 has two components, one is access route for pumping station (passing through private land of 0.4469 acres), and second is the north zone sewage pumping station developed in an area of 4.652 acres as shown in Fig: 1.1.

1.2. Design Status

25. The design was completed in May 2020 and the proposed subproject has already been gone under bidding and the contract is expected to be awarded in October, 2020.

1.3. Scope of Land Acquisition and Resettlement

26. A total of 5.0989 acres of private agriculture land will be affected due to Lot-3 implementation. In the total area, 4.652 acres falls in the pumping station while the remaining 0.4469 acre will be affected due to access route to pumping station. The land acquisition is under process, Section – 9 of LAA, 1894 is expected to be notified by October 15, 2020. The Lot-3 also has impacts on two pumphouses rooms including one for the abandoned tube well (irrigation pumps), 48 trees, and one electric Tube well. Further details on subproject impacts and compensation can be seen in section 2 and Section 6 of this final LARP respectively.

1.4. Project Categorization

27. As per ADB SPS 2009, the LAR impacts are considered significant if 200 or more persons experience major impacts that are physically displaced from housing and lose 10% or more of their income-generating resources. As far as this final LARP is concerned, none of the DPs will face physical dislocation from housing or lose 10% or more of their income-generating resources. Based on the final design of IR screening and categorization, the subproject falls in IR category B (referred IR checklist in the SDDR of WATSAN already approved).

28. The safeguard team of PMU carefully assessed the subproject areas for presence of any IP communities in the subproject area but no IP groups or communities, as described in SPS, have been found in the subproject area. The local people and DPs also do not like to be called or recognized as IPs. Thus, the subproject is categorized C for IP policy (referred IP checklist in the SDDR of WATSAN already approved). Therefore, an Indigenous Peoples Development Plan (IPDP) is not required for this subproject.

1.5. Exploring of Design Alternatives

29. The ADB's Safeguard Policy Statement (SPS) 2009 (for IR policy) aims to "avoid involuntary resettlement wherever possible or to minimize impacts if avoidance is not possible by exploring subproject and design alternatives; enhance or at least restore livelihoods of those affected by the subproject relative to pre-project levels and to improve the standards of living of those poor and other vulnerable groups. Following this aim of the SPS, the PICIIP subproject has been carefully conceptualized to either avoid all potential social impacts of proposed subprojects where possible or keep impacts to insignificant thresholds through adopting no or least impacts subproject designs.

30. The following impacts and design mitigation measures were followed by the social safeguard team of PMU and design consultant:

- a) Avoid the residential structures.
- b) Minimize the impact on agricultural land.
- c) Avoid the impacts on the commercial structures.

- d) Avoid the impact on the community and sensitive structures like Masjid, graveyard and School etc.
- e) Impacts to livelihoods have been minimized to maximum level by avoiding the land of small farmers.

31. The subproject has the insignificant impacts and these are addressed through this final LARP prepared based on the final detailed design.

1.6. Objectives of Land Acquisition and Resettlement Plan

32. This Land Acquisition and Resettlement Plan is prepared in accordance with the Land Acquisition and Resettlement Framework Safeguard Policy Statement-2009 (SPS) of Asian Development Bank (ADB) and Pakistan's laws and regulations on land acquisition and resettlement (LAR). The basic objectives of this LARP are as under:

- a. Identify and assess the impacts that implementation of a pumping station would have on the local population and conduct meaningful consultations with the affected and local communities to inform them about the subproject and its impacts;
- b. Quantify in monetary terms the assets to be acquired for subproject;
- c. Provide a plan on how the DPs would be involved in the various stages of the subproject, including the implementation of the LARP; and
- d. Provide final LAR costs needed to implement the LARP

1.7. LAR Requirements of subproject

33. This LARP is prepared on the basis of final detailed design and implementation of subproject is conditional to full implementation of ADB accepted LARP. The following LAR requirements will need to be fully complied with during contract award, and construction:

- a. **Civil Works Contract awards:** Conditional on ADB cleared final implementation ready LARP based on the detailed design including final inventory of losses, final itemized LARP budget reflective of compensation rates on replacement cost basis and relocation rehabilitation and income restoration entitlement costs; safeguards management institutional set-up in place; and LARP implementation schedule synchronized with the construction activities.
- b. **Commencement of civil works:** conditional to confirmation (by EMA) of full implementation of LARP for the subproject including (a) compensation at full replacement cost paid to each displaced person; (b) other entitlements listed in the LARP have been provided; and (c) a comprehensive income and livelihood rehabilitation program, supported by an adequate budget, is in place, for subproject components.

SECTION 2
SCOPE OF LAND ACQUISITION AND RESETTLEMENT

34. In this chapter the social impacts resulting from the subproject interventions are presented. The impacts on the DPs caused by the subproject are considered together with details of the land and other assets lost in the subproject.

2.1 Approach and Methodology

35. The following approach was adopted for conducting the land acquisition and resettlement impacts of north zone pumping station to define/confirm the LAR impacts:

- a. Review of DDRs, project design, and design parameters to identify any potential land acquisition or resettlement impacts.
- b. Field site visits along with the design team to identify and assess and reconfirm the LAR impacts of the subproject.
- c. Public consultations with DPs and the general public on the measures adopted to minimize LAR impacts in the pumping station (Lot-3). The consultations and meetings were also held with all the subproject stakeholders, including ADB (project officer, coordinators, international experts in water supply and sanitation, and safeguard unit), P&D (Planning & Development), Metropolitan Corporation Sahiwal, project technical & steering committees, District Administration, revenue officials, Tehsil Municipal Administration, (Public Health Engineering Design (PHED), DPs, general population, EPCM, and internal meetings within the PMU on LAR impacts and sought their views and clarifications on the subproject design, gaps and the safeguard options to address the potential impacts.
- d. Multiple field site visits were conducted to confirm whether the design-related measures and steps including alternatives considered adequately addressed (avoided or minimized) the LAR impacts.
- e. Recording the field impacts situation as evidence of impacts situation to respond and avoid any conflicts with communities of access route and pumping station and any false claims of compensation.

The collected data was processed according to separate category of the indicators for analysis purposes. All analysed data was tabulated for interpretation and deriving conclusions and recommendations.

2.2 Project Impacts

36. The 5.0989 acres acquired under the subproject “Pumping Sation North Zone (Lot-3) - PICIIP-3-Water and Sanitation, Sahiwal” fall under Mouza Muhammad Pur, Arra Tulla Road, Tehsil & District Sahiwal. The impact of the north zone pumping station is summarized as in the below Table 2.1.

Table 2.1: Type of LAR impacts

Sr. No	Description	Qty/Nos.	No of DPs	Remarks
1	Agriculture Land in Acres	5.0989	8	<ul style="list-style-type: none"> • In the total area, 4.652 acres falls in the pumping station while the remaining 0.4469 acres required for access route. • These 8 are the actual DPs of the sub-

				project.
2	Crop Area	5.0989	8	
3	Wood Trees	45	1	
4	Fruit Trees	3	2	
5	Tube well	1	1	The subproject has the impact on one irrigation pump driven by electric motor
6	Building Structure	2	2	These are pumphouses, i) is for the existing pump and ii) is for abandoned pump. No more pumping station/machinery exists, but the room is still there and is being used as a store. (as required).
	Total	-	8	

2.2.1 Project Impact on Land

37. The subproject has the impact on 5.0989 acres of the private agriculture land owned by 8 land owners. These 8 are the actual DPs of the sub-project but some of them have the multiple impacts as well and those will be reported in the following sub-sections. The land assessment was made by the revenue department. These 8 DPs have occupied the land since their ancestors. Among the total 8 DPs, none will lose more than 10% of their agricultural land and to be considered as severely affected. These DPs have alternate land as well even the leftover land is sufficient to continue their farming.

2.2.2 Land Lease for Contractor's Camp and other Facilities

38. The land needed for setting up the contractor's office, residential quarters for contractor's staff/workers, workshop of equipment, vehicles and borrow/spoils deposit areas will be taken by contractor through negotiation with the land owners in the form of lease agreement under the supervision and approval of the PMU/CIU. This imply that the land for the facilities of the contractor would be taken through a voluntary agreement which the landowner may refuse if s/he is dissatisfied with the terms offered. There were sufficient suitable alternative plots for this purpose. The contractor will restore the land to its original condition before handing it back to the land owner after the completion of the contract agreement. The conditions to this extent will be made in the bidding document.

2.2.3 Impact on Crops

39. The proposed subproject will have impact on the cropping area of 5.0989 acres belong to 8 land owners. The assessment was made by the Punjab Agriculture Department. Major crops grown are wheat, and maize. Others crops like vegetables and fodder are also cultivated. On average, the per Acre yield is 1800 kg of wheat and 2800 kg of maize, this information was reported by the DPs during the survey and later confirmed by the Punjab Agricultural Department. The market value of wheat and maize is Rs 35/kg Rs.20/kg, respectively. The project requires to use the highest average yield over the past 3 years as per approved LARF. On average, annual income from wheat and maize is Rs.63, 000 and Rs.56,000 per acre, respectively.. Total gross annual income from one acre of cropping area is estimated by IVS Rs.119, 000/- and same will be provided as the crop compensation (one-year crop (Wheat and Maize) harvest).

2.2.4 Affected Trees

40. The subproject will cause the cutting of 46 wood trees (Shesham & Neem) and 2 fruit trees (Mulberry and Lychee) owned by 2 DPs. The assessment was made by the concerned forest and agriculture department. The PMU/CIU team also participated in the assessment survey.

2.2.5 Impacts on Building Structures

41. The subproject does not have any impact on the residential structures thus no DPs will be required to dislocate from their housing. However, two pump houses rooms, i) is a for functional tube well room and ii) for abandoned tube well, there is no pumping station/machinery and the bore hole is also nonfunctional while the pump house is still there and is being used as a store for agriculture purpose. These pump houses of two DPs will be affected. As per the assessment of the building department, a total of 264 sq.ft covered area (of two pump houses) will be affected.

2.2.6 Impacts on the Commercial Structures

42. Field investigation reveals that the pumping station does not have any impact on the commercial structures.

2.2.7 Impact on Community Assets

43. As per the field assessment, the subproject does not have any impact on the community assets.

2.2.8 Impact Severity

44. The subproject impacts to land and structures are insignificant as no one is required to move out from housing or lose more than 10% of income generating recourses, hence no severe impacts are reported.

2.2.9 Impact on Vulnerable Groups

45. Distinct group of people who may suffer disproportionately from resettlement effects. The policy defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people. As per socio economic survey and census of all 8 DPs, subproject does not have any impact on any type of the vulnerable groups including those having the income below poverty line, i.e., Rs. 20,000 per month, minimum wage rate fixed by the government for the year 20201-22.

2.2.10 Impact on Women/Child Headed Household

46. The subproject will not have any impacts on the women/child headed household. During the census survey, no women/child headed household is reported in the subproject area.

SECTION 3 SOCIO ECONOMIC INFORMATION AND PROFILE

3.1 General

47. This chapter presents an overview of the socio-economic information of subproject area and focused on the displaced persons. The key socio-economic indicators are demography, literacy rate, income, and employment and access to infrastructures. The main objective of the study is to analyze socioeconomic and cultural characteristics of the subproject area and DPs. The study also provides information to the design in order to make the subproject interventions more effective, socially acceptable, culturally appropriate, gender sensitive and economically viable. The socio-economic questionnaire was used and that presented in Annex-B.

3.2 Population Profile

48. The total population of the 8 affected households are 61 and among them 50.82% are female while 49.18% are males.

3.2.1 Family Size

49. As per social survey, the average family size found 7.6 persons among the DPs .

3.2.2 Age Structure

50. The data regarding the distribution of DPs by age categories indicates that around 57% (35) of the household members are 20 - 45 years old, 28% (17) are 46 years old and above, and 15% (9) are below 20 year of age.

3.3 Literacy Level

51. The literacy rate has shown a gradual/uniform increase in Punjab over the last 15 years and same increase ratio was also observed in the subproject area. The educational facilities in the area range from primary level schools up to universities and specialized institutions such as technical, medical and vocational institutions. As per field survey, 7% (4) respondents are reported illiterate while 93% (57) are found literate.

3.4 Material Possessions

52. Table 3.1 presents the percentages of the surveyed households that possess various durable commodities, means of transportation. The table shows that televisions and mobile phones are common devices possessed by most of the households for information and communication. All households possess mobile phones. The households are more likely to have a television 100% (8) and possession of a radio is 25% (2). Another indicator of household socioeconomic status is ownership 25% (2) of a computer and availability of an Internet connection. A refrigerator is available in 38% (3) of the households. About 12% (1) of households possess an Air condition, and 50% (4) have a washing machine. Motorcycles, car and bicycle are the most common means of transportation in the subproject area and 38% (3) of households own a motorcycle, and 13% (1) own a car and 75% (6) are having Sewing machine.

Table 1.1: Possession of Household Goods

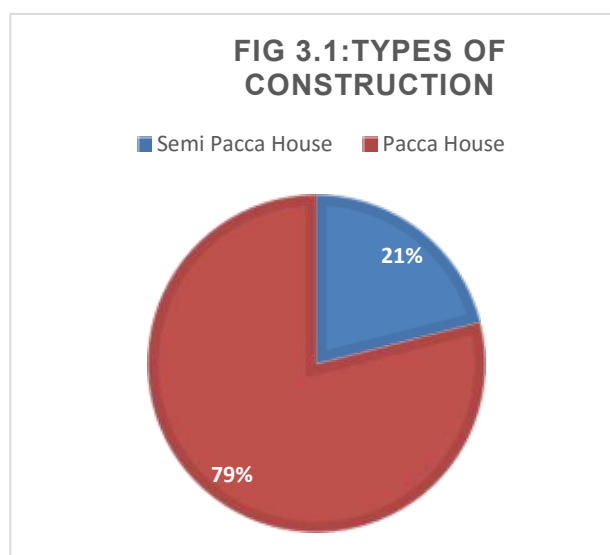
Item	Households	Item	Households	Item	Households
Mobile Phone	100%	Television	100%	Car	12%
Air conditioner	12%	Refrigerator	38%	Motorcycle	38%

Sewing Machine	75%	Computer	25%	Radio	25%
Washing Machine	50%	-	-	-	-

Source; Field Survey

3.5 Habitation

53. Habitation is identified as a space occupied for dwelling purposes. It is further classified into two categories i.e. “pacca”, and “semi pacca” as reflected in Fig 3.1 according to the type of structure. Pacca houses are 79% (6.3) are constructed with bricks, cement and concrete having wooden and steel doors and windows. Semi pacca houses are 21% (1.7) are made of bricks (joint with mud) and their roofs are mostly of wood, iron sheet and partially bricks. The field investigation shows that 100% (8) of the respondents live in their own self- made shelters. Field investigation reveals that 37% (3) of the households live in very small houses (between 75 sq. meters to 126 sq. meters). Surprisingly, full majority (8) of house property is allotted in the names of male members. None of the women in the area owns any house.



3.6 Toilet Facility

54. The toilet facility is available to 100% (8) of the households, however, few people found to use open field for defecation purposes. Field investigation reveals that 88% (7) of the households have flush latrine and 12% (1) have pit latrines in their houses.

3.7 Household Income Sources

55. Numerous incomes generating activities are practiced in the area as reported by the survey. These include employment in government and private sector, wage labor, operating own business, shopkeeper, traders, and plumber. In addition, few are sending remittance owing to working abroad.

3.8 Household Income

56. Survey data presented in Table 3.2 shows that the monthly average income of the respondents is Rs. 83,875. However, in term of income category, 38% (3) of the DPs have their monthly income Rs.30,001 – 50,000/- and same number (3) earn Rs. 50,001 to Rs. 100,000. Only 24% (2) of the surveyed households’ income is above Rs. 100,000 per month. None of surveyed household fall in the low-income category, i.e., less than Rs. 30,000/month. The income survey reveals that the subproject does not have any impact on people with low income.

Table 2.2: Monthly Income Category and Households

Sr. No	Income Level (Rs. /Month)	No. of Households	% of Households

1	Less –30,000	0	0
2	30,001- 50,000	03	38
3	50,001- 100,000	03	38
4	Above-100,000	02	24
	Total	08	100

Source; Field Survey

3.9 Expenditure

57. These expenditures include food and non-food items like fuel, education, health, clothing, utility charges, and other miscellaneous expenditures. Table 3.3 shows that the households with higher income have more saving capacity than the low income who hardly meet their expenses with meager income.

Table 3.3: Detail of Household Expenditures

Sr. No	Description of Expenditure (Rs.)	No. of Households	Percentage of Households
1.	Up to 30,000	0	0
2.	30,001 – 50000	5	63
3	50001 – 100,000	2	25
4.	Above 100,000	1	12
	Total	08	100

Source: Field Survey

3.10 Access to Civic Facilities

58. Access to drinking water and sanitation is believed to be essential for health, security, livelihood, and quality of life, and is especially critical for women and children. Improved water supply and sanitation interventions could thus provide a wide range of benefits like longer lifespan, reduced morbidity and mortality from various diseases, and low health costs. Table 3.4 depicts the picture of available social amenities in the sub-project area.

Table 4.4: Access to Social Amenities in the Sub-project Area

Sr. No	Social Amenities	Available to Household (NO)	Available to Household (%)
1	Electricity	8	100%
2	Sui-Gas	3	38%

3	Water Supply	4	50%
4	Sewerage/Drainage	5	63%
5	Hospital	6	75%
6	School	7	88%
7	Road	6	75%

Source: Field Survey

59. Table indicates that all the houses in the subproject areas are electrified. However, the people are not satisfied over the power supply. Sui Gas is ranked as the top priority demand of women of the area and is available to 38% of the respondents. Potable drinking water supply is accessible to 50% with most of the people relying on groundwater, extracted either manually through hand pump or electrically through the electric pump. Only 63% of the households have access on the sewerage and drainage system while 37% are still looking to have this facility. People complained that their life becomes miserable especially during the rain owing to the muddy streets. Health and education facilities are available to 75% and 88% of the households respectively. Surveyed households complained of the low-quality services provided in the Government hospitals and schools. Hence, they are forced to get the services from the private sources, which are more expensive. Local people are not happy on the available road infrastructure, as mostly require the extensive repair.

3.11 Agricultural Land Holding

60. The surveyed households have farmland in terms of their land holding, the subproject has the partial impact on their private land. Detail is given in the table 3.5.

Table 5.5: Land Holding of the Respondents

Sr.No	Land Holding Size	Number of Households	Percentage of Households
1	Up to 5 acres	02	25
2	5.1 – 15 acres	02	25
3	15.1 – 25 acres	3	38
4	> 25 acres	1	12
	Total	08	100

61. Table indicates that the average holding size of the DPs is 15 acres, however in term of category, 38 % of the households have land holding up to 25 acres, 25% of the household owned up to 15 acres and same number of the households have the land ownership up to 5 acres. While 12% have the land holding size more than 25 acres. The land is used for cultivation purposes regardless of the fact it is located in the vicinity of Sahiwal city.

3.12 Gender Situation

62. The women have no recognized role in the authority structure of the villages. The traditional attitude of not sending the girls to school is changing now, because parents realize and understand that the basic education is necessary for each individual regardless of sex. Most of

the women stay home and only travel outside the village to go to relatives and weddings and to hospitals in nearby towns.

SECTION 4

INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

4.1 General

63. This chapter describes the subproject stakeholders and their attitude towards the construction of north zone pumping station (Lot-3 of PICIIP-3-Water and Sanitation, Sahiwal) subproject and the process adopted in consulting the displaced persons and general community. During peak COVID-19 period, the social distance was maintained even it held telephonically as well. Now these are held with the groups of 6-12 persons as there is no restrictions on the small groups. It presents the views and perceptions of the DPs and local population on the subproject as expressed during consultation meetings. It also presents the disclosure activities including project brochure.

4.2 Consultation with Stakeholders

64. In the process of preparing this LARP, individual, and focus group discussions were held with the DPs, neighboring community, general public and officials of concerned departments especially with the revenue, agriculture, forest and building departments. These meetings were held from June to August, 2020. A total of 6 groups meetings were held with the DPs in which a total of 48 persons participated. Separate meetings were held with the women keeping in view the local traditions so that the women can freely express their opinions and concerns regarding the subproject. A summary of the consultations done is shown in Table 4.1. These consultations will be continued by the subproject staff throughout the subproject cycle. The details of consultations are discussed as under;

- a) Formal consultation meetings were held with all DPs, concerned government officials, representatives of civil society organizations (CSOs) and other pertinent stakeholders.
- b) Separate meetings were held with women so their voices are not constrained by men and powerful more dominating sections of the communities.
- c) Individual meetings and focus group discussions (FGD) were held formally and informally, as and when the opportunity or need arises during field activities.
- d) The Consultation, Participation and Information Disclosure (CPID) activities have been recorded and documented comprehensively, including participants lists, photographs and minutes of the key issues addressed, agreements reached, observations made in the field and outstanding issues that need to be addressed.
- e) The consultations were documented in the LARP with consultation records appended and will also continue during the Resettlement implementation process as indicated Annex-C
- f) The subproject Resettlement staff and consultants prepared a Resettlement Information Booklet (RIB) for all DPs in the local language(s) with concise information on all of the key aspects of the resettlement process, such as a project description, legal framework, institutional arrangements, grievance redress mechanism, general eligibility and entitlement provisions, assessment of impacts, compensation payment strategy, and the timing of resettlement activities.

4.3 Stakeholders' Perceptions about the Project

65. As the construction of pumping station will have the impacts on the local population. Despite the impacts, the affected communities did not have a hostile attitude towards the subproject although there were some concerns regarding the compensation rate as the government rates are normally in the lower side.

66. The meetings were attended by the DPs and general public. The list of the participants is attached as Annex-C of the report. In addition, the individual meetings were held with the DPs for census, socio-economic survey, officials of various departments like revenue, agriculture, forest and building and MC etc.

Table 6.1: Details of Consultation Meetings

Sr. No.	Date	Place	No. of Participants	Participants
1	23-04-2020	Muhammad Pura	06	Meeting with DPs and neighboring farmers
2	04-06-2020	Muhammad Pura	07	Meeting with the DPs and neighboring farmers
2	05-06-2020	Muhammad Pura	06	Meeting with the DPs and neighboring farmers
3	06-06-2020	Muhammad Pura	06	Meeting with the DPs and neighboring farmers
4	13-06-2020	Muhammad Pura	11	Meeting with the DPs and neighboring farmers
5	12-08-2020	Muhammad Pura	12	Meeting with the DPs and neighboring farmers

67. The participants were encouraged to express themselves and engaged in detailed discussion on impacts, compensation, consultation, awareness, and level of community support for the subproject. The concerns were raised by the participants, particularly with regard to compensation and entitlement package. The main concern was the adequacy and timely payment of compensation to displaced persons, the concerns are summarized in Table 4.2.

Table 7.2: Concerns of DPs and Responses by Consultant

Sr. No.	Concerns of DPs	Response from Consultant	Action to be Taken	Responsibility
1	The government will not give the market rate of their lost land and structures, as their assets are much productive while the government fix the rate on lower side.	The government intends to purchase the land and structure on the basis of current market value of lost assets.	The structure will be compensated as per the replacement cost of the lost structure.	PMU-LG&CD and revenue
2	Status of Approved rate by the BOR	Commissioner Office Sahiwal has requested BOR to re-assess the value of the land by PPAC (Provincial Price Assessment Committee). Efforts are going on to give the market rate to DPs	PPAC will give them the market rate for the loss of their assets. As the rate is finalized it will be shared with the DPs. Following efforts are being made to ensure that fair land compensation rate is offered to the DPs: <ul style="list-style-type: none"> • BOR advised the DC/DPAC to reassess the land value as the current rate falls on lower side; • Latest transaction records are being collected to provide the basis for the market rate; • DPs are advised (during the consultation meetings) to provide evidence for the latest market rate of land. • The replacement cost was determined through the Independent Valuation Study conducted by an Independent Valuer, ANDERSON CONSULTING (PVT) LTD (SBP accredited valutors) during November – December, 2020 • As per LARF (para 81) the differential between BOR rates for compensation of land and structure losses and replacement cost rates, will be paid by the project. 	PMU-LG&CD, revenue & PPAC
3	The construction work is usually getting delayed; eventually their livelihood will be disturbed.	The contractor will be given the timeline to complete the work and will be supervised by the consultant and compliance will be ensured. .	The timeline will be strictly observed and in case of any delay in the completion of work, penalty will be imposed on the contractor.	PMU-LG&CD, CIU CSC & Contractor

Sr. No.	Concerns of DPs	Response from Consultant	Action to be Taken	Responsibility
4	Provision of jobs for skilled and qualified local should be accepted as the right of inhabitants of area	Priority of jobs will be given to local inhabitants on merit basis by following the codal procedures.	Special clause added in the contract of contractor to ensure full compliance.	PMU-LG&CD, CIU CSC & Contractor
5	Chances of some environmental effects like noise/vibration and dust emissions to the nearby community.	The contractor will be bound to implement the measures in this regard by putting clause in his contract	Special clause is added in the contract of the contractor to ensure the full compliance. This issue is already included in the IEE and corresponding mitigation measures have been added.	PMU-LG&CD, CIU, CSC, Contractor & Environment Expert
6	Is there any forum for the complaint registration?	GRM has already been established to address the complaints of the DPs who will have the complete access over it.	A multi tiers GRC has already been notified and the detailed GRM procedure is given in section 9 of this LARP document)	PMU-LG&CD, CSC & Contractor
7	The movement towards the Masjids, School and hospitals should not be disturbed.	Special instructions will be given to the design consultant followed by the contractor to avoid the disturbance of these critical places.	Alternate route will be provided to avoid the disturbance and the issue will be discussed in the construction management plan. GRM is established to address the local complaints	PMU-LG&CD, CIU CSC & Contractor
8	The subproject will cause the dismantling of field channels and access routes	In case of disturbance of any field channel and access route the subproject will provide the alternate route and field channel.	The point was discussed with the design consultant. The contractor is bound to ensure the fully functioning of the field channels and will be managed/ensured through construction management plan. DPs will approach to GRC in case of non-compliance. As per the approved IEE, the project does not require an alternative field channels, access routes and the restoration of the old channels and routes.	PMU-LG&CD, CIU EPCM & Contractor
9	Any payment schedule to DPs	The payment will start once the section-11 of LAA, 1894 is notified and that is expected at the end of October, 2020.	The payment will start after LARP is approved by ADB.	PMU-LG&CD and revenue
10	Any chance of shifting the subproject in another area or in the less fertile area. As this particular piece of land is only source of their livelihood.	The subproject is not feasible in another area and that's why it is implemented here. However, for the loss of livelihood, the DPs will provide the assistance in addition to compensation.	To restore the livelihood, the DPs will be provided allowances in the form of additional crop, livelihood disturbance, in addition to compensation where applicable. Also, the training in the form of skill development will be provided to DPs.	PMU-LG&CD & CIU
11	How much time will the Government give them (DPs) for relocation? Is there any assistance for shifting the	DPs will be given one-month notice for dispossession of their assets after receiving their compensation, even the	The government, PMU will give DPs 30 days' time period as agreed here in the consultation meetings and that can be	PMU-LG&CD & CIU

Sr. No.	Concerns of DPs	Response from Consultant	Action to be Taken	Responsibility
	material?	transportation/shifting allowance will be provided to shift their stuff/material like delivery pipe, motor pump and salvage material of the room.	extended with consensus. Similarly, Rs.10,000 per head will also be given to shift their salvage material to another place.	
12	The DPs who got the loan on land and after land acquisition who will pay the interest/markup on the loan that is paid at the crop product.	DPs point is well noted and will take up with the concerned officials.	The government will pay the interest of the remaining loan amount	PMU-LG&CD & CIU

4.4 Meetings with the Government Officials

68. A series of meetings throughout the subproject period were held at detailed design stage with the Forest, Building, Agriculture and Revenue for the following purposes.

- a) Losses assessment survey
- b) Workout the compensation cost of private assets.
- c) Facilitation to conduct the consultation meeting with the DPs

69. **Outcome of the Meetings:** The support provided by the government departments is as follows; i) Properly make the assessment survey, ii) compensation value as per replacement cost of the lost assets, iii) provided the support to field staff during the field survey, and iv) timely make the disbursement of compensation payment to DPs.

4.5 Gender Involvement in the Consultation Process

70. According to ADB's safeguard policy statement, consultation process must be gender inclusive and responsive and tailored to the needs of disadvantaged and vulnerable groups. To explore the gender related issues, female staff was included in the team. Formal meetings with the women were held to explore their needs, problems and priorities related to the sub- project execution. In addition, individual interviews were also held with the affected women to effectively involve them in the planning process.

71. Women DPs actively participated in the meetings and come up with several issues specially the loss of business and provision of facilities for the women in the subproject.

4.4.1 Fears and Concerns about the project

72. A few women DPs (among the affected households) were un-aware about the subproject. Their views are mentioned below;

- The proposed subproject will cause the loss of their productive and precious assets, but they will not be compensated as per the replacement cost of their lost assets.
- Special care/assistance should be provided to get the timely compensation of their loss assets.
- The movement of the working women and female student will be disturbed during the construction work.
- Jobs will not be provided to the locals' people during the construction, though their children are jobless

4.4.2 Responses to the Fears and Concerns raised by women

73. According to SPS, 2009 and the approved LARF, the compensation will be provided as per the replacement cost of the lost assets. Regarding the local movement during the construction stage, alternate routes will be provided, and contractor will be bound to make compliance through the construction management plan. Jobs will be provided to the local people on priority basis and the contractor will be contractually bound to make the full compliance.

4.6 Disclosure of LARP

74. The PMU and CIU will be responsible to ensure that all Resettlement information are properly and meaningfully disclosed to all the DPs in local language, their concerns are addressed, and necessary changes are made in the design for this purpose.

75. For transparency in the LARP implementation process and for further active involvement

of DPs and other stakeholders, information will be disseminated through the disclosure of LARP document in local language. The SPS, 2009 requires that all reports are made available to subproject displaced persons and other stakeholders and to public at large. The LARP report will be available on the websites of PMU-LG &CD and ADB for disclosure purpose.

76. The following steps will be undertaken for disclosure of LARP:

- The final Resettlement Plan will be disclosed to DPs in local language
- An information booklet containing summary of DPs compensation and assistance will be prepared specifically for this purpose. This information booklet will be translated into Urdu and distribute to all the displaced Persons (DPs) and other stakeholders by the project Office as and when approves by the ADB.
- Enable the DPs to read it by themselves and be aware of their entitlements, unit rates of compensation/income restoration and rehabilitation assistance and payment procedures available for various types of DPs as given in the Entitlement Matrix. In addition, the information regarding the grievance redress mechanism will be reflected in the booklet.
- A schedule explaining the date, time and venue for disbursement of compensation and livelihood assistance will be prepared in local language and distributed to all DPs.

SECTION 5

LEGAL FRAMEWORK

77. This section describes national laws and regulations that apply to the subproject and identify gaps between national laws and ADB's policy requirements; and discuss the subproject policy to be followed.

5.1 National Legal Instruments

5.1.1 Constitution of the Islamic Republic of Pakistan

78. The Constitution of Pakistan (1973) clearly addresses the protection of property rights (Article 24) that it includes “no person shall be compulsorily deprived of his property save in accordance with law” and “no property shall be compulsorily acquired or taken possession of save for a public purpose, and save by the authority of law which provides for compensation” therefore and either fixes the amount of compensation or specifies the principles on and the manner in which compensation is to be determined and given. Further, Article 4 (sub-clause/a of 1) reiterates the legislative right of the people by stating that: “No action detrimental to the life, liberty, body, reputation or property of any person shall be taken except in accordance with law.

5.1.2 National Legislation

79. In the absence of a specific resettlement policy, the Land Acquisition Act (LAA) of 1894 is the de-facto legal instrument governing resettlement and compensation to DPs. However, it does not provide consideration to social, cultural, economic, and environmental conditions associated with and affected by resettlement. Although LAA lays down detailed procedures for acquisition of private properties for public purposes and compensation, it does not extend to resettlement and rehabilitation of persons as required by donor agencies including the ADB. Further, experience in other projects has established that compensation stipulated in the law may not be adequate to provide for equal or enhanced living status to resettle DPs.

5.1.3 Pakistan’s Law and Regulations on Land Acquisition and Resettlement

80. The law deals with matters related to the acquisition of private land and other immovable assets that may exist on it when the land is acquired for public purpose. The LAA, 1894 lays down definite procedures for acquiring private land and payment of compensation. Here in this subproject, land acquisition is involved, as per design all kinds of construction activities will be carried out within the acquired private land, hence Land Acquisition Act (LAA) will trigger here. It comprises of 55 sections pertaining to area notifications and surveys, acquisition, compensation and apportionment awards and disputes resolution, penalties and exemptions. A few relevant sections were synthesized from the Land Acquisition Act 1894, are summarized below (Table 5.1).

Table 8.1: Relevant Sections of the Land Acquisition Act,1894

Sections of Act	Salient Features of the Sections
Section 4	Publication of preliminary notification and power for conducting survey.
Section 5	Formal notification of land needed for a public purpose. Section 5a covering the need for enquiry
Section 6	The Government makes a more formal declaration of intent to acquire land.
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land.
Section 8	The LAC has then to direct the land to be marked out and measured
Section 9	The LAC gives notice to all DPs that the Government intends to take

Sections of Act	Salient Features of the Sections
	possession of the land and if they have any claims for compensation then these claims are to be made to him at an appointed time.
Section 10	Delegates power to the LAC to record statements of the DPs in the area of land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgage, and tenant or otherwise.
Section 11	Enables the Collector to make enquiries into the measurements, value and claim and then to issue the final "award". The award includes the land's marked area and the valuation of compensation.
Section 16	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
Section 17	in cases of urgency, whenever the Government can take possession of any land needed for public purposes or for a Company. Such land shall thereupon vest absolutely in the Government, free from all encumbrances: But this section will not apply at this subproject.
Section 18	In case of dissatisfaction with the award, DPs may request the LAC to refer the case onward to the court for a decision. This does not affect the Government taking possession of land.
Section 23	The Collector announces the award of compensation for the owners after necessary enquiries and compensation for acquired land is determined at its market value plus 15% in consideration of compulsory nature of the acquisition for public purposes.

5.2 ADB's Safeguard Policy Statement 2009

81. The SPS 2009 is based on the following objectives: to avoid involuntary resettlement wherever possible; to minimize involuntary resettlement by exploring project and design alternatives; to enhance, or at least restore, the livelihoods of all displaced persons in real terms relative to pre-project levels; and to improve the standards of living of the displaced poor and other vulnerable groups. The following principles are applied to reach the objectives:

- i. **Screen the project** early on to identify past, present and future involuntary resettlement impacts and risks.
- ii. **Determine the scope of Land Acquisition and resettlement planning** through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks.
- iii. **Carry out meaningful consultations** with affected persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning, implementation, and monitoring & evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase.
- iv. **Improve, or at least restore, the livelihoods of all displaced persons** through (i) land-based resettlement strategies when affected livelihoods are land-based where possible,

or cash compensation at replacement costs for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.

- v. **Provide physically and economically displaced persons with needed assistance**, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
- vi. **Improve the standards of living** of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas, provide them with legal and affordable access to land and resources; in urban areas, provide them with appropriate income sources and legal and affordable access to adequate housing.
- vii. **Develop procedures** in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
- viii. **Ensure that displaced persons without titles** to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
- ix. **Prepare a Resettlement Plan** elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
- x. **Disclose a resettlement plan or** the compensation matrix, eligibility criteria or rates determined for the affected land, structures, trees etc., including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final land acquisition and resettlement plan and its updates to affected persons and other stakeholders.
- xi. **Conceive and execute involuntary resettlement as part of a development project or program.** Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
- xii. **Pay compensation and provide other resettlement entitlements before physical or economic displacement.** Implement the land acquisition and resettlement plan under close supervision throughout project implementation.
- xiii. **Monitor and assess resettlement outcomes**, their impacts on the standards of living of displaced persons, and whether the objectives of the land acquisition and resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring.
- xiv. Disclose monitoring reports

5.3 Comparison of Key Principles and Practices of Pakistan's LAA and ADB's IR Safeguards-SPS 2009

82. Table 5.2 below discuss the reconciliation measures between two safeguard instruments.

Table 9.2: Measures to Address Gaps Between LAA and SPS

Pakistan LAA 1894	ADB SPS 2009	Measures to Address the Gap on ADB funded subproject
<p>Compensation for land and other assets is based on average values and department unit rates that do not ensure replacement market value of the property acquired. However, LAA requires that a 15% compulsory acquisition surcharge supplement the assessed compensation.</p>	<p>DPs are to be compensated for all their losses at replacement cost, including transaction cost and other related expenses, without deducting for depreciation.</p>	<p>Land valuation is to be based on current replacement (market) value with an additional payment of 15%. The valuation for the acquired housing land and other assets is the full replacement costs keeping in view the fair market values, transaction costs and other applicable payments that may be required.</p>
<p>No provision for resettlement expenses, income/livelihood rehabilitation measures or allowances for displaced poor and vulnerable groups.</p>	<p>Requires support for rehabilitation of income and livelihood, severe losses, and for vulnerable groups.</p>	<p>Provision will be made to pay for resettlement expenses (transportation and transitional allowances), compensate for loss of income, and provide support to vulnerable persons and those severely impacted (considered to be those losing more than 10% of their productive assets).</p>
<p>Lack of formal title or the absence of legally constituted agreements is a bar to compensation/rehabilitation. (Squatters and informal tenants/leaseholders are not entitled to compensation for loss of structures, crops)</p>	<p>Lack of formal title is not a bar to compensation and rehabilitation. All DPs, including non-titled DPs, are eligible for compensation of all non-land assets.</p>	<p>Squatters, informal tenants/leaseholders are entitled to compensation for loss of all non-land assets like crops, trees, structures, livelihood and for relocation assistance.</p>

Pakistan LAA 1894	ADB SPS 2009	Measures to Address the Gap on ADB funded subproject
<p>Land acquisition and compensation process is conducted independently by the Land Acquisition Collector following a lengthy prescribed legal and administrative procedure. There are emergency provisions in the procedure that can be leveraged for civil works to proceed before compensation is paid.</p>	<p>Involuntary resettlement is conceived, planned and executed as part of the project. Affected people are supported to re-establish their livelihoods and homes with time-bound action in coordination with the civil works. Civil works cannot proceed prior to compensation.</p>	<p>i. Respective EAs will prepare land acquisition and resettlement plans, as part of project preparation based on an inventory of losses, livelihood restoration measures, Pakistan law and principles enumerated in SPS. Where gaps exist in the interpretation of Pakistan law and resettlement practices, requirements of ADB's involuntary resettlement policy will prevail. Civil works may only proceed when the LARP approved by ADB is fully implemented with all APs fully compensated and validated by an ADB acceptable independent/external monitoring consultant before the start of construction work in any subproject.</p>
<p>No convenient grievance redress mechanism except recourse of appeal to formal administrative jurisdiction or the court of law</p>	<p>Requires the establishment of accessible grievance redress mechanisms to receive and facilitate the resolution of DPs' concerns about displacement and other impacts, including compensation</p>	<p>EAs will establish easily accessible grievance redress mechanism available throughout project implementation that will be widely publicized within respective project area and amongst the DPs.</p>

5.3 Project Resettlement policy

- i. As required under SPS, 2009, the project objectives are to achieved., avoid, minimize or mitigate involuntary resettlement impacts causing physical and/or economic displacement.
- ii. Meaningful consultations with all stakeholders are continued. Particular attention is paid to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and their participation in consultations is ensured.
- iii. Final LARP is submitted to ADB for review/approval, endorsed by the borrower/client and after finalization it will be disclosed on the ADB website.

- iv. A grievance redress mechanism with representation of all stakeholders has been established and functional since May, 2020
- v. A comprehensive social impact assessment has been done , involving (i) a census of all displaced persons and an inventory of their lost assets (ii) a socio-economic survey of a sample of at least 10 percent of general population of the area but all DPs need to be surveyed 100% basis for the census, impact severity, and vulnerability (worked out on the basis of quantum of impact and income analysis respectively) purpose, and (iii) a detailed measurement survey and valuation of all lost assets as well as an assessment of lost incomes will be carried out.
- vi. An eligibility cut-off date is declared and formalized on the date of completion of social impacts assessment survey and census of DPs.
- vii. Compensation assessment of structures has been done at replacement cost of the lost assets. For replacement of structures all transaction costs are paid by the subproject and included in compensation payments to the DPs.
- viii. Incomes and livelihood sources lost, including interruption of business activities and employment, is fully compensated at per market value. DPs permanently losing incomes and livelihood sources of vulnerable DPs are entitled to credit, training and employment assistance to maintain or improve their livelihoods.
- ix. All DPs are provided opportunities to share development benefits of the subproject, if feasible.
- x. DPs are not physically or economically displaced before compensation has been paid, other entitlements have been provided and an income and livelihood program is in place.
- xi. The effectiveness of the implementation of LARP and the impacts of its measures on the livelihoods of the DPs are monitored internally by the PMU and externally through hiring of (ADB accepted) EMA during LARP implementation.

5.4 Legal and Administrative Impediments

83. Both the LAA (1894) and ADB SPS (2009) require that DPs are compensated before displacement, but allow a mechanism for dealing with cases with legal and administrative impediments for disbursing compensation payments to DPs provided that sufficient good-faith efforts are demonstrated in (a) contacting, notifying and assisting DPs, and (b) delivering compensation payments. The guidance note (Annex-J) elaborate the efforts required to be made to address the (i) the cases with legal and administrative impediments to payment of compensation to DPs (ii) the requirements under the LAA related to cases with legal and administrative impediments to payment of compensation to DPs and (iii) when can good-faith efforts be considered as sufficient and how to document that good-faith efforts.

84. In light of the guidance note, the EA will have to take appropriate actions to demonstrate that sufficient good-faith efforts have been made toward addressing the legal and administrative impediments those are listed as under;

- i) Land Title Disputes or Litigations among the DPs or Court References Against Award
- ii) Absentee Landowners (DPs Living Overseas or in Other Parts of the Country).
- iii) DPs with Pending Inheritance Mutations
- iv) DPs Who are Unable to Alienate the Acquired Asset:
- v) DPs with Meager Compensation

SECTION 6

ENTITLEMENTS ASSISTANCE AND BENEFITS

6.1 Eligibility

85. Eligible for compensation, relocation and livelihood assistance entitlements are the persons who were on the subproject site prior to the cut-off date and who are physically and/or economically displaced due to permanent or temporary loss of land, structures and/or livelihood, whether full or partial, as a consequence of subproject execution. Such eligible DPs include the following:

- i. All land owner DPs losing land or non-land assets, i.e., crops and trees whether covered by legal title or traditional land rights.
- ii. Non-titled occupants of land, such as squatters or encroachers are entitled to compensation of non-land assets only.
- iii. DPs losing the use of structures and utilities, including titled and non-titled owners, registered, unregistered, tenants and leaseholders plus encroachers and squatters.
- iv. Business owners DPs whether informal register or register under national law.
- v. Distinct group of people who may suffer disproportionately from resettlement effects. The SPS, 2009 defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people. The vulnerable displaced persons were identified through the impact assessment.
- vi. In the event of relocation, all DPs will receive transitional and other support to re- establish shelter and livelihoods.

6.1.1 Cut-off date

86. The census was completed on June 13, 2020. Hence, June 13, 2020 has been formally established as the subproject's cut-off date for impacts and compensation entitlements and has been communicated/informed to the DPs through consultation meetings. The persons occupy in the area after the cut-off- date will not entitle for any compensation.

6.2 Independent Valuation Study

87. ADB is supporting the PICIIP in funding a number of subprojects under PICIIP Pakistan. Challenges in establishing a replacement cost for lost assets have been experienced based on the complaints received from the affected persons on low market rate adopted for the assessment of affected land. Consequently, PMU assigned the task to independent valuer M/s "ANDERSON CONSULTING (PVT) LIMITED" under took a land valuation study to determine how the replacement cost should be appraised and review the land acquisition and assessment process conducted by the BOR. SPS guidance for establishing replacement cost consist of the following, i) fair market value, ii) transaction cost, iii) interest accrued, iv) transitional and restoration costs and, v) other applicable payment, if any. Where market conditions are absent or in a formative stage, the borrower and client will consult with the displaced persons and host population to obtain adequate information about recent land transaction, land value by types, land title, land use, cropping pattern and crop production, availability of the land in the project area, regions, and other related information.

88. To ensure the compliance with the ADB's safeguard policy, a central part of the study consisted of determining how the value of land and other assets could be assessed to meet the policy requirements of ADB and also satisfy the legal requirement of Pakistan.

89. The ANDERSON Consulting (PVT) LTD (SBP accredited valuers) conducted the IVS between November and December, 2020 to meet the requirements of LARF for assessing the replacement value of the land and other affected assets (Referred Para 81 of LARF).

90. The prices fixed for land and non-land assets were examined using the following investigation methodology:

- LAA market rate based on registered land transactions;
- Physical aspects: Area: location of affected land and accessibility;
- Land use and quality: Quality of Land, Cultivation pattern and sources of water;
- The value of agricultural land was assessed in an open market considering the following aspects: land use, cropping patterns, yield, irrigation pattern, location, and topography;
- Construction costs of all types of construction material used; and
- Amenities, distance from the population/nearest town;

91. The findings of the IVS reveals that the replacement cost was assessed for the valuation of the lost assets, rate assessed by the valuator are on higher side compared to rate assessed by the DPAC as reflected in below table 6.1 and the detail of the study report is given as the Annex-L of the report. The necessary investigations have been conducted independently in the field and without influence from any third parties in any way. The information provided in this report has been collected after detailed consultations with relevant stakeholders.

Table 10.1: Comparison of DPAC and Independent Valuation Study Land Assessment

Sr. No.	Subproject	DPAC Rates (Rs.)	IVS assessed rate of land (RS)	Transaction costs (Stamp duty, taxes, commission) Rs/Acre	IVS Assessed Replacement cost Rates (Rs.)	Difference (Rs)	Difference (In %)
1	Sewage Pumping Station Lot-3 North Zone, WATSAN, Sahiwal	2,116,717	2,750,000	220,400	2,970,400	853,283	IVS up by 40.31%

*Detail provided in Annex-D

Table 11.2: Comparison of Crop Rate Determined by the Agriculture Department and IVS

Sr. No.	Subproject	Agriculture Department Cost (Rs)	IVS assessed Cost (Rs)	Difference btw DPAC and IVS (in Rs.)	Difference Calculated on the basis of highest rate prevailing btw DPAC and IVS (in Rs.)	Difference Calculated on the basis of highest rate prevailing btw DPAC and IVS (in %)
1	Sewage Pumping Station Lot-3 North Zone, WATSAN, Sahiwal	1,440,003	606,769	-833,234	36,774	2.55%

*Detail provided in Annex-E

Table 12.3: Comparison of Trees cost Determined by the Forest/Agriculture Department and IVS

Sr. No.	Subproject	Agriculture /Forest Cost (in Rs)	IVS assessed Cost (in Rs)	Difference btw DPAC and IVS (in Rs.)	Difference btw DPAC and IVS (in %)
1	Sewage Pumping Station Lot-3 North Zone, WATSAN, Sahiwal	50,414	75,000	24,586	48.77%

*Detail provided in Annex-H

Table 13.4: Comparison of Pumphouse Room Cost determined by Building Department & IVS

Sr. No.	Subproject	Building Dept Assessment (in Rs)	IVS Replacement Cost Rate (in Rs.)	Difference btw Building and IVS (in Rs.)	Difference btw Building and IVS (in %)
1	Sewage Pumping Station Lot-3 North Zone, WATSAN, Sahiwal	159,600	475,200	315,600	197.74%

*Detail provided in Annex-F

Table 14.5: Comparison of Tube well Rate determined by Agriculture/NTDC & IVS

Sr.No.	Subproject	Agriculture/NTDC Rate/Pumping station	IVS Assessed Cost (Rs)	Difference btw Building and IVS (in Rs.)	Difference btw Building and IVS (in %)
1	Sewage Pumping Station Lot-3 North Zone, WATSAN, Sahiwal	849,000	865,000	16,000	1.88%

*Detail provided in Annex-G

92. **Differential Cost:** As per Table 6.1 – 6.5, The Independent Valuation Study (IVS) worked out the differential of 40.31% from the cost determined by DPAC based on the average market rate Rs.2,116,717/acre. The IVS cost for land is as per the replacement cost, i.e., Rs.2,970,400/acre, which is Rs.853,683/acre (40.31%) higher than the DPAC determined land rate. Similarly, the differential cost worked out on the basis of highest rate prevailing between DPAC and IVS of crops is Rs.36,774 (2.55%), tree Rs. 24,586 (48.77 %), Pump house rooms Rs. 315,600 (197%), and Tube well Rs. 16,000 (1.88 %). Now, the total differential in in the form of land and non-land assets of this subproject is Rs. 3,126,865 worked out on the basis of highest rate prevailing between DPAC and IVS. The differential cost in the valuation of the BOR assessed compensation rates and those determined by the third party will be bridged by PMU from the project loan proceeds. This will

require a minor change memo in scope which would be processed for ADB's internal approval after receiving the request from the Government.

6.3 Entitlements

6.2.1 Compensation and Entitlement Policy

93. Compensation and entitlements have been determined on the basis of SPS 2009, approved LARF and requirement of Para 81 of the LARF. Table 6.2 provides an Entitlement Matrix for different types of losses assessed during the census survey, Inventory of the Losses and socio-economic survey. It also covers the provisions for any unanticipated impacts arising during subproject implementation. Compensation and other assistances will be paid to DPs prior to dislocation and dispossession from acquired assets. In case, the payment is delayed more than a year from the date of valuation, the values will be indexed annually before payment to DPs.

Table 15.6: Eligibility and Entitlement Matrix

Sr. No.	Category	Type of Loss	Entitled DP	Compensation Policy
1	Permanent impact on the agriculture land	Land required permanently for the north zone pumping station	8DPs (Legal and legalizable owner(s) of land),	<ul style="list-style-type: none"> • Cash compensation at full replacement cost (RC4) including fair market value plus 15% compulsory acquisition surcharge all transaction costs, applicable fees and taxes and any other payment applicable assessed through Independent Valuation Study (IVS). . • The PMU will pay the interest of the remaining loan amount in case any DP get the loan from Bank on his affected land.
2	Temporary impact on arable or non- arable land	Land required temporarily during civil works	All owners of rented land/lease holders (with and without title)	<ul style="list-style-type: none"> • Lease agreements to be signed between the AHs and the contractor for the period of occupation of land. • Rental fee payment for period of occupation of land, as mutually agreed by the parties • Restoration of land to original state • Guarantee of access to land and structures located on remaining land
3	Impact on crop	All types of affected Crops	8 DPs (Owner (including non- titled land user)	<ul style="list-style-type: none"> • Cash compensation at current market rate for a one-year harvest of affected crops (for two cropping seasons, i.e. wheat for winter and Maize for Summer) proportionate to size of lost plot, based on crop type and highest average yield over past 3 years.
4	Loss of Trees	Affected trees	3 DPs (2 owners of the fruit trees and one owner of the timber tree including non- titled land user	<ul style="list-style-type: none"> • Cash compensation for timber trees at current market rate of timber value of species at current volume, plus cost of purchase of seedlings and required inputs to replace trees • Compensation for mature fruit-bearing trees comprised on the market rate of the yearly crop yield multiplied by the number of years required to grow such a tree to the same production level, and for immature trees that are yet to bear fruit compensation based on the gross expense needed to reproduce the tree to the same age when it was cut.
5	Residential, farm house, commercial, public, community structures, pumphouse	Partial or complete loss of structure	2 DPs (Owner of the building/room) including non- titled land user)	<ul style="list-style-type: none"> • Cash compensation for affected pumphouse (taking into account functioning viability of remaining portion of partially affected structure) for its restoration to original use) at full replacement cost computed at market rate for materials, labor, transport and other incidental costs, without deduction of depreciation. • Right to salvage materials from lost pumphouse • Any improvements made to a pumphouse by a lessee/tenant will be taken into account and will be compensated at full replacement cost

Sr. No.	Category	Type of Loss	Entitled DP	Compensation Policy
				payable through apportionment between owner and the tenant as agreed during the consultation meetings.
6	Loss of Irrigation Pumps/Bore hole	Affected Tube well owner	One DP, Tube well Owner (including non- titled land user)	<ul style="list-style-type: none"> • Compensation as per replacement value of the borehole, expenses incurred during the installation of electric pump and other fixed item associated with the pumping station especially the bore pipe. • Transportation cost for shifting the machinery and electric motors etc. • The delivery pipe along with the electric motor will be removed only while the bore will be demolished along with the filtration pipe and cost is covered with the compensation cost paid by the subproject.
7	Vulnerable Groups	Loss of Land with low income level	All DPs having income below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people	<ul style="list-style-type: none"> • Assistance in identification and purchase or rental of new plot • Assistance with administrative process of land transfer, property title, cadastral mapping and preparation of compensation agreements
		Livelihood Improvement	All Vulnerable DPs	<ul style="list-style-type: none"> • All DPs are linked with agriculture and they earn their livelihood through sale of crop cultivated on the land. There are at least 2 crops cultivated on this land i.e summer (wheat) & Winter (Maize). Currently they are cultivating the same lands as per previous practices and there has been no hindrance to their crop cycle. The compensation given to these DPs by the DPAC includes (i) DPs were allowed to harvest their standing crop (ii) Compensation for the two crops (one year harvest), which they were to cultivate in the coming season. The IVS has also revaluated this compensation as per prevailing market price and that has already been incorporated in LARP as differential cost equivalent to 63,000/acre in case of Summer (wheat) and 56,000/acre in case of Winter(maize). In effect, these people will be compensated for their livelihood for good 6 months after the date of acquisition of their land.. • Provision of training, job-placement, additional financial grants and micro-credit for equipment and buildings, as well as

Sr. No.	Category	Type of Loss	Entitled DP	Compensation Policy
				<p>organizational/logistical support to establish DP in alternative income generation activity.</p> <ul style="list-style-type: none"> • A budget of 0.68 million PKR is included in the overall cost of LARP for providing training and encasing the capacity building in terms of improving the live hood restoration program. The training will be provided free of cost, further will include free transportation, lunch, tea, free training kits/ Participants will be provided free of cost certificates in the end of the training.
		Loss of Structures	All Vulnerable DPs	<ul style="list-style-type: none"> • Assistance in construction of new structure • Assistance in identification and purchase or rental of new structure • Assistance with administrative process of registration of property and preparation of compensation agreements • Assistance with transition to relocation site
		Temporary land acquisition	All Vulnerable DPs	<ul style="list-style-type: none"> • Preferential treatment to avoid or mitigate as quickly as possible • Provision of access to land and residence suitable to disabled and elderly DPs
8	Shifting Assistance	All types of structures requiring relocation	2 DPs of farm houses (Tube well and room Owners)	<ul style="list-style-type: none"> • As agreed in the consultation meeting with the DPs, a lump sum amount of Rs.10,000 to each DP will be paid as a one-time shifting allowance to facilitate their shifting in other areas. • The shifting allowance for the tube well, i.e., shifting of delivery pipe and electric motor is covered with the pumphouse. • PMU will give DPs 30 days' time period for relocation as agreed here in the consultation meetings and that can be extended with consensus.
9	Maintenance of access to means of livelihood	Avoidance of obstruction by project facilities	All DPs	<ul style="list-style-type: none"> • Provide un-interrupted access to agricultural fields, business premises and residences of persons in the project area.
10	Unanticipated Impacts	As and when identified	All DPs facing impact	<ul style="list-style-type: none"> • Dealt with as appropriate during subproject implementation according to the ADB Safeguard Policy Statement, 2009 and compensation provisions as defined in this entitlement matrix.

SECTION 7

INCOME RESTORATION AND REHABILITATION

7.1 General

94. The objective of income restoration program is to restore the income generating capacity of the displaced persons experiencing impacts caused as a result of the subproject. The livelihood restoration activities will comply with ADB SPS 2009, which requires to improve, or at least restore, the livelihoods of all displaced persons and improve the standards of living of the displaced vulnerable groups. The subproject will also seek to maximize subproject related work opportunities to those in local communities including those affected by the loss of income sources. Opportunities to improve the livelihoods of women will also be mainstreamed in various subproject initiatives, including in the income restoration program of the resettlement plan. The proposed income restoration program will provide productive employment opportunities to DPs and locals in the subproject's work on preferential basis.

7.2 Income Restoration Program

95. The subproject considers providing a mix of livelihood assistance aiming income restoration to pre-project levels. The income restoration program to be provided to DPs includes the following assistance:

7.3 Livelihood Restoration

- **Livelihood Disturbance Allowance:** All DPs are linked with agriculture and they earn their livelihood through sale of crop cultivated on the land. There are at least 2 crops cultivated on this land i.e summer (wheat) & Winter (Maize). Currently they are cultivating the same lands as per previous practices and there has been no hindrance to their crop cycle. The compensation given to these DPs by the DPAC includes (i) DPs were allowed to harvest their for the standing crop (ii) Compensation for one year harvest (two crops) given as a livelihood
- **Jobs to DPs and locals:** All eligible DPs and locals (preference given to DPs) will be provided employment opportunities created by construction of North zone pumping station (Lot-3 of PICIIP-3). Hiring of DPs and locals will be ensured through inserting a contract clause in the construction contract that will be monitored by PMU/CIU and verified by EMA. The DPs and locals will also preferably get the job opportunity at the project office (if eligible in case the technical skill is required. The status of hiring of DPs and locals will be reported in subproject's monthly/quarterly progress and monitoring of LARP implementation reports.
- **Training Opportunities:** PMU will launch a skill development and livelihood restoration program for the DPs keeping in view the need of market and willingness of the DPs. The PMU with the coordination of an Agriculture department and vocational training institute will provide training to the DPs. The training will include the agriculture extension services for the efficient use of irrigation water, enhancing the agriculture productivity, human skill development on electronic work, embroidery, stitching cloth, cooking and beautification. The training will be organized in coordination with the DPCs in the local district council that is easily accessible for the DPs. Transportation costs will be reimbursed, Lunch and tea breaks will be provided and the course will be given at no charge to the participants. An attendance certificate will be provided following the successful completion of the course. PMU will implement the training during the subproject execution and follow up training sessions will also be organized. An I amount of Rs.0.68 million has been allocated for the capacity building of these 8 DPs.

SECTION 8

RESETTLEMENT BUDGET AND FINANCING PLAN

96. In preparing the budget, the costs for land and resettlement have been worked out using the replacement cost of lost assets. The additional assistance for loss of income and transportation is based on the value used in the entitlement matrix. This final budget provides the outlay for different expenditures categories assessed through field surveys carried out during April to June 2020 and updated in August, 2020. The compensation cost worked out as per the land price fixed by District Price Assessment Committee (DPAC), cost for non-land assets was obtained from the concerned departments and livelihood assistance (allowances) were determined as per the market rate and government fixed minimum wage rate for 2021-22 and has been reviewed and finalized by the EA. The assessment carried out by the DPAC is given as Annex K of the LARP. As the legal framework for land acquisition in Pakistan does not permit payment of compensation rates above government (BOR) rates, the assets lost due to project will be assessed according to the principle of replacement cost as outlined in this LARF. The BOR considers average market rate based on registered land transactions as fair market value although this is not compatible with ADB's requirement of replacement cost.

97. **Differential Cost:** The Independent Valuation Study (IVS) worked out the differential of 40.33% from the cost determined by DPAC based on the average market rate Rs.2,116,717/acre. The IVS cost for land is as per the replacement cost, i.e., Rs.2,970,400/acre, which is Rs.853,683/acre (40.33%) higher than the DPAC determined land rate. Similarly, the differential cost worked out on the basis of highest rate prevailing between DPAC and IVS of crops is Rs.36,774 (2.55%), tree Rs. 24,586 (48.77 %), Pump house rooms Rs. 315,600 (197%), and Tube well Rs. 16,000 (1.88 %). Now, the total differential in in the form of land and non-land assets of this subproject is Rs. 3,126,865 worked out on the basis of highest rate prevailing between DPAC and IVS. The differential cost in the valuation of the BOR assessed compensation rates and those determined by the third party will be bridged by PMU from the project loan proceeds. This will require a minor change memo in scope which would be processed for ADB's internal approval after receiving the request from the Government.

8.1 Approval of the Resettlement Budget

98. All resettlement funds will be provided by the LG & CD. The EA will ensure to use these funds for the disbursement of compensation payment and other assistances. The subproject will also ensure that funds for entitlements under the LARP are fully disbursed among DPs prior to the commencement of civil work. Compensation and resettlement funds will be provided to the DPs by PMU/CIU. Compensation of resettlement to the DPs will be paid before their displacement.

99. The subproject will determine the annual inflation rates to be applied to all cash entitlements. The CSC will assist the PMU in identifying additional loss/s of assets during construction and proposing entitlements for such DPs. These budget revisions will be approved by PMU-LG& CD with the concurrence of the Asian Development Bank.

8.2 Management of Resettlement Budget

100. Detailed implementation procedural guidelines will be required to implement the LARP at the field level. The CIU will follow the implementation procedure after it has been approved by PMU-LG & CD if there is no change in cost, otherwise if the cost is changed, it has to be approved by PMU-LG & CD with concurrence from ADB. The implementation procedure will include definition of various resettlement terms, the entitlements, detail procedure for identification of eligible persons for resettlement entitlements of the LARP, and preparation of losses and entitlement files of individual DP, processing payments, effecting their disbursement

and documentation.

101. All payment to the displaced persons will be paid through crossed cheques. Vouchers on payment will be prepared in triplicate, for PMU-LG &CD, and CIU. Payment will be made, and record maintained as per approved implementation guidelines.

8.3 Land Acquisition and Resettlement Cost

102. The Land Acquisition and Resettlement cost was calculated by IVS based on the replacement cost of the lost assets by including (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) labor costs (v) transitional and restoration costs; and (vi) other applicable payments (Detailed calculations are provided in Annex L). The cost obtained from the DPAC and from the concerned departments for land and non-land assets is reflected in Annex-D to Annex-I and Table 8.1 of the LARP. The total cost worked out is PKR 25.01 million (reflected in Table 8.1 and provided category-wise in Annex-D to Annex- I). This budget was worked out based on the final impacts as determined as per final design.

Table 16.1: Summary of Land Acquisition and Resettlement Cost

Sr. No.	Description	Qty/Nos.	DPs	Unit Rate worked out by DPAC for land and by relevant department for non-land assets (RS.)	Unit Rates worked out by the IVS for land and non-land assets (Rs.)	Total Compensation cost determined by DPAC for land/ by relevant departments for non-land assets / Compulsory acquisition charges for land (Rs.)	Total Compensation determined through IVS	IVS Differential rate btw (Rs./ Acre)	Differential cost btw DPAC and IVS (in PKR.) ¹	Differential Calculated on the basis of highest rate prevailing btw DPAC and IVS (in Rs.) ²	IVS Differential in percentage	Total Compensation Cost (IVS Determined) (Rs. Million)
A. Cost of Land												
1	Private Land (acres)	5.0989	8	2,116,717	2,970,400	10,792,928	15,145,772	853,683			40.33%	15.14
2	15% compulsory acquisition charges	5.0989	8	317,508 -		1,618,939						
Sub-Total A						12,411,867	15,145,772		2,733,905	2,733,905	22.03	15.14
B. Cost of Crop												
3	Wheat Crop	5.0989	8	Various	63,000	1,440,003 ³	321,231		-833,234	36,774		
	Maize Crop	5.0989	8	Various	56,000		285,538					
Sub-Total B						1,440,003	606,769		-833,234	36,774	2.55	0.60
C- Cost of Trees												
4	Wood Trees (Nos)	46	2	Various	Various	49,341	71,250		21,909	21,909		
5	Fruit Trees (Nos)	2	2	358	1875	1,073	3750		2677	2677		
Sub-Total C						50,414	75,000		24,586	24,586	48.77	0.07
D- Cost of Structure												
6	Pumphouse Room 1 (132 Sq.Ft) ⁴			605	1800	79,800	237,600		157,800	157,800		

¹ Column of Differential cost btw DPAC and IVS (in PKR.) is added for clarity

² Column of Differential Calculated on the basis of highest rate prevailing btw DPAC and IVS (in Rs.) is added for clarity

³ As per DPAC overall cost worked out for crop compensation is PKR 1,440,003, but in the LARP, it was mentioned PKR 571,077 erroneously.

⁴ As per DPAC the assessed area for the building structures was 264 Sqft. with the compensation cost PKR 159,600, while in LARP the assessed area was mentioned 393.25 sqft with the compensation cost PKR 393,250 erroneously. Similarly, IVS also recorded the incorrect area of the building

Sr. No.	Description	Qty/Nos.	DPs	Unit Rate worked out by DPAC for land and by relevant department for non-land assets (RS.)	Unit Rates worked out by the IVS for land and non-land assets (Rs.)	Total Compensation cost determined by DPAC for land/ by relevant departments for non-land assets / Compulsory acquisition charges for land (Rs.)	Total Compensation determined through IVS	IVS Differential rate btw (Rs./ Acre)	Differential cost btw DPAC and IVS (in PKR.) ¹	Differential Calculated on the basis of highest rate prevailing btw DPAC and IVS (in Rs.) ²	IVS Differential in percentage	Total Compensation Cost (IVS Determined) (Rs. Million)
7	Pumphouse Room 2 (132Sq. Ft)			605	1800	79,800	237,600		157,800	157,800		
	Sub-Total of D	2	2	-		159,600	475,200		315,600	315,600	197.74	0.47
E- Cost of Pumping Station												
8	Tube well	1	1	849,000	865,000	849,000	865,000		16,000	16,000		
	Sub-Total of E					849,000	865,000		16,000	16,000	1.88	0.86
Total of Land and Non-Land Assets (A+B+C+D+E)						14,910,884	17,167,741		2,256,857	3,126,865	20.9	17.16
F-Assistance												
9	Training/Skill Development ⁵	-	8	Lump sum		680,000						0.68
10	Shifting Allowance	-	2	10,000		20,000 ⁶						0.02
	Sub-Total of F	-	-	-		700,000	700,000					0.70
Total (A+B+C+D+E+F)						14,925,609	17,867,742					17.87
11	Monitoring and Evaluation @ 20% of						3,573,548					3.57

structure, i.e 393.25 sqft. against the actual assessed area, 264 Sqft.

⁵ A budget of 0.68 million PKR is included in the overall cost of LARP for providing training and encasing the capacity building in terms of improving the live hood restoration program. The training will be provided free of cost, further will include free transportation, lunch, tea, free training kits/ Participants will be provided free of cost certificates in the end of the training.

⁶ Also, shifting allowance as agreed with the DPs during consultation meeting was PKR 10,000 per DP while it was mistakenly reported PKR 15,000 in LARP.

Sr. No.	Description	Qty/Nos.	DPs	Unit Rate worked out by DPAC for land and by relevant department for non-land assets (RS.)	Unit Rates worked out by the IVS for land and non-land assets (Rs.)	Total Compensation cost determined by DPAC for land/ by relevant departments for non-land assets / Compulsory acquisition charges for land (Rs.)	Total Compensation determined through IVS	IVS Differential rate btw (Rs./ Acre)	Differential cost btw DPAC and IVS (in PKR.) ¹	Differential Calculated on the basis of highest rate prevailing btw DPAC and IVS (in Rs.) ²	IVS Differential in percentage	Total Compensation Cost (IVS Determined) (Rs. Million)
	the Total Cost											
12	Administrative & Security Cost @ 10% of the Total Cost						1,786,774					1.79
13	Contingencies @ 10 % of the Total Cost						1,786,774					1.79
	Grand Total						25,014,839					25.01
	Total in US\$ (Million) @ Rs. 160= 1\$						156,343					0.156

Monitoring and Evaluation will cover the cost of External Monitoring Consultant (EMA) while the implementation support will be from the administrative and contingency cost.

SECTION 9

GRIEVANCE REDRESS MECHANISM

103. An integrated GRM for environment and social was established at the subproject level to facilitate amicable and timely resolution of complaints and grievances of the DPs, including local communities regarding the social, environmental, and resettlement aspects of the subproject.

104. A grievance redress mechanism is already in place since 4th May 2020. It is three tiers structures, i) Grievance Redress Committee at Field Level, ii) Grievance Redress Committee at Commissioner Office Level and iii) Grievance Redress Committee at PMU, Local Government & Community Development Level. The GRM is a gender responsive, culturally appropriate, and readily accessible to the stakeholders at no cost and without retribution. The step-wise process of the proposed GRM is summarized below.

105. **Stage 1:** The affected person(s) may submit an oral or written complaint to the GRC at Field Level. The GRC will log the complaint along with relevant details in the community complaint register. The displaced person(s) can directly approach GRC. For each complaint, the GRC must investigate the complaint, assess its appropriateness/eligibility, and identify an appropriate solution. It will provide a clear response within seven working days to the complainant, PMU/CIU and Contractor (where relevant). The GRC will, as appropriate, instruct the responsible entity to take corrective actions. The GRC will review the responsible entity's response and undertake additional monitoring as needed. During the complaint investigation, the GRC will work in close consultations with the Contractors, the CSC Consultants, PMU/CIU and other relevant agencies. The responsible entity should implement the redress solution and convey the outcome to GRC within seven working days.

106. **Stage 2:** If no solution can be identified by the GRC or if the complainant is not satisfied with the suggested solution under Stage 1, the complainant can approach to stage 2 at City Level (Commissioner Office). The committee will review the case and give the solution within seven days of its submission.

107. **Stage 3:** In case of dissatisfaction of the complainant at stage 2, he/she can approach to stage 3 at PMU level. Here, the GRC is headed by the Additional Secretary Development. The GRC at PMU level will resolve the complaint/grievance and the agreed action thus determined should be implemented within twenty-one days (if additional time is needed to implement the corrective action, it should be discussed and decided during the meeting).

108. The GRC cannot impede a DP's access to the legal system, according to SPS, Annex 2, para 29. Thus, a DP can approach the courts at any time in accordance with the applicable legal provisions as per Section 18 of Land Acquisition Act 1894.

109. Implementing the GRC's decision will be a contractual binding on the contractor.

SECTION 10

INSTITUTIONAL ARRANGEMENTS

10.1 Introduction

102. The Local Government and Community Development Department (LG&CD) of the Government of Punjab is the executing agency for the project. A PMU has been established at provincial level while at city level, City Implementation Unit (CIU) established. The PMU is headed by a Project Director and supported by a team of specialists responsible for liaison and coordination with CIU. Each CIU is headed by a city Manager with support from other wings working closely with city officials to implement the project.

103. PMU will be provided the additional support through the consultants for Project Management and Implementation Support (PMIS). The consultants will assist the PMU and CIU in project management, procurement, supervision and safeguard monitoring.

104. In term of LARP implementation, LG&CD, PMU, and CIU Sahiwal shall ensure that land and ROW required for the project are made available to the contractor in according with the agreed schedule and land acquisition and resettlement activities are implemented in compliance with all applicable laws and regulations of Pakistan, ADB's SPS, 2009 and measures in the form of preparation and implementation of LARP followed by the corrective action plan based on the monitoring report.

105. The roles and responsibilities for the planning, implementation and supervision of LAR functions of institutional actors (Figure 10.1), are defined below:

10.2 Local Government and community Development

106. The LG&CD (project executing agency) has overall responsibility for Resettlement functions including preparation, implementation, financing and supervision of all Resettlement tasks and cross-agency coordination. LG&CD will exercise its functions through the Program Management Unit (PMU) and City Implementation Unit (CIU), to be tasked with daily LARP implementation activities.

107. The coordination involved for various institutions for the implementation of LARP include District government (including concerned DC). The detail of team is given below in Table 10.1.

Table 17.1: Roles and Responsibilities in LARP Implementation

Sr. No.	Institution	Roles and Responsibilities
1	PMU	PMU is the owner of the project therefore it is responsible to manage and ensure safeguard due—diligence and disclosure requirements including LARP and monitoring in accordance with ADB's Safeguard Policy Statement (2009) and government requirements especially LAA 1894.
2	Contractor	Contractor is responsible for the construction works under the social and environment conditions.
3	CSC	CSC is responsible for the overall supervision of the projects and ensure that LARP is implemented in a smooth and timely manner in accordance with the provisions of the LARP.
4	District Administration	Role of district administration is to provide full support and coordination to all stakeholders and keep law and order related to security measures.
5	Community	Local Community is the affectees as well as beneficiary of the sub-project. Community is responsible to resolve social conflicts and to safeguard their rights.
6	Independent Valuation	Determine how the value of land and other assets can be assessed to meet ADB's policy requirement for replacement cost and also satisfy the legal

Sr. No.	Institution	Roles and Responsibilities
	Expert	requirements of Pakistan.
7	ADB	ADB is the donor of the north zone pumping station and has supervisory role.
8	Revenue Department	District Collector/Deputy Commissioner is responsible for the evaluation of the lost assets and disbursement of the compensations to DPs for their lost assets.

10.3 City Implementation Unit (CIU)

108. In the implementation office headed by a city manager, a City Implementation Unit will be established through deploying the requisite staff: The CIU will overall be responsible for LARP functions (through DDR) including preparation, implementation, financing and supervision of all land acquisition and resettlement related tasks and cross-agency coordination. CIU (through CSC) will prepare the implementation procedural guidelines and submit to PMU-LG &CD. For this purpose, the following specialists are proposed within CIU:

- Project Implementation Officer
- Safeguard Officer
- M&E Officer
- MIS Officer
- GIS Officer

10.4 Construction Supervision Consultants

109. The Construction supervision consultants will report to CIU/PMU and prepare the implementation program, quality of works, delivery of works, and certify the quantities of work carried out and the payments. The CSC will also help the PMU in project planning and management, quarterly progress reporting, procurement planning, contract management, financial management and overall project management. They will also be tasked to implement the LARP prepared for the subproject. Their scope of work will include but not be limited to the following:

- Preparation of database of all the affected households and review their eligibility and entitlement based on the final LARP;
- Assist in disbursement of compensation and ensure that affected persons are compensated as per the LARP before commencement of civil works
- Distribute the notices to the entitled DPs regarding their payment of compensation
- Provide proper guidance to DPs for the submission of their requests for compensation as per eligibility and entitlement
- Facilitate the DPs in compensation payment through the completion of necessary documentation to receive their entitled payments like payment vouchers, opening of bank account and formation of CNIC, etc.;
- Facilitate the DPs in term of resolving the legal and administrative impediments for the compensation payment;
- Help the DPs to put their complaints (if any) in front of GRCs;
- Conduct the community consultation and disclosure process throughout the sub-project cycle;

- Assist PMU/CIU in the preparation of progress and monitoring reports.
- Review, monitor and evaluate the effectiveness with which the LARP is implemented, and recommend necessary corrective actions to be taken. Advise on corrective measures where necessary to the PMU;

10.5 Grievance Redress Committees (GRCs)

110. Grievance redress committee has been established for addressing conflicts and appeal procedures regarding subproject design, compensation assessment, eligibility and entitlements followed in the implementation of resettlement activities, and impacts of construction work including the jobs to DPs and local population etc. GRCs will receive and facilitate the resolution of affected persons' concerns and grievances. It explains how the procedures are accessible to affected persons and are gender sensitive. The detail already discussed in the section 9 of this LARP.

10.6 District Government

111. District-based agencies have jurisdiction over compensation activities. Revenue Department, most notably Patwari, carry out specific roles such as preparation and verification of the land record. Functions pertaining to compensation of non-land assets rest on Provincial line agencies and their District level offices. Crops compensation pertains to the Department of Agriculture; the compensation for wood trees losses pertain to the Department of Forestry and the building structure will be assessed through the Building and works department.

10.7 Displaced Persons Committee

112. The DPs will be encouraged and mobilized to form a Displaced Persons Committee (DPC). DP representation facilitates communication and information flow among DPs and with other stakeholders. The representatives will closely liaison with Grievance Redress Committees (GRC) formed at PMU, Commissioner Office and field levels. The DPC will meet monthly and on demand from members, due to Land Acquisition and Resettlement planning and implementation issues. The DPC members may elect from among themselves a representative to the GRC or hold elections in a meeting of all subproject DPs. In subprojects with a very small number of DPs, one or two GRM representatives may be elected at one of the first consultation meetings.

10.8 Independent Valuation Expert

113. An Independent Valuation Expert was undertaken an independent appraisal of the value of land using international appraisal standards, assess the constraints to carry out such appraisal for IR, compare the valuation method and rates used by BOR/PMU and those based on the international standards and provide the professional advice as to how any issue identified can be addressed to make the valuation as per the replacement cost of the lost assets.

10.9 Differential Cost

114. The Independent Valuation Study (IVS) worked out the differential of 40.33% from the cost determined by DPAC based on the average market rate Rs.2,116,717/acre. The IVS cost for land is as per the replacement cost, i.e., Rs.2,970,400/acre, which is Rs.853,683/acre (40.33%) higher than the DPAC determined land rate. Similarly, the differential cost worked out on the basis of highest rate prevailing between DPAC and IVS of crops is Rs.36,774 (2.55%), tree Rs. 24,586 (48.77 %), Pump house rooms Rs. 315,600 (197%), and Tube well Rs. 16,000 (1.88 %). Now, the total differential in in the form of land and non-land assets of this subproject is Rs. 3,126,865 worked out on the basis of highest rate prevailing between DPAC and IVS. The differential cost in the valuation of the BOR assessed compensation rates and those determined by the third party will be bridged by PMU from the project loan proceeds.

This will require a minor change memo in scope which would be processed for ADB's internal approval after receiving the request from the Government.

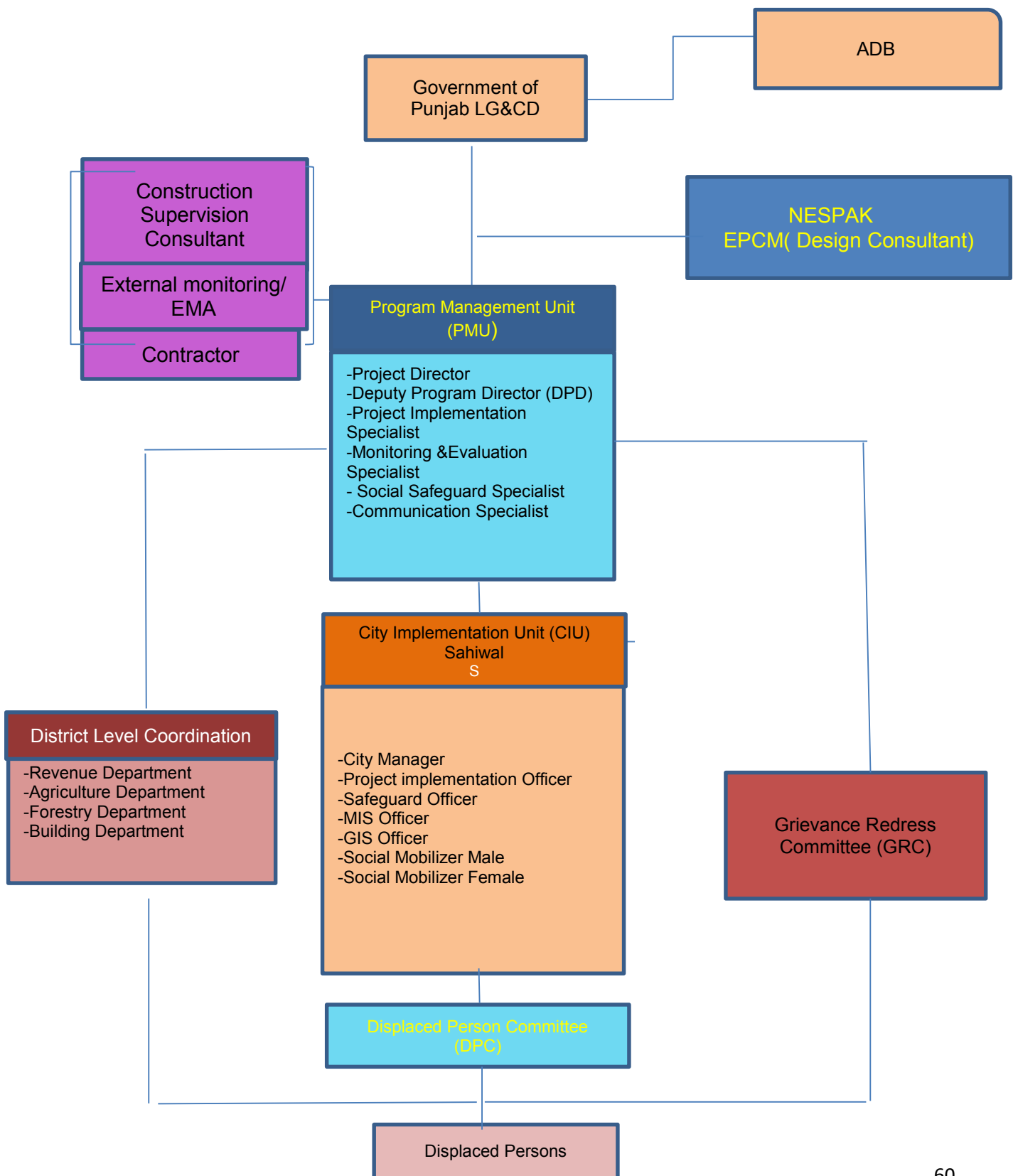
a. Asian Development Bank (ADB)

115. ADB reviews LARP and confirms their responsiveness to ADB's safeguards requirements. In cases where these do not meet ADB's requirements, additional assessment and improvement of the LARP will be undertaken. ADB will also conduct periodic social safeguards reviews; to verify that land acquisition and Resettlement planning and implementation is being carried out as agreed in this LARP.

a. Organizational Chart

116. An Organogram showing the institutional arrangements for the implementation of LARP has been illustrated through a diagram presented in figure below (10.1).

Figure 10.2: Institutional set-up for the Implementation of Land Acquisition and Resettlement



SECTION 11
IMPLEMENTATION SCHEDULE

11.1 Introduction

117. The implementation schedule has been formulated (in consultation with LG & CD) to accommodate different activities of the subproject and therefore different times of LAR as necessitated by the civil works. Social preparation, particularly information dissemination and maintaining a constant dialogue with the DPs, will continue by the Executing Agency (EA), Project Management Unit (PMU), City Implementation Unit (CIU) till the completion of sub-project.

118. The relocation of the DPs in the area will be required towards the end of February, 2021 and the schedule has taken these into consideration. The compensation payments if delayed for more than a year after computation will be indexed considering rate of inflation and rates prevailing at the time.

11.2 Sequence of activities for Resettlement Plan preparation and implementation

119. The acquisition process and disbursement of payments under land awards is interrelated activity with LARP preparation and its implementation. For a clear and transparent resettlement process the following sequence of activities as described in Table 11.1 is to be ensured by the PMU-LG&CD.

Table 11.1: LARP Preparation and Implementation Activities/Schedule

Sr.No	Activity	Responsibility	Compliance Status
1	Finalization of Detailed Design	PMU, CIU & Consultant	Done
2	SIA, Census, LAR impact inventory with extent of loss to each DP prepared, compensation, entitlements finalized.	PMU & CIU	Done
3	Preparation of final LARP	PMU/CIU	Done
4	ADB reviews and comments on final LARP	ADB	Under process
5	Announcement of Land Award	Deputy Commissioner	October 26, 2020
6	Independent Valuation Study	PMU, CIU & Independent Valuer	December 31, 2020
7	Institutional arrangements put in place for LARP implementation	PMU -LG&CD	Done
8	Arrangement of resettlement Budget	PMU-LG&CD	Done

Sr.No	Activity	Responsibility	Compliance Status
9	Distribution of executive summary of LARP, and notices to receive DPs for compensation payment	PMU & CIU	LARP will be disclosed after approval by ADB and notices will be served until 25 th of February, 2021
10	Completion of payment of compensation according to the procedure provided in the LARP	PMU, CIU & Revenue	20 th March , 2021
11	Submission of External Monitoring Report	EMA	Before start of construction work until 28 th of March, 2021.
12	Issuance of no-objection for NTP with civil works for Lot-3	PMU& CIU	LARP implementation/External Monitoring report will identify the status of compensation payment and other livelihood assistances expected to be commenced on 28 th of March, 2021.

11.3 Implementation Schedule

120. The commencement of civil work will be subject to the satisfactory implementation of this Land Acquisition and Resettlement Plan including payment of compensation and livelihood assistance and redress of community concerns. Based on the implementation experience of previous projects, it is expected that the implementation of this final LARP for the north zone Pumping Station (Lot-3 of PICIIP-3) sub-project will be completed till the end of February 2021. The detail of proposed schedule is presented below.

Figure 11.3: RP Implementation Schedule

Sr. No	Items	Status	Year 2020-21										Responsibility		
			May	June	JUL	AUG	SEP	OCT	NOV	DEC	JAN	FEB			
1	Determined the price for land and other affected assets by DPAC	Done	█												PMU & DC
2	Socio economic, gender survey and census of DPs	Done		█	█										PMU & CIU
3	Conducting public Consultations and Disclosure	Gontinues process	█	█	█	█	█	█	█	█	█	█	█	█	PMU & CIU
4	Formation of GRC: Complaint from Aggrieved DPs, Investigation and Actions & Monitoring Resolution of Complaint	Done		█	█	█	█	█	█	█	█	█	█	█	PMU & CIU
5	Preparation of a final LARP and Disclosure	Done								█	█	█			PMU & CIU
6	Independent Valuation Study	Done								█	█				PMU, CIU & IV
7	Compensation Payment: Compensation payment for non-land assets, livelihood assistance	Not Yet											█		PMU, CIU & Revenue
8	Monitoring and Reporting: Review of LARP Implementation & If LARP Implementation found satisfactory, notice to proceed for Civil works is issued	Not Yet											█		EMC
9	Contractor re-mobilization/ recommencement of civil works	Not Yet											█		PMU, CIU & Contractor

SECTION 12

MONITORING AND REPORTING

12.1 Need for Monitoring and Reporting

121. Monitoring is a periodic assessment of planned activities providing midway inputs. Monitoring and reporting are critical activities in involuntary resettlement which helps in assessment of implementation progress, rescheduling key actions to meet the objective timelines, early identification of issues, resolve problems faced by the DPs and develop solutions immediately to meet resettlement objectives. In other words, monitoring apparatus is crucial mechanism for measuring subproject performance and fulfillment of the subproject objectives.

122. Keeping in view the significance of resettlement impacts, the monitoring mechanism for this subproject will have both internal monitoring (IM) and external monitoring (EM). Internally, the RP implementation for the subproject will be closely monitored by the EA through PMU/CSC while for external monitoring the services of an independent external monitoring agency will be hired. The IM and EM are required to.

- a. Establish and maintain procedures to monitor the progress of the implementation of safeguard plans.
- b. Verify their compliance with safeguard measures and their progress toward intended outcomes.
- c. Document and disclose monitoring results and identify necessary corrective and preventive actions in the periodic monitoring reports,
- d. Follow-up on these actions to ensure progress toward the desired outcomes,
- e. Retain qualified and experienced external experts to verify monitoring information for subproject with significant impacts and risks,
- f. Submit periodic monitoring reports (quarterly and bi-annually) on safeguard measures as agreed with the ADB.

12.2 Internal Monitoring

123. One of the main roles of PMU will be to see proper and timely implementation of all activities of LARP. The status of all compensation payments due to each of the AHs needs to be monitored and reported, including land, trees, crops, structures, livelihood restoration measures etc., in accordance with the EM. Monitoring will be a regular activity for Internal Monitoring Consultant at this level to ensure timely implementation of LARP activities. ESC with the help of CSC will collect information from the subproject site about implementation status of key activities, process and integrate the data in the form of monthly report to assess the progress and results of LARP implementation. In case of delay or any implementation problem, adjust its work program accordingly. This monitoring and reporting will be a regular activity which is extremely important in order to undertake midway corrective steps.

124. Internal Monitoring (IM) indicators will relate to process outputs and results, information will be collected directly from the field, and will be reported monthly to the PMU to assess the LARP implementation progress and adjust the work plan if necessary. The IM report will be shared with ADB safeguards unit on monthly basis and shall be consolidated with the Quarterly supervision consultants' progress reports for ADB. Specific IM benchmarks will be based on the approved LARP and cover the following:

- a. Information campaign and consultation with DPs;
- b. Status of compensation payment for the land and non-land assets like

structures, crops and trees;

- c. Payments for the resettlement and livelihood restoration/rehabilitation ;
- d. Grievance procedures, including recording, reporting, processing and redress of grievances and
- e. Ensure the gender mitigation measures are adhered to during the internal monitoring and reporting process.

125. The above gender disaggregated information will be collected by the internal Monitoring Consultant at PMU/CSC, which will monitor the day-to-day resettlement activities of the subproject through the following instruments:

- a. Review of census information for all DPs.
- b. Consultation and informal interviews with DPs.
- c. Key informant interviews; and
- d. Community public meetings.

12.3 External Monitoring

126. The PMU through its Social Safeguard team and facilitation support of Resettlement Specialist of CSC is required to engage qualified and experienced External Monitoring Agency to verify the EA's monitoring information. EMA has been shortlisted and mobilized on November, 2020 on intermittent basis to monitor LARP implementation progress and provide bi- annual monitoring report. The main objective of this monitoring is to monitor the LARP implementation, identify issues and recommend corrective measures. The external monitor will review the IM reports, collect information from the field and determine whether resettlement objectives and goals have been achieved, more importantly whether livelihoods and living standards of DPs have been restored/ enhanced and suggest suitable recommendations for improvement. The external monitor will identify the gaps in LARP implementation and advise the EA on safeguard compliance issues.

127. The key tasks during external monitoring will include

- a. Review and verify internal monitoring reports prepared by PMU/CSC;
- b. Review of the socio-economic baseline, census and inventory of losses of displaced persons;
- c. The monitors need to assess and verify whether the entitlements have been provided in accordance with this LARP and its Entitlement Matrix.
- d. Grievance procedures, including recording, reporting, processing and redress of grievances
- e. Consultations with DPs, community leaders and officials for preparing review report;
- f. Assessment of resettlement implementation progress, efficiency, effectiveness and sustainability;

128. The following will be considered as the basis for indicators in external monitoring and evaluation of subproject:

- a. Socio-economic conditions of the DPs in the post-resettlement period;
- b. Communications and reactions from DPs on entitlements, compensation, options, alternative developments and relocation time tables etc.;

- c. Quality and frequency of consultation and disclosure;
- d. Changes in income levels;
- e. Rehabilitation severely affected people, and different vulnerable groups;
- f. Valuation of property and ability to replace lost assets;
- g. Disbursement of compensation and other entitlements;
- h. Grievance procedures, including recording, reporting, processing and redress of grievances.

129. Based on the external monitor's report, if non-compliance is identified, a corrective action plan (CAP) to take corrective action will be prepared, reviewed and approved by ADB and disclosed to affected persons. However, Internal and external monitoring and reporting will continue until all Resettlement activities have been completed.

12.4 Reporting Requirements

130. CSC will prepare monthly progress report and assist PMU to prepare internal monitoring report on quarterly basis. While the external monitoring will be prepared by the EMA on biannual basis. However, 1st safeguard monitoring report will be submitted as the compensation disbursement is completed (tentatively 28th of February , 2021) and later it will be submitted on semiannual basis.

131. Monitoring reports will be submitted at regular intervals as specified. The M&E documents will also be publicly available (after approval from the ADB), including posting on project website.

132. Awarding of civil works contract for the pumping station of north zone (Lot-3 of PICIIP-3) sub-project is conditional to the approved LARP while the commencement of construction is conditional to full payment to DPs and implementation of LARP to be validated by EMA.

ANNEXES

Annex-A: Package wise details of the PICIIP subprojects

Package Number	General Description	Estimated Value
PICIIP-03-Sahiwal-Water and Sanitation	Lot 1-North Zone (Water Supply) Water supply system, filtration plants, tubewells, OHRs, SCADA and allied Works	14,200,000.00
	Lot 2: North Zone A (Sanitation) Trunk main sewer lines and allied works	14,200,000.00
	Lot 3: North Zone B (Sanitation) Trunk main sewer Conduit, Influent pumping station and allied works	13,400,000.00
	Lot 4: South Zone Trunk main sewer, Effluent pumping station and allied works	13,200,000.00
PICIIP-11-Sialkot-Water and Sanitation	Lot 1: Sewerage Lines and Allied works (Zone 3-A)	14,700,000.00
	Lot 2: Precast RCC Conduits and Allied Works (Zone 3-B)	14,200,000.00
	Lot 3: Influent Pumping Station, Forcemain and Allied Works (Zone 3-C)	12,900,000.00
	Lot 4: Water Supply System (Zone 3-D)	8,200,000.00
PICIIP-08A-Sahiwal-WWTP	Construction of Wastewater Treatment Plant (WWTP) in North Zone Sahiwal	7,000,000.00
PICIIP-12-Sialkot-WWTP	Construction of Wastewater Treatment Plant (WWTP) in North Zone, Sialkot	13,000,000.00
PICIIP-02- SWM, Water and Sanitation Equipment	Solid Waste Management, Water & Sanitation Equipment	6,500,000.00
PICIIP-14-PLGA Lahore	Construction of Punjab Local Government Academy at Lahore	13,000,000.00
PICIIP-01-Publicspaces	Upgrading of Existing Parks in Sahiwal & Sialkot	5,500,000.00
PICIIP-04A-Road Upgradation Sahiwal	Upgradation/Rehabilitation of existing roads, streets and pavements in Sahiwal	2,000,000.00
PICIIP-15-PLGA Lala Musa	Upgradation of Punjab Local Government Academy (PLGA) campus at Lala Musa	2,000,000.00
PICIIP-27-Parking Sheds	Civil Works for Parking Sheds at Sahiwal and Sialkot including Construction of boundary wall and gate, surveillance and security system, guard / driver and equipment, office building and allied works at Sahiwal and Sialkot	1,400,000.00
PICIIP-24-PMU/CIU Establishment	General Office, IT Equipment, Furniture and Fixtures, Office Repair and Communication & Media Equipment	750,000.00
PICIIP-25-	Miscellaneous Goods for Water & Sanitation and	150,000.00

Miscellaneous SWM & WSS Goods	SWM	
PICIIP-04-Road and Public Space Upgradation	Upgradation of existing roads, footpaths, signaling, green belts, open spaces, safe waste disposal, bus terminals and Parks in Sahiwal and Sialkot City.	27,600,000.00
PICIIP-06-Water Meters	Supply of postpaid and pre-paid meters for Sahiwal and Sialkot	2,000,000.00
PICIIP-08B-Sahiwal-WWTP	Construction of Treated Water Conveyance System for Wastewater Treatment Plant (WWTP) in North Zone, Sahiwal	7,000,000.00
PICIIP-22-Establishment of Smart City	Establishment of Smart City Infrastructure in Sahiwal and Sialkot	3,000,000.00
PICIIP-23- Smart City Equipment	SMART City Equipment for Sahiwal and Sialkot	3,000,000.00

Annex-B: Socio Economic Questionnaires

Punjab Intermediate Cities Improvement Investment Program (PICIIP)

Local Government and Community Development Department
Sewage Treatment Plant, Sahiwal

Land Acquisition and Resettlement Plan

SOCIO-ECONOMIC SURVEY OF THE DISPLACED PERSONS

A. IDENTIFICATION

Sr. No. _____ **Date:** _____
Interviewer: _____ **Name of Respondent/DP:** _____
S/o: _____ **Caste:** _____
Union Council: _____ **Location:** _____
Residential Address: _____ **Cell No:** _____
Age: _____ years **Marital Status:** _____
Education: _____ **Profession:** _____
Category of DP: _____ **DP-ID:** _____

B. Household / Family Profile of the Displaced Persons

Sr. No.	Name	Relationship with House.Head	Age	Marital Status	Education	Occupation/Income Status				Total Monthly Income (Rs.)
						Major		Minor		
						Occupation	Income Monthly (Rs)	Occupation	Income Monthly (Rs)	
1										
2										
3										
4										
5										
6										
7										
8										
9										
10										
11										
12										
13										
14										

Q.1.How much is your landholding? _____ Acres **Q.1.1: How**
much is located in the project area: _____ **Acres and how much is outside the**

project area: _____ acres

Land Utilization

Land	Acre	Kanal	Marla
Total Area owned			
Total Cultivated Area			
Area Under Rabi(winter) Crops			
Area Under Kharif (summer) Crops			
Uncultivated Area			
Waste land			
Area Under Farm Houses			
Barren Land			

Q.2.How much is your average H.H. monthly expenditure? Rs. _____

Q.3. What is type of your family system? 1. Joint 2. Nuclear

C. HOUSING/ HOUSEHOLD ITEMS

Q.4. What is type of your household structure?

1. Pucca 2. Semi Pucca 3. Kacha

Q.5. What is the type of ownership of your house?

1. Owned 2. Rented 3. Any other: _____

Q.6. Possession of Household Items?

Sr. No.	Household Item	Yes/No	Sr. No.	Household Item	Yes/No
	Television			Truck	
	Refrigerator			Motorcycle	
	Computer			Rickshaw	
	Smart phone			Other	
	DVD player				
	Electric cooker				
	Washing machine				
	Electric fan				
	Iron				
	Misc. items				
	Car/jeep				

D. LIVESTOCK POSSESSION

Q.7. Details about Livestock

Sr. No.	Household Item	Yes/ No
1	Cow	
2	Buffalo	
3	Sheep	
4	Chicks	
5	Goats	
6	Other	

E. DRINKING WATER

Q.8.What is the source of drinking water?

1. Municipal Tap Water 2. Hand Pump 3. Water carrier
4. Any Other: _____

Q.9. Are you satisfied with quantity and quality of drinking water?

1. Satisfied 2. Not Satisfied

If Not, Then what are the reasons _____?

F. FUEL SOURCES FOR COOKING

Q.10.What are the sources of fuel for cooking purpose?

1. Sui gas 2. Gas cylinder 3. Coal/ wood

G. COMMUNICATION SYSTEM

Q.11. What do you use as source of communication system?

1. Mobile Phone 2. Both Mobile Phone & Landline 3. No Phone
4. Internet

H. SOLID WASTE

Q.12. Is there any collection system of solid waste in your community?

1. Collected by the government 2. No collection service 3. Society own collection system

I. EDUCATIONAL FACILITIES

Q.13.Which of the following Educational Facility is available in or nearby your residential area?

SR. No.	Educational Facility	Yes	Number	No
1	Religious Institute			
2	Primary School			
3	Middle School			
4	High School			
5	Vocational School			
6	College			
7	University			
8	Private schools			

J. MEDICAL FACILITIES

Q.14. Are you or any of your family members is suffering from any disease?

1. Yes 2. No

Q.15. If yes, then who and what kind of disease(s)

Q. 16. No. of visits to health care facility during last three months?

No. of Visits: _____

Q.17. Which of the following Health Facility is present in or nearby your residential area?

Sr. No.	Health Facility	Yes	No
1	Basic Health Unit (BHU)		
2	Dispensary		
3	Rural Health Unit (RHU)		
4	Hospital		
5	Clinic/ Private Practitioner/ Hakeem		
6	Homeopathic Practitioner		

Access to Social Amenities (Tick)

Social Amenities	Available	Satisfactory	Non-Satisfactory	No Access
Electricity				
Sui Gas				
Water Supply				
Telephone				
Sewerage/Drainage				
BHU				
School				
Others				

K. **CREDIT**

Q.18. Did you borrow money during the last one year?

1. Yes 2. No

Q.19. If yes, for what purpose

1. For Business 2. For other family needs

How much amount did you borrow: _____

Q.19A. What was the source of loan?

1. Bank 2. Relatives 3. Friends

Social Organizations

Specify the existing village/social organizations in your area and state their functional status?

Sr. No.	Name of Organization	Category	Registered/ Unregistered	Functions
1		Religious		
2		Educational		
3		Skill Development		
4		Social Welfare		
5		Women Organization		
6		Other		

Perceptions of Respondents for Action Associated with the Project

	Increase	Decrease
Employment opportunities	<input type="text"/>	<input type="text"/>
Marketing facilities opportunities	<input type="text"/>	<input type="text"/>
Living standard	<input type="text"/>	<input type="text"/>

Unemployment	<input type="checkbox"/>	<input type="checkbox"/>
Income generating activities	<input type="checkbox"/>	<input type="checkbox"/>
Mobility (Access to Resources)	<input type="checkbox"/>	<input type="checkbox"/>
Quality of drinking water	<input type="checkbox"/>	<input type="checkbox"/>
Agriculture water	<input type="checkbox"/>	<input type="checkbox"/>
Trend of fish farm	<input type="checkbox"/>	<input type="checkbox"/>
Other specify_____		

**Signature of the
Interviewer:_____**

Signature of the Displaced Person: _____

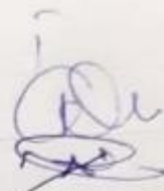

Annexure C: Attendance Sheet


The consultations were documented in the LARP with consultation records appended and will also continue during the Resettlement implementation process.

PICIIP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT GRC - for Chak 66 GD A
Mohammad Pur AT 11:30 ON 6/6/XX

SR NO	NAME	DESIGNATION	CONTACT NO.	SIGNATURE
01	Zubair Hussain	C.C.O	9200157	
02	Mr. M. Asad Khan	M.C SWL	9200135	
03	M. Umair Ali	City Head	9200173	
04	M. Jahangir Khan	Lamdas	Muhammad Pur	M. Jahangir Khan
05	Muhammad. Ghyas	patwari	circle.	
06			Muhammad-pur-66	G-D
07			66	
08			66	
09			66	
10			66	
11				
12				


 محمد اشرف جوہری 66-66A
 محمد اشرف جوہری

4. شرکاء کی فہرست

D.Ps of M.Pud

Dated 13-6-2020

سیریل نمبر	نام	عہدہ	شناختی کارڈ نمبر	موبائل نمبر	دستخط/انگوشے کا نشان
1	Ali Murad	D.P M.Pud		0300-6920761	Ali
2	نور احمد علی	D.P M.Pud		0301-690972	
3	غفر علی	D.P M.Pud		0321-690285	
4	دورنگا	"		03066 6924733	From him
5	دکار احمد خان	"		0300-9550829	wagari
6	ضیاء الحق	"		03016906645	
7	محمد سعید خان	"		03009695995	سعید خان
8	ذیشان ظہیر خان	"		0304 6900274	ذیشان
9	محمد علی خان	"		03132200786	
10	Javeric Khalid	RA Center, PICIP		0300-7954489	
11	Rizyat Lodi	RA Environ. PICIP		9200173	
12	Schroish Ashraf	R.A Social Safeguard		0308-427082	Schroish

PICIIP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET




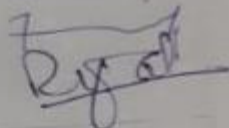
SUBJECT Consultation with DPs of
M.PUR AT M.PUR ON 4-6-2020

SR NO	NAME	DESIGNATION	CONTACT NO.	SIGNATURE
01				
02	<u>Wajid</u>		<u>0306 6909700</u>	<u>Wajid</u>
03	<u>Wajid</u>		<u>0300 9695265</u>	<u>Wajid</u>
04	<u>Wajid</u>		<u>0300 9619591</u>	<u>Wajid</u>
05	<u>Syed Nazam Abbas</u>		<u>0300-5522122</u>	<u>Nazam</u>
06	<u>Jaweria Khalid</u>	<u>RAC member</u>	<u>0300-7954489</u>	<u>Jaweria</u>
07	<u>Rifat Lodhi</u>	<u>PICIIP RA member</u>	<u>9200173</u>	<u>Rifat</u>
08	<u>Schish Akh</u>	<u>RA (S.S)</u>	<u>0308-4270812</u>	<u>Schish</u>
09				
10				
11				
12				

PICIIP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT Meeting with DPs of M.Pud
under GPC AT 4:30 ON 05/06/2020

Sr NO	NAME	DESIGNATION	CONTACT NO.	SIGNATURE
01	Mr. Umar Farooq	City Head	173	
02	Ali Khan		033220786	
03	Muqam Ahmad	owner	030078883	160
04	Sohail Adnan	R.A(S-S)	0302427002	
05	Javeria Khalid	R.A Center PICIIP	0300795489	7
06	Rajeev Lodhi	R.A Environ	9200123	
07				
08				
09				
10				
11				
12				

PICHP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT: Consultation with DPs of M. Puch
related to LARP AT M. Puch ON 21-08-2020

SR. NO.	NAME	DESIGNATION	CONTACT NO	SIGNATURE
1	Schoish Ashraf	R.A(S.S)	03084270812	Schoish
2	M. ILYAS	Patwari	03006902243	M. Ilyas
3	Waqam	Zaminadar	9300 4193190	-
4	M. Dawood Hussain	" "	0312 6169343	M. Dawood
5	Muzammil	" "	0300 2465466	Muzammil
6	Khawar Sultan	" "	0301 5293932	Khawar
7	M. Khalid	" "	0302 5998062	M. Khalid
8	M. Manzoor	" "	0307 5327551	M. Manzoor
9	Crazeen Far Ali	Zaminadar M. Puch	0321 6902151	Crazeen
10	Farooq	" "	0307 5327551	-
11	Waqar	Zaminadar M. Puch	0300 9550834	Waqar
12	Rizwan Ahmad	CIV	0312- 6818994	Rizwan

Annex-D: Land Compensation of the DPs

Sr.no	Name of Owner	Area Acquired (Acres)	Amount as per DPAC +15% acquisition Charges	Cost assessed by IVS (Land)	Differential assessed by IVS (Land)	Differential Calculated on the basis of highest rate prevailing btw DPAC and IVS (in Rs.)
1	Fayyaz Ahmad khan	1.0846	2,640,160	3,221,696	581,536	581,536
2	Abdul Ghafoor Naeem	0.4545	1,106,355	1,350,047	243,692	243,692
3	Ghulam Murtaza	0.5072	1,234,639	1,506,587	271,948	271,948
4	Muhammad sajid Khan	0.1742	424,042	517,444	93,402	93,402
5	Nagma Zahoor	0.04545	110,636	135,005	24,369	24,369
6	Tayyaba Zahoor	0.04545	110,636	135,005	24,369	24,369
7	Taswur Ali khan	1.7875	4,351,176	5,309,590	958,414	958,414
8	Waqar Ahmad	1	2,434,225	2,970,400	536,175	536,175
Total		5.0989	12,411,868	15,145,773	2,733,905	2,733,905

Annex-E: Crop Compensation of the DPs

Sr.no	Name of Owner	Area Acquired Acres	Crop compensation assessed by Agriculture Dept.	IVS assessed Crop replacement Cost	Differential assessed by IVS (Crop)	Differential Calculated on the basis of highest rate prevailing btw Agriculture Dept. and IVS (in Rs.)
1	Fayyaz Ahmad khan	1.0846	114,026	129067.4	15,041	15,041
2	Abdul Ghafoor Naeem	0.4545	46,233	54085.5	7,853	7,853
3	Ghulam Murtaza	0.5072	73,122	60356.8	-12,765	-
4	Muhammad sajid Khan	0.1742	94,125	20729.8	-73,395	-
5	Nagma Zahoor	0.04545	21,225	5408.55	-15,816	-
6	Tayyaba Zahoor	0.04545	20,902	5408.55	-15,493	-
7	Taswur Ali khan	1.7875	965,250	212712.5	-752,538	-
8	Waqar Ahmad	1	105,120	119000	13,880	13,880
Total		5.0989	1,440,003	606,769	-833,234	36,774

Annex-F: Compensation for the Building/Tube well Rooms

Sr. No.	Name of DPs	Area Covered (Sq.ft)	Compensation cost Obtained from the building Department	Replacement cost Rs. assessed by the IVS (inclusive of labor and transportation)	Differential assessed by IVS (Crop)	Differential Calculated on the basis of highest rate prevailing btw Agriculture Dept. and IVS (in Rs.)
1	Muhammad Sajid Khan	132	79,800	237,600	157,800	157,800
2	Tasawar Ali Khan	132	79,800	237,600	157,800	157,800
Total		264	159,600	475,200	315,600	315,600

Annex-G: Compensation for the Tube well

Sr.No.	Name	Type of Tube well (Electric)	Compensation obtained from Agriculture & NTDC	Replacement cost Rs. assessed by the IVS (inclusive of labor, installation charges and erection charges)	Differential assessed by IVS (Crop)	Differential Calculated on the basis of highest rate prevailing btw Agriculture Dept. and IVS (in Rs.)
1	Tasawar Ali Khan	1	849,000	865,000	16,000	16,000
Total		1	849,000	865,000	16,000	16,000

Annex-H: Compensation for Trees

Sr. No.	Name	Total	Shesham	Mulberry	Neem	Leechi	Compensation assessed by Horticulture and Agriculture departments Rs.	Replacement Rs.cost assessed by the IVS	Differential assessed by IVS (Crop)	Differential Calculated on the basis of highest rate prevailing btw Agriculture Dept. and IVS (in Rs.)
1	Muhammad Sajid Khan	45	44	1	-	-	49,341	70,625	21,284	21,284
2	Tasawar Ali Khan	3	-	-	2	1	1,073	4,375	3,302	3,302
Total		48	44	1	2	1	50,414	75,000	24,586	24,586

Annex-I: Detail of Allowances

Sr.no	DPs	Shifting Allowance (Rs)
1	Muhammad sajid Khan	10,000
2	Taswur Ali khan	10,000
Total		20,000

Annex-J: Guidance Note

GUIDANCE NOTES	X	Handling Compensation Cases with Legal and Administrative Impediments
Policy Requirement	Pay compensation and provide other resettlement entitlements before physical or economic displacement. ^{7 89}	
<p>Key Pointers</p> <p><i>SPS and legal covenants</i></p> <p><i>When is compensation considered paid?</i></p> <p><i>LAA requirement on compensating before displacement</i></p>	<p>1. ADB Safeguard Policy Statement (SPS2009) requires the borrower/client to ensure that no physical displacement or economic displacement will occur until (i) compensation at full replacement cost ² has been paid to each displaced person (DP) for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan have been provided to DPs; and (iii) a comprehensive income and livelihood rehabilitation program, supported by an adequate budget, is in place to help DPs improve, or at least restore, their incomes and livelihoods. While compensation is required to be paid before displacement, full implementation of the LARP might take longer. ³ To ensure policy compliance, specific provisions are included in the Project/Loan agreements to keep on-hold civil works until compensation payments are fully paid to the DPs.</p> <p>2. Compensation for both land and non-land assets is deemed to have been paid when the amount in cash or cheque has been provided to DPs¹⁰ or deposited into their bank account, or in an escrow account.¹¹ Depositing the compensation in an escrow account, in lieu of providing cash or cheque to the DP is justified only when sufficient good-faith efforts and all legal requirements for contacting and notifying the DPs have been made.</p> <p>3. Pakistan’s Land Acquisition Act (1894) allows the government to take possession of the acquired land once land award has been made as per LAA Section 11, and payment has been made or deposited in court as per LAA Section 31. Accordingly, the Collector is required to pay the full amount to the DP, unless (a) the DP refuses to receive the amount, (b) there is no competent person to receive the compensation, or (c) if there is a dispute as to the title to receive the compensation. Such cases may be referred to the court and the compensation amount deposited in the court.¹² In case the DPs or their representatives did not come forward to collect their compensation, the</p>	

⁷ See Involuntary Resettlement Safeguards Policy Principle 11, ADB Safeguards Policy Statement (2009), page 17.

⁸ SPS defines full replacement cost for land and non-land assets as based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In case of non-land assets, depreciation of structures and other assets should not taken into account. See SR 2: Involuntary Resettlement, ADB SPS (2009), para 10.

⁹ See SR 2: Involuntary Resettlement, ADB SPS (2009), para 14.

¹⁰ Displaced persons include: (i) persons with formal legal rights to land lost in its entirety or in part; (ii) persons who lost the land they occupy in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognized or recognizable under national laws; and (iii) persons who lost the land they occupy in its entirety or in part who have neither formal legal rights nor recognized or recognizable claims to such land. The borrower/client is required to provide adequate and appropriate replacement land and structures or cash compensation at full replacement cost for lost land and structures, adequate compensation for partially damaged structures, and relocation assistance, if applicable, prior to their relocation. DPs without legal rights to the affected land should be compensated for the loss of their non-land assets, and for other improvements to the land, at full replacement cost prior to their relocation provided they occupied the land or structure before the cut-off date. See SR 2: Involuntary Resettlement, ADB SPS (2009), para 7-8.

¹¹ An escrow account is a separate, dedicated or trust bank account for keeping money that is the property of others. It is relevant in the case of absentee landlords whose property is acquired for a public purpose, or when there is litigation regarding the compensation amount for land acquisition. This mechanism enables payment of compensation once the legal cases were settled and ownership documents were submitted. Source: A Planning and Implementation Good Practice Sourcebook – Draft Working Document, ADB November 2012, para 152.

¹² Reference to the court may only be made after the lapse in the period in Section 18 (2) of the LAA.

	<p>amount may be deposited in the Revenue Department payable to the DPs, after sufficient efforts have been made to contact and encourage DPs to appear and notifying the DPs in which treasury the deposit has been made.¹³ As per LAA Standing Order 28, the Acquiring Officer is required, to the extent possible, to pay DPs in or near the DPs' village to facilitate collection of compensation.</p> <p>4. Both the LAA (1894) and ADB SPS (2009) require that DPs are compensated before displacement but allow a mechanism for dealing with cases with legal and administrative impediments to disbursing compensation provided that sufficient good faith efforts are demonstrated to (a) contact, notify and assist DPs, and (b) deliver compensation payments. This guidance note clarifies:</p> <ol style="list-style-type: none"> i. What are cases with legal and administrative impediments to payment of compensation to DPs? ii. What are the requirements under the LAA related to cases with legal and administrative impediments to payment of compensation to DPs?; and, iii. When can good-faith efforts be considered as sufficient and how to document that good-faith efforts have been made? <p>5. Cases with legal and administrative impediments to payment of compensation include:</p> <ol style="list-style-type: none"> i. DPs who did not accept the award due to objection to the measurement of the land or affected asset, the amount of compensation, the person to whom it is payable, or the apportionment of the compensation among the persons interested; ii. Absentee landowners (DPs living overseas or in other parts of the country), and without an authorized representative to collect compensation; iii. DPs with pending inheritance mutations; iv. DPs who are unenthusiastic to collect meager compensation amount; v. DPs who are unable to alienate the acquired asset either by being a juvenile with no legally documented guardian or due to other issues.
<p><i>Cases with legal and administrative impediments</i></p>	
<p><i>Cases not valid as legal and administrative impediments</i></p>	<p>6. Non-disbursement/non-delivery of compensation due to (a) insufficient funds or delay in approval of funds; or (b) insufficient staff or resources does not justify not paying compensation to DPs before displacement. EAs/IAs have the power and responsibility to ensure that sufficient funds and staffing are available in a timely manner to undertake the required land acquisition. Similarly, non-compensation of affected non-land assets (structures) and improvements by DPs who have no formal rights to the affected land is not considered as a valid legal and administrative impediment (see footnote 4).</p>
<p><i>Why is it important to address cases with legal and administrative impediments?</i></p> <p><i>Good-faith efforts for cases with</i></p>	<p>7. DPs facing legal and administrative impediments could only be paid when the impediments have been resolved. In such cases, it is uncertain when DPs will receive their compensation causing untoward delay in project implementation and burden to local communities and project stakeholders. More importantly, these impediments prevent the project from assisting these DPs to enhance, or at least restore, their livelihoods and to improve the standards of living of the displaced poor and other vulnerable groups.</p> <p>8. Compensation of these DPs is beyond the control of the EA. These are mainly dependent of the actions of the DPs or ruling/decision from a third-party i.e. the court or BOR. However, good-faith efforts are needed from the EA/IA to (a) contact and notify DPs through their last known address, village heads or kins; (b) inform DPs who to</p>

¹³ Financial Commissioner Standing Order No. 28 Land Acquisition, para 88 (V), page 29.

<p><i>legal and administrative impediments</i></p>	<p>contact or where to proceed to collect their compensation; and (c) advise DPs on possible actions that may help them receive their compensation.</p>
<p><i>Need for sustained community outreach</i></p>	<p>9. It is important that the LAR management team⁸ undertakes continued community consultations and outreach to locate, assist and guide DPs with legal and administrative impediments. Documentation of the efforts by the LAR management team including multiple visits⁹ to DPs' villages, organizing village meetings, posting of notices in public places, serving notices at last known address of DPs and publishing the names of unpaid DPs in the print media is needed to demonstrate that due efforts were conducted in addressing cases with impediments to paying compensation.</p> <p>10. Some issue-specific measures to confirm DPs understanding about the availability of compensation, payment mechanism, time-lines, and DPs agreement to the commencement of works (wherever required) while the issue is being resolved can help show and validate the efforts exhausted by the EA to achieve the policy objectives and enable the decision makers to allow the construction works accordingly. For each issue, documentation requirements and recording of certification statements are discussed below. Standard templates for additional documentation are provided against each issue as and wherever required:</p>
<p><i>Cases with title disputes and litigation</i></p>	<p style="text-align: center;">i) Land Title Disputes or Litigations among the DPs or Court References Against Award</p> <p>11. When there is a dispute on the title of the affected land before a competent court of law or when DPs file references against award, compensation can only be made after the court decrees which may take years. Further, right to appeal against court's decree cannot be forfeited or denied under law which could further delay the payment. In such cases, payment of compensation in a given time frame is impossible and it would be appropriate to deposit compensation in treasury at courts disposal to make sure the DPs are paid as and when court verdict is passed. For these cases, the process provided in the succeeding paras should be followed.</p> <p>12. Immediately after identifying such cases, the EA after seeking court's permission should deposit the compensation amount in the court for payment to the DPs as and when court decides their reference or title dispute. The receipt and records for such deposits should be maintained at the EA's project office. Meanwhile, the EA through its LAR staff should liaise with the DPs to inform them about the compensation payment mechanism and compensation deposited in the treasury or the court. The EA's project office should prepare and maintain the following record:</p> <ul style="list-style-type: none"> • Database/listing and field reports on activities done to identify and screen DPs with their legal/administrative issues including nature of dispute and reference court where pending • Field reports on activities done to coordinate with the DPs for early resolution of

⁸ The LAR management team may include Land Acquisition and Resettlement Staff engaged by the EA i.e. EA's Land Management Staff, Land Acquisition Collector deputed by BOR, Resettlement Specialists and social mobilizers either recruited by the EA or mobilized through Consultants (Safeguards Management or Construction Supervision Consultants) to support the EA in effective LAR management..

⁹ Repeated visits in three consecutive months scheduled for each village by the Land Acquisition Collector/Land Acquisition Unit of the EA to deliver compensation to unpaid DPs and identify those with legal and administrative impediments. The repeated visits should be

documented showing visit schedule, information disclosure reports, list of persons met and field visit reports duly endorsed by the local community and the village headman confirming number of identified DPs with legal and administrative impediments.

<p><i>Absentee land owners</i></p>	<ul style="list-style-type: none"> • their issues and with courts for seeking permission/guidance and deposit of compensation in treasury at court's disposal. copy of the delivery of notices (with signed receipt) to the DPs confirming deposit of amount at court's disposal and clarifying mechanism for payment. <p>ii) Absentee Landowners (DPs Living Overseas or in Other Parts of the Country).</p> <p>13. Many rural households migrate to cities for better livelihood opportunities and standard of living. Moreover, hereditary division over time resulted in the segmentation of agricultural land parcels into unproductive units. While some families with land and assets in different parts of the country divide their land based on their places of residence, many do so without legally formalizing such settlements and getting land records updated accordingly. Some family members who have migrated overseas permanently had land in their name or retained their respective share in family-owned land as per land revenue records. Such DPs who own or have share in the land as per record but are not living in the village are termed as absentee landowners.</p> <p>14. Absentee landowners¹⁰ are also recorded as DPs. The compensation to absentee land owners could not be made until they appear before the acquiring officer for processing and payment of compensation. LAA requires that notices are delivered against each land parcel either through (a) co-sharers in the acquired land parcel, (b) DPs relatives living in the village, or (c) through the village headman. The legal requirement is to serve notices to DPs at their places of residence either through special messenger or registered post, which can only be met if the whereabouts and residence of the absentee land owners is known. An additional measure that may be considered to notify absentee land owners whose whereabouts are unknown is to publish their names in print media (National Daily News Paper).¹¹</p> <p>15. It is vital to collect information about the DP's contact details including the mailing and residential address. The following measures are proposed to contact absentee landowners and maintain record of all efforts made by the EA:</p> <ul style="list-style-type: none"> • Identify and record DPs relation in affected village or local contact person, collect information about DP's present place of residence. See template 1 below:
------------------------------------	--

- 10 Land owners who are recorded in the landholding rights register as owners but they have shifted from the village to other areas in the country or overseas for better income opportunities and living standard.
- 11 In NTCHIP tranche-1 and NHDSIP tranche –II projects (i.e M-4 Faisalabad-Gojra Section (ADB Loan 2400) and SukkurJacobabad (N-65) (ADB Loan 2540)) and the National Motorway M-4 Gojra-Shorkot Section Project (ADB Loan 3300), the notices with the names of the DPs who have not come forward to collect compensation were published in the National News Papers (Urdu language) as a last resort effort to approach unpaid DPs for compensation delivery.

Template 1: Record on DPs not living in the project area (other villages/cities in Pakistan or Overseas). Date Prepared: _____						
Name of Village _____		Tehsil _____		District _____		
#	Name of DP	Impact Type	Person contacted in village and his cell No.	Relationship with DP	Current Residence of DP with contact No.	Remarks
1	Add DP name as of impact inventory	Add Impact i.e Land Tree Crops Structure etc	Add name of person contacted with his cell number and other particular if any	Uncle, Brother, neighbor etc	Add current address of DP with contact number and city/country of residence.	Signature of the Person contacted
2						
3						
4						

Information Collected By _____ Witnessed by _____ Information verified by _____
Sd _____; Sd _____ (headman or DPC President/member);
Sd _____;
{ SM team names } _____; {Name of headman/president or member committee}; Resettlement Specialist _____;

- Deliver formal notice to the DP's last known address (recorded in template 1) through registered post with acknowledgement receipt attached. Keep on-file a scanned-copy of the notice and acknowledgement receipt.
- In case no contact person or relative of the DPs is identified in the village and the local community confirms DPs whereabouts are unknown, a certification statement from any of the resident land owner in the village preferably by the president or member of the Displaced Persons Committee (DPC) and duly witnessed by (a) the village headman and, (b) land revenue patwari should be recorded and maintained. See Template 2 below (to be translated to Urdu).

Template 2: Statement from Village headman or other notable in village/area when the whereabouts of DP are not known	
Date prepared: _____	
Particular of DP and acquired land parcel	
Name of DP _____ {enter DP Name with Parentage} Resident of _____ {Enter DP Last known address} Land Plot _____ KhasraNos _____ Located Village _____	
Statement:	
I _____ {put name here} _____ the president/member of village DPC or local resident land asset/owner, on behalf of the other residents in village solemnly declare that:	
<ul style="list-style-type: none"> The DP and his family owned acquired land as per land records but for last (-----) they have never been seen in the village. To my information, the DP and his family never lived in village, neither any relative of DP lives in village/area nor any of the village resident know the whereabouts of the DP and his family. I affirm that the EA with assistance of DPC has exerted full efforts to outreach the DPs in village and those living in other areas and clarified that compensation cost for unpaid DPs is deposited in treasury that can be claimed as and when the DPS show-up to claim. This statement is given free of coercion and compulsion which is witnessed by the Village Headman and land revenue Patwari of village -----. 	
The Declarant	
Sign/Thumb Impression Name _____ Village Headman/Local resident land owner _____ Resident of _____	
Witnessed By	
We the Village Headman and land revenue Patwari of village {Put village name here}, personally know Mr/Mrs _____ President/member of DPC or local resident land owner of village (____), and witness veracity of statement made by him affirming that the DP Named {Put name of DP here} himself or any of his family members are not living in village/area since/for ----- and their current places of residence are not known to any of the local residents in village.	
Signed _____ Signed _____	

DPs with pending inheritance mutation

Name: Mr. _____ Name: Mr. _____ Village Headman Chak.
_____ Land Revenue Patwari Chak. _____

iii) DPs with Pending Inheritance Mutations

16. Land records are maintained by the local land revenue authorities who are responsible to enter land mutation transactions as and when reported by the landowners and update land records accordingly. Some heirs of DPs who passed away fail to get inheritance mutations recorded and get land records updated accordingly. On average, land acquisition process is completed almost in two years. During the acquisition or after land awards are announced, some DPs pass away without receiving their entitled

compensation. Although the legal heirs of the deceased DP are eligible for compensation, they could not be paid until the inheritance mutation is recorded and remaining land of deceased DP is transferred in their name.

17. The law requires heirs of the DP to report to the local land revenue authorities about the demise of the DP and apply for the updating of the land record. Upon receipt of the application, the land revenue authorities undergo a legal process to record the inheritance mutation, update the land record reflecting the names of legal heirs and their respective shares in the land record. When it is done, the compensation can be paid to the legal heirs as per their respective share. This process normally takes three to four months. For cases where inheritance mutations are not timely reported, recording becomes more difficult and can take a longer period to complete.

18. When it is determined that the DP has passed away, the LAR management team should approach the legal heirs to apprise them on the process for getting compensation and assist them in approaching land revenue authorities to get their inheritance mutations recorded. The LAR management team should carry-out the following activities to facilitate the mutation of inheritance and early payment of compensation to the heirs and document their efforts:

- Identify all living legal heirs of the DP, visit the heirs residing in the village and guide them on the process and facilitate in inheritance mutation process:
- Collect a statement from the legal heirs¹⁴ confirming that their inheritance mutation of land is pending, acknowledging the EA's efforts to assist them, indicating awareness that funds are available for compensation delivery, and concurring that works may commence while their inheritance mutation is being processed.
- Keep copies of the signed statement in the EA project office files. See Template 3 below (to be translated to Urdu):
-

¹⁴ To the extent possible, all legal heirs living within the village should sign the Statement. If some heirs are not available to sign, the LAR management team should prepare a field report indicating who are the heirs who were not able to sign the statement and the circumstances why they were not able to sign i.e. out of the village or country, ill, etc. The LAR management team should also record the names of heirs who are out of the village or country and their last known address and advise the other heirs to relay the information to those who are away.

Template 3: Inheritor's Statement When Inheritance Mutation is Pending

Date Prepared: _____

Particulars of DP and acquired land parcel

Name of DP ____ (enter DP Name with Parentage as of land record), owner of Acquired Land Plot _____ Khasra Nos _____ Located in Village _____, District _____ Province _____

Statement by the Inheritor's

We the persons listed below as legal heirs of DP---(put name of DP here)----- against acquired land referred above solemnly declare that:

- The inheritance mutation of above said acquired land is pending;
- We understand that compensation can be claimed/paid according to inheritance mutation recorded in land record and we are coordinating with the Land Revenue Authorities in this regard;
- _____ (Name of Staff, Office and EA) has clarified that compensation amount already deposited in treasury can be paid to legal heirs as and when the inheritance mutation issues are resolved;
- We have no objection to the commencement project works on our plot while our inheritance mutation of land is being processed; and
- This statement is given free of coercion and compulsion which is witnessed by Village Headman and APC president.

The Declarant

Sign/Thumb Impression _____	Sign/Impression Thumb Name _____	Name _____
Name _____	Resident of _____	Resident of _____

Sign/ Thumb Impression _____	Sign/ Thumb Impression Name _____	Name _____
Name _____	Resident of _____	Resident of _____

Sign/ Thumb Impression _____	Sign/ Thumb Impression Name _____	Name _____	Resident
Name _____	of _____	Resident of _____	

Witnessed By

We the Village Headman and President APC village-----, personally know the above signatories as legal heirs of the DP, and confirm and witness the statement above.

Signed	Signed
Name: Mr.-----	Name: Mr.-----
Village Headman Chak-----	President DPC Chak-----

DPs unable to alienate the land

iv) DPs Who are Unable to Alienate the Acquired Asset:

19. Minors, juveniles and DPs with mental disability are not capable to alienate the acquired land under law. The law provides that compensation could be paid through legally-designated guardians or managers who can act and alienate the immovable property on behalf of the DP. In cases where the guardians are not designated by the court, the compensation is put on-hold until the minor attains the age of majority and claim compensation.

20. It is common that children inherit their parents' immovable properties, but is kept in possession and used by adult male members of the extended family or kinship group as a joint family asset. It is not a common practice to appoint guardians following the Guardians and Wards Act of 1890. Hence, compensation of DPs with minor age is kept on hold until the DP becomes of legal age unless a valid guardian certificate is produced. Although such cases are not many, it is important to guide the adults who provide care to these DPs to approach the right forum or court for appointing a guardian under law.

21. The LAR management team should carry-out the following activities in dealing with pending guardian's appointment and in documenting its efforts:

- Coordinate with the Living Parent or other grown up members of the household the DP is living with and guide them on the process of appointing a guardian.
- Collect a certification statement from the Living Parent or other grown up member of the household the DP is living with, that i) confirms EA's efforts to notify and guide them and secure funds for compensation payment, ii) states that the appointment of guardian is pending, and iii) concurs to the commencement of civil works on the plot while the guardianship certificate is being processed. Such statement should be witnessed by the village headman

and the village DPC chairman or member. See Template 4 below (to be translated to Urdu).

Annex-K: Evidence for the compensation rate derived from the respective department

P-1

ABSTRACT PROPOSED RESERVE OF GREEN TREES REGULATOR ABLE WASTE WATER MANAGEMENT PLANT MUHAMMAD PUR TEHSIL & DISTRICT SAHIWAL HONOUR OF MR. NOOR UL MUSTIAFA & NOOR UL MURTIJAZA S/O MUHAMMAD ASLAM CAST JUTT MUIAL RESEDANCE MUHAMMAD PUR.

SR NO.	Location.	Kind of Trees.	No. of Trees.	Cft.	Shisham Unit.	Estimated Value of Tree Rs.
1	MR. NOOR UL MUSTIAFA & NOOR UL MURTIJAZA S/O MUHAMMAD ASLAM CAST JUTT MUIAL RESEDANCE MUHAMMAD PUR.	Shisham	09	172.23	172.23	= 51669/- (Fifty one thousand Six hundred and Sixty Nine only)
		Kikar	-	-	-	
		Other	-	-	-	
		Total:-	09	172.23	172.23	

ABSTRACT PROPOSED RESERVE OF GREEN TREES REGULATOR ABLE WASTE WATER MANAGEMENT PLANT MUHAMMAD PUR TEHSIL & DISTRICT SAHIWAL HONOUR OF MR. MUNAWAR SULTANA W/O MUHAMMAD SAJJID SAJJID KHAN, SOONAM SHAHBAZ, NADIA JAMSHAD D/O SHAHBAZ KHAN CAST BALOCH MARDANA R/O MUHAMMAD PUR.

SR NO.	Location.	Kind of Trees.	No. of Trees.	Cft.	Shisham Unit.	Estimated Value of Tree Rs.
2	MR. MUNAWAR SULTANA W/O MUHAMMAD SAJJID SAJJID KHAN, SOONAM SHAHBAZ, NADIA JAMSHAD D/O SHAHBAZ KHAN CAST BALOCH MARDANA R/O MUHAMMAD PUR.	Shisham	44	328.20	328.20	= 49341/- (Four thousand and Forty One only)
		Kikar	-	-	-	
		Other	01	2.98	0.74	
		Total:-	45	331.18	328.94	

su

ABSTRACT PROPOSED RESERVE OF GREEN TREES REGULATOR ABLE WASTE WATER MANAGEMENT PLANT MUHAMMAD PUR TEHSIL & DISTRICT SAHIWAL HONOUR OF MR. WARYAM S/O WALI MUHAMMAD CAST SAHMIL BHATTI R/O 66/G/D MUHAMMAD PUR.

SR NO.	Location.	Kind of Trees.	No. of Trees.	Cft.	Shisham Unit.	Estimated Value of Tree Rs.
3	MR. WARYAM S/O WALI MUHAMMAD CAST SAHMIL BHATTI R/O 66/G/D MUHAMMAD PUR.	Shisham	02	20.58	20.58	= 10973/- (Ten thousand Nine hundred and Seventy Three only)
		Kikar	-	-	-	
		Other	05	168.49	42.12	
		Total:-	07	189.07	62.70	

ABSTRACT PROPOSED RESERVE OF GREEN TREES REGULATOR ABLE WASTE WATER MANAGEMENT PLANT MUHAMMAD PUR TEHSIL & DISTRICT SAHIWAL HONOUR OF MR. SULTAN S/O WALI MUHAMMAD CAST SAHMIL BHATTI R/O MUHAMMAD PUR.

SR NO.	Location.	Kind of Trees.	No. of Trees.	Cft.	Shisham Unit.	Estimated Value of Tree Rs.
4	MR. SULTAN S/O WALI MUHAMMAD CAST SAHMIL BHATTI R/O MUHAMMAD PUR.	Shisham	02	5.90	5.90	= 1312/- (One thousand three hundred and Twelve only)
		Kikar	-	-	-	
		Other	04	28.89	7.22	
		Total:-	06	34.79	13.12	

From

The **Sub Divisional Officer,**
Buildings Sub Division No. 1,
Sahiwal.

To,

The **Assistant Commissioner,**
Land Acquisition Collector,
Sahiwal.

No. 4846 -15-1 Dated: 10 / 12 / 2019.

Subject:

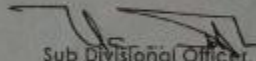
**PRESENT VALUE ASSESSMENT OF PRIVATE BUILDINGS AT MAUZA
MUAHAMMAD PUR DISTRICT SAHIWAL**

Reference:

Your office order No: 1049-AC/LAC/SWL, dated: 22.11.2019.

Kindly refer to the subject cited above find enclosed herewith the 16 No. present value Assessment of private buildings at Mauza Muhammad Pur Tehsil & District Sahiwal for information and further necessary action please. (Detail Attached)

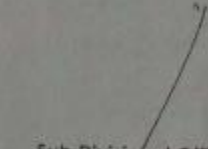
D.A./As above


Sub Divisional Officer,
Buildings Sub Division No. 1,
Sahiwal.

No. & Date Even:

A copy is forwarded to the Executive Engineer Buildings Sahiwal for information please.

D.A./Nil


Sub Divisional Officer,
Buildings Sub Division No. 1,
Sahiwal.

PRESENT VALUE ASSESSMENT OF PRIVATE BUILDING
BELONG TO MUNAWAR SULTANA, MUHAMMAD SAJID
KHAN S/O SHEHBAZ KHAN MURABA NO. 211, KILA NO. 24
MOUZA MUHAMMAD PUR TEHSIL & DISTRICT SAHIWAL.

12

Present Value of Property in Rupees = 385000

MINUTES OF THE MEETING OF DISTRICT PRICE ASSESSMENT COMMITTEE, SAHIWAL, REGARDING ACQUISITION OF LAND SPECIFIED FOR CONSTRUCTION OF WASTE WATER TREATMENT PLANT NORTH-ZONE FOR THE PROGRAM "PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROGRAM" HELD ON 23-11-2019, UNDER THE CHAIRMANSHIP OF DEPUTY COMMISSIONER / DISTRICT COLLECTOR, SAHIWAL

The meeting of the District Price Assessment Committee Sahiwal, on the subject was held and the following participants:-

- | | |
|--|-------------------|
| 1. Dr. Ehtasham Anwar,
Deputy Commissioner/District Collector, Sahiwal. | (In Chair) |
| 2. Syed Asad Raza Kazmi,
Additional Deputy Commissioner (Revenue), Sahiwal. | (Co-opted Member) |
| 3. Mr. Sufyan Dilawar,
Assistant Commissioner/CA/LAC, Sahiwal. | (Co-opted Member) |
| 4. Malik Muhammad Aslam,
Executive Engineer (Irrigation), Sahiwal. | (Member) |
| 5. Mr. Abdul Rehman Masood,
Excise & Taxation Officer, Sahiwal. | (Member) |
| 6. Mr. Shoukat Masih Sindhu,
Tehsildar, Sahiwal. | (Co-opted Member) |
| 7. Rana Muhammad Naveed,
Naib Tehsildar/Revenue Officer, Muhammad Pur Circle,
Sahiwal. | (Co-opted Member) |

2. The meeting started with the recitation from the Holy Quran.

3. The Program Director (PCIIP), LG&CD Department, Government of the Punjab, Lahore vide his office letter No. LG&CD/PICIIP/CIU-SWL/29-12/2017 dated 17-10-2019 requested for the acquisition of land measuring 1611-Kanals & 12-Marlas (201-Acres, 03-Kanals & 12-Marlas), in revenue estate Muoza Muhammad Pur and Chak No.66-G.D, Tehsil & District Sahiwal for construction of Waste Water Treatment Plant North-Zone for the program "Punjab Intermediate Cities Improvement Investment Program". In this regard Notification u/s 4 of the Land Acquisition Act, 1894, was issued by the District Collector, Sahiwal, vide No.793-RA/AC/LAC/Swl, dated 15-10-2019 and duly published in the Punjab Gazette (Extra Ordinary Issue) on 18-10-2019 at Page # 1225 to 1236, subsequently Corrigendum Notification u/s 4 to the extent of correction of specifications of land was also issued vide No.1033-RA/AC/LAC/Swl, dated 22-11-2019.

4. In order to assess the price of specified Khasra numbers of land under Acquisition. Report was called from the Revenue Field Staff/Assistant Commissioner, Sahiwal, Executive Engineer (Irrigation), Sahiwal and Excise & Taxation Officer, Sahiwal, which was duly received and placed before District Price Assessment Committee for further deliberations.

5. The committee discussed the matter at length various parameters for fixing the price in accordance with the instructions given by the Board of Revenue, Punjab, Lahore, contained in letter No. 228-2019/282 dated 14-05-2109 and in

accordance with the procedure laid down by Board of Revenue, Punjab, Lahore, vide Memorandum No.3392-2004/4002-CSV dated 16-12-2004.

6. The schedule rate and the average sale price have been the reference point for fixation of price. The prevalent market price in the adjoining areas was also given due consideration. The committee considered various factors before fixing the price such as the proximity of land from the main road, its fertility, the average price of the land that lies away from the Muoza approach road etc. Comparison between the prices of Muhammad Pur and Chak No.66/G.D has been discussed as under:-

SR.#	COMPARISON/REASON	MUOZA MUHAMMAD PUR	CHAK NO.66/G.D
1	Back Ground	Muhammad Pur Kanoongi Circle was established in the year 1904-05. The name of Circle is also on the said Muoza. The said muoza is biggest Muoza of the Tehsil Sahiwal and situated on Sahiwal-Ara Tulla Road which is about 8-9 KM from main road i.e Sahiwal-Faisalabad Road. The quality of land of said muoza is comparatively fertile then Chak No.66/G.D.	Chak No.66/GD was established in the year 1934-35. The said Chak is situated on Sahiwal-Ara Tulla Road and about 8-9 KM from main road i.e Sahiwal-Faisalabad Road. The quality of land of said Chak is comparatively lower then Muoza Muhammad Pur.
2	Main Road assessable	8-9 KM from main road i.e Sahiwal-Faisal Abad Road.	8-9 KM from main road i.e Sahiwal-Faisal Abad Road.
3	Area/Land Measuring	7209-Acres	1049-Acres
4	Population	14018	2777
5	No of Mutation attested during the year 2018-19	135	02
6	Registered Voters	9000	1233

7. After due consideration of the situation/status/quality/importance/local economy of the site/muozas. The Committee has unanimously assessed the following rates of the land for Acquisition under the Land Acquisition Act, 1894, by working out the average of Average Sale Price as well as Schedule Rate:

Mouza / Chak No.	Detail of Area with Khasra Nos.			Average sale price 2018-19	Schedule rate for the year 2019-20	Proposed Price by A.C.	Proposed Price by DPAC
	K	M	S	Rs.	Rs.	Rs.	Rs.
Muhammad Pur	141//20-min,21,22			17,69,434/- Per Acre	24,64,000/- Per Acre	21,16,717/- Per Acre	21,16,717/- Per Acre
	17	13					
	142//16-min,17-min,24,25						
	26	14					
	170//4,5,6,7,14,15,16,17,24,25						
	79	13					
	171//1,2,3,8,9,10,11,12,13,14,16,17,18,19,20,21,22,23,24,25						
	141	13					
	172//21,						
	-	08	-				
	173//1,9,10/1,10/2,10/3,11,12,18,19,20,21/1,21/2,22,23,24						
	75	12	-				
	174//1,2/1,2/2,3,4/1,4/2,4/3,5/1,5/2,6,7,8,9,10,11,12,13,14,15,16,17/1,17/2,17/3,						

	18/1,18/2,18/3,19,20,21,22,23/1,23/2, 23/3,24/1,24/2,25,26,27-min						
	200	-	-				
	175//4,5,6,7,14,15/1,15/2,16,17,24,25/1, 25/2,26,27-min						
	80	-	-				
	203//4,5,6,7,14/1,14/2,15/1,15/2,16,17, 24,25,26						
	80	-	-				
	204//1,2,3/1,3/2,4 to 21,22/1,22/2,23 to 29,						
	200	03	-				
	205//1 to 4, 6 to 11,12/1,12/2,13 to 16,17/1,17/2,18,19/1,19/2, 20/1,20/2,20/3,21,22/1,22/2,23 to 29,						
	187	05	-				
	209//4-min,7-min, 14-min, 17-min, 24-min						
	03	12	07				
	211//4-min, 7,14,17,24						
	03	11	05				
	243//4-min, 7,14,17,24,						
	03	06	06				
Chak No.66/GD	22//16-min,17-min, 18-min,19-min, 22,23,24,25			Rs. 15,50,000/- Per Acre	Rs. 13,18,630/- Per Acre	Rs. 14,34,315/- Per Acre	Rs. 14,34,315/- Per Acre
	49	18	-				
	21//16-min,17-min,18-min, 19-min,20- min, 21,22, 23,24,25,26/2						
	66	15	-				
	24//3 to 7,15,16						
	58	06	-				
	25//1 to 5,6/1,6/2,7/1,7/2, 8 to 26						
	199	13	-				
	37//1 to 9, 13 to 18,24,25						
	124	14	-				
	38//5,6						
	12	14	-				
Total	1611	12	-				

8. Rough Estimated Cost of land under Acquisition proposed by the District Price Assessment Committee, Sahiwal is as under:-

Name of Muoza	Land to be Acquired	Rate Recommended By DPAC (per Acre)	Amount
Muhammad Pur	1099-Kanals & 12-Marlas (137-Acres,03-Kanals & 12-Marlas)	Rs.21,16,717/-	Rs.29,09,42,752/-
Chak No.66/G.D	512-Kanals (64-Acres)	Rs.14,34,315/-	Rs.9,17,96,160/-
Total			Rs.38,27,38,912/-
15% Compulsory Acquisition Charges:-			Rs. 5,74,10,837/-
Grand Total			Rs.44,01,49,749/-

9. Rule 12 of the Punjab Land Acquisition Rules, 1894 states as follows:-
Amendment:

"12. The estimated cost of the land worked out under clause (iii) of sub-rule (1) of rule 10 shall be approved by the following:-

- | | |
|--|--|
| (i) Up-to Rs.25 – million | District Collector
Commissioner |
| (ii) Above Rs.25 – million but less than Rs.100 – million. | |
| (iii) Above Rs.100 – million | Board of Revenue |

10. In view of the above, the amount of land under acquisition and 15% Compulsory Acquisition Charges is **Rs.44,01,49,749/-** which is above 100-million and falls under the jurisdiction of Board of Revenue, Punjab, Lahore. Case regarding approval of proposed acquisition be sent to Commissioner, Sahiwal Division, Sahiwal for onward submission to Board of Revenue, Punjab, Lahore.


**Executive Engineer (LBDC)
Sahiwal**

**District Officer (E&T)
Sahiwal**


**Tehsildar
Sahiwal**


**Naib Tehsildar/RO
Sahiwal**


**Assistant Commissioner/CA/LAC
Sahiwal**


**Additional Deputy Commissioner (Rev.)
Sahiwal**


**Deputy Commissioner/District Collector
Sahiwal**

Annex-L: Independent Valuation Study



INDEPENDENT VALUATION STUDY REPORT

ON
PUMPING STATION NORTH ZONE (LOT-3) - PICIIP-3-WATER
AND SANITATION, SAHIWAL

Under Consideration of



**PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT,
Government of Punjab, Pakistan.**

Sub-Project Location

The affected land measuring 5.0989 acres is situated at Mouza Muhammad Pur, Muhammad Pur / Arra Tulla Road, Tehsil & District Sahiwal



Professional Valuers & Surveyors, Stocks Inspectors, Engineers & Architects, and Consultants
www.andersonconsulting.com.pk

Regional Office: Office No. 11, 3rd Floor, Rehman Arcade, Airline Housing Society, Khayaban e Jinnah, **Lahore.**
Phone No. 042-35191119. email: andersonconsulting.lhr@gmail.com

Principal Office: Suite 103, 1st Floor, 43-C, Khayaban-e-Bukhari, D.H.A., Phase VI, **Karachi.**
Phone No. 021-35845292. email: andersonconsultingk@gmail.com

<u>VALUATION REPORT CONTENT:</u>	<u>PAGE NO.</u>
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Term Of Reference, Objective Of Study, SPS 2009 Requirements for Replacement Cost:	8
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E: Valuation Methodology:	32 – 36
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G: Summary of Criteria and Factors to Considered and Applied to Determine the Replacement Cost of the Affected Land:	40
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VALUATION CERTIFICATE

VALUATION CERTIFICATE

This is to certify that we have visited the property located at the under mentioned locations and carried out its valuation with regard to its existence, present condition, location and accessibility. Verification has been done on the basis of supported information / source data which is provided by the Punjab Intermediate Cities Improvement Investment Project (PICIIP), Lahore. We have further conducted the market survey and made market inquiry for ascertaining the prevailing market rates of property in the vicinity / area.

Requested by and Survey:	Punjab Intermediate Cities Improvement Investment Project (PICIIP), 40-B-I, Gulberg-III, Lahore, vide email dated 13 November, 2020.
Project:	Punjab Intermediate Cities Improvement Investment Project.
Sub-Project:	Pumping Station North Zone (Lot-3) - PICIIP-3-Water and Sanitation, Sahiwal.
Scope of Work:	To determine the Replacement Cost of the affected land. The objective of the independent land valuation study is to independently appraise the value of affected land and Non- Land Assets along the project alignment based on international appraisal standards. Besides, assess the value of neighboring land as well for comparison purpose.
Date of Survey:	We have conducted survey on 18 November, 2020 and updated during December 12 – 15, 2020.
Particular of Property:	Agricultural Land.
Location of Property:	The affected land measuring 5.0989 acres is situated at Mouza Muhammad Pur, Muhammad Pur / Arra Tulla Road, Tehsil & District Sahiwal.
Area of Affected Land of Sub Project:	5.0989 Acres.
Property Utilization:	Agricultural.
Neighborhood:	Agricultural.
Occupancy Status:	Status not provided.

Representative from PICIIP

Provided the coordinated services: Ms. Sehrish Ashraf.

Research Analyst (Social Safeguard),
PICIIP,
Local Government and Community Development
Department, Punjab., and
Rai Ilyas (Patwari).

Surveyed and Apprised by:

Muhammad Shoaib
(Senior Valuation Consultant / Executive Director)

Muzaffar Iqbal.
(Senior Surveyor and Market Analyst)

Muhammad Mohsin Ali
(Surveyor and Market Analyst)

Furthermore, we hereby report and certify that in our opinion and to the best of our professional knowledge and belief the appropriate best value estimates of **Current Replacement Value** of the subject affected land of subject project, which have been professionally worked out and determined on the precise basis of valuation criteria and methodology given, are as follows: -

(A) Current Replacement Value of Affected Land:	Rs. 15,146,733/-
(B) Current Replacement Cost of Non-Land Assets:	Rs. 2,021,969/-
(A+B) Total Replacement Cost of Affected Land:	Rs. 17,168,702/-

Disclaimer and Liability:-

We have not legally checked to property documents, legal status and other legal aspects of subject property since it is **out of our scope of services**. We are not responsible of any discrepancy regarding location, legal aspects, occupancy and encumbrance etc.

The subject valuation report is issued **without prejudice, obligation or any legal binding** on us. This report is comprised of **43** pages including Photographs pages.

For Anderson Consulting (Pvt.) Ltd.

Issued Date: 02 July, 2021

Muhammad Shoaib

Valuation Consultant / Executive Director

BACKGROUND OF VALUATION STUDY

BACK GROUND OF VALUATION STUDY:

1. The involuntary land acquisition and resettlement poses a significant risk on the livelihood of the people who are affected physically and economically due to development project. The funded international Financial Institutions (IFIs) have therefore adopted various standards to manage the social risks and to protect the affected community/people by compensating compulsory acquired assets at replacement costs and providing assistance to restore their lost income and livelihood for their finance projects. This is to be done in such a way that APs are not worse-off than they were before the displacement. Accordingly, Asian Development Bank (ADB), requires replacement cost paid as compensation for all lost assets (land and non-land). This requirement is clearly established by both the Involuntary Resettlement Policy (IVS), 1995 and Safeguard Policy Statement (SPS), 2009 of ADB.
2. While both IRP and SPS require compensation for lost assets on “full replacement cost” the SPS is more specific than IRP in terms of methodology. SPS guidance for establishing replacement cost consist of the following, i) fair market value, ii) transaction cost, iii) interest accrued, iv) transitional and restoration costs and, v) other applicable payment, if any. Where market conditions are absent or in a formative stage, the borrower and client will consult with the displaced persons and host population to obtain adequate information about recent land transaction, land value by types, land title, land use, cropping pattern and crop production, availability of the land in the project area, regions, and other related information.
3. The borrower/ client will also collect the data on housing, house types and construction materials. Qualified and experienced experts will undertake the valuation of acquired assets. In applying method of valuation, depreciation of structures and assets should not be taken into account. However, active market condition in the project area have been observed before and at the time of commencement of land acquisition process.
4. ADB is supporting the PICIIP in funding a number of subprojects under PICIIP Pakistan. Challenges in establishing a replacement cost for lost assets have been experienced based on the complaints received from the affected persons on low market rate adopted for the assessment of affected land. Consequently, PMU assigned the task to independent valuer M/s “ANDERSON CONSULTING (PVT) LIMITED” under took a land valuation study to determine how the replacement cost should be appraised and review the land acquisition and assessment process conducted by the Board of Revenue (BOR). To ensure the compliance with the ADB’s safeguard policy, a central part of the study consisted of determining how the value of land and other assets could be assessed to meet the policy requirements of ADB and also satisfy the legal requirement of Pakistan.

**TERM OF REFERENCE
OBJECTIVE OF STUDY
SPS 2009 REQUIREMENTS FOR REPLACEMENT COST**

46526-002: Punjab Intermediate Cities Improvement Investment Project (PICIIP)

TERMS OF REFERENCE (TOR) Independent Third-Party Valuator (ITV)

Background

5. The Asian Development Bank (ADB) is supporting the Provincial Government of Punjab to implement the Punjab Intermediate Cities Improvement Investment Project (PICIIP) under ADB Loan 3562-PAK amounting to \$200.0 million. Prioritized subprojects focus on water supply and sanitation. Detailed design for the water supply and sanitation (WATSAN) and the wastewater treatment subprojects has been completed and the works contracts are in different stages of procurement.

6. The implementation of some subjects proposed under PICIIP involves land acquisition and resettlement. For the three water supply and sanitation subprojects, a total of 12.431 acres of urban land will be acquired for the 3 sewerage pumping stations – 5.1 acre for Sahiwal North Zone, 4.79 acre for Sahiwal South Zone and 2.54 acre for Sialkot. Land acquisition will also be needed for the two wastewater treatment plants (WWTPs). Initially, it is estimated that around 437.09 acres will be needed (196.362 acres in Sahiwal and 240.73 acres for Sialkot). Land acquisition process for these subprojects is at different stages. Section 4 has been notified for all subprojects. Section 5 has been notified for 2 subprojects. Two subprojects have notified Section 9 while 2 subprojects have declared award under Section 11 of the Land Acquisition Act (LAA). The attachment below shows the land acquisition requirements for the water supply and sanitation and the wastewater treatment subprojects, as well as the status of the LAA process.

7. ADB SPS 2009 requires that the rate of compensation for acquired land, structures and other lost assets are calculated at full replacement cost (RC), which is based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued; (iv) transitional and restoration costs; and (v) other applicable payments, if any. Where market conditions are absent or in a formative stage, the borrower/client is required to consult displaced persons and host populations to obtain adequate information about recent land transactions, land value by types, land titles, land use, cropping patterns & crop production, availability of land in the project area and region and other related information. Qualified and experienced experts are required to undertake the valuation of acquired assets. In applying the method of valuation, depreciation of structures and assets should not be considered.

Similarly, Section 23 of the Pakistan's Land Acquisition Act (1894) as amended, prescribes the matters to be considered in determining compensation. These include (i) market-value of the land on the date of publication of Section 4, sub-section taking into account transfer of land similarly situated and in similar use, and potential-value of the land to be acquired subject to certain conditions; (ii) the damage sustained by the person interested to any standing crops or trees which may be on the land; (iii) the damage (if any) sustained by the person interested for severing such land from his other land; (iv) the damage (if any) sustained by the person interested to his other property, movable or immovable, in any other manner, or his earnings; (v) reasonable expenses (if any) incidental to being compelled to change his residence or place of business; and (vi) the damage resulting from diminution of the profits of the land between the time of the publication of the declaration under Section 6 and the time of the Collector's taking

possession of the land. In addition to the market-value of the land, a 15% premium is added in consideration to the compulsory nature of the acquisition, if the acquisition has been made for a public purpose.

8. The LAA requires that the main criterion for fair compensation is the price which a buyer would pay to a seller for the property if they voluntarily entered into the transaction. In determining the value of the land acquired by the Government and the price which a willing purchaser would give to the willing seller, past sales as indicated in the registered sales records should not be the only basis for assessment. The value of the land with all its potentialities may also be determined by referring to local property dealers or other persons who are likely to know the price that the property (land and other assets) in question is likely to fetch in the open market. More specific guidance on the application of Section 23 of the LAA can be found in various court rulings on compensation payment cases.

9. PICIIP subprojects are required to compensate and assist displaced people to restore their livelihoods following the provisions in the Land Acquisition and Resettlement Framework (LARF) for PICIIP agreed between the Government of Pakistan and ADB. Accordingly, detailed measurement survey (DMS) and valuation of lost assets (VLA) including land, structures, crops, trees and livelihood are required to be carried out in collaboration with qualified appraisers of the BOR, SBP accredited valuers, certified companies, individuals and non-governmental organizations (NGOs) certified in valuation. A third-party with expertise in valuation has to be engaged as an independent third party to observe and verify or undertake the DMS and VLA process.

10. The difference between BOR and RC will need to be worked out through a valuation study by qualified and experienced experts. In cases where compensation has been already awarded, the BOR, under the prevailing LAA practice, is not authorized to accept or reject any additional amount of compensation (over and above the BOR price). However, City Implementation Unit (CIU) will be required to arrange payment of the balance amount to the DPs, to comply with the conditions of the loan agreement.

Objectives and Scope of Work

11. The services of a valuation firm/expert approved by the Pakistan Bank's Association to serve as an independent third-party valuator (ITV) are needed to undertake an independent valuation study of a representative sample of assets to be acquired under the PICIIP. The valuation study aims (i) to ascertain the current replacement cost, as specified in ADB SPS 2009, of all land and non-land assets lost due to land acquisition under PICIIP and (ii) to establish whether the valuation of affected assets by the District Price Assessment Committee (DPAC) meets the elements of RC, while considering the calculation of compensation as specified in Section 23 of the LAA.

12. The objective of the independent land valuation study is to independently appraise the value of land and other affected assets under the PICIIP Project based on international appraisal standards using a sample of 10% or at least 8 plots of affected land per subproject, covering various land types and locations. If the DPAC rates do not fall within the identified range of rates reflecting replacement cost, the independent third-party valuator will determine (i) the reasons

for the difference in the rates and (ii) the exact balance between RC and DPAC rates for land, structures, crops, trees and income losses, in order to enable PICIIP CIUs to fill the gap.

13. The independent third-party valuation study will apply the methodology for the determination of replacement cost as referred under ADB SPS 2009 and the field investigation will cover the following:

- (i) review of land records and conducting of field survey
- (ii) assessment of location
- (iii) consideration of value of similar properties in the vicinity and in the immediate neighborhood
- (iv) consideration of accessibility
- (v) consideration of land type and use
- (vi) consideration of availability of sources of water
- (vii) consideration of other amenities
- (viii) consideration of distance from the population/nearest town/village
- (ix) consideration of market competitiveness and the prevailing economic environment in the country affecting real estate
- (x) consideration of market rates of structures (business & residential) without deduction of depreciation
- (xi) rates for crops cultivated on the affected land
- (xii) rates for fruit trees considering the investment cost & fruit bearing age; the rate of wood/ timber in case of non-fruit trees;
- (xiii) consideration of business/income losses & livelihood restoration assistance

14. The independent third-party valuator (ITV) will undertake the following tasks:

- a. select a sample of 10% or at least 8 plots of the affected land per subproject, ensuring that the sample includes all categories of land (i.e. agricultural, residential, etc.) and location (off-road/adjacent to the road), etc. from the list of land parcels to be acquired.
- b. describe the valuation approach methodology to be used to appraise replacement cost in accordance with the ADB SPS 2009;
- c. meet relevant stakeholders including DPs, LAC staff, project-land staff, DC staff, revenue officials, prospective buyers and the local people.
- d. obtain copies of previous land awards, valuation tables, LA-7 forms and mutations information in the affected villages (mouzas). While collecting data, take into consideration factors responsible for supply and demand.
- e. get information on recent land transactions, land use, cropping patterns, crop production (per acre, per term, per year for different crops), irrigation patterns, availability of land in the project area and region, and factors prospective buyers consider while buying land in the region.
- f. undertake a physical survey to make a general assessment of the location of the land parcel (on/off road), value of similar properties in the vicinity, accessibility, sources of cultivation (canals, tube well etc.), nearby amenities (like schools, hospital, etc.), any improvements (structures, trees, crops, irrigation canals and other land development measures) made to the land parcel, general supply and demand environment in the locality, and prospective buyers in the locality.

- g. review the awarded rates by the DPAC and that of prevailing rates of sales records (mutations) in the sampled villages (mouzas) taking into account the accessibility to the land, location of the land; fertility/productivity; availability of amenities; and any other pertinent factor that may affect land values; verify the average farm yield/productivity rates from different sources i.e. LAC office, local farmers, and the Department of Agriculture;
- h. appraise the fair market value of the sampled properties (based on the actual prices at which a lost asset can be sold and acquired in today's markets as opposed to registered prices in land records), as well as relevant transaction costs and other elements of RC in accordance with the ADB SPS 2009;
- i. prepare a valuation report for each sampled land parcel which includes the following information:
 1. property address (village name, parcel identification)
 2. general description of the property
 3. site (area)
 4. registered owners
 5. location and attributes (on/off road, surrounding development, source of water, etc.)
 6. land category
 7. present and past cultivation
 8. public services (amenities/utilities nearby)
 9. date of inspection
 10. details of any structure on the land
 11. details of any trees on the land
 12. DPAC valuation
 13. estimated market price by real estate agents in the open market (The property dealers/real estate agents guess the value of land based on their acumen and experience)
 14. valuation at replacement cost by the ITV
 15. difference between DPAC valuation and that of the ITV in absolute figures and percent.

Output Requirements

15. The assignment is for 1.5 PM. The outputs of the valuation study include an inception report, a valuation report for the water supply subprojects and a valuation report for the 2 wastewater treatment plants covered by PICIIP.

- (i) Inception Report. Within 5 days from signing the contract, the ILV will submit an inception report that will include (a) the proposed final valuation methodology,
- (b) presentation of a sample report structure (table of contents or similar), (c) method of engagement with key stakeholders (DPACs, etc.) and outcomes of any Initial discussions, (d) resolution of remaining implementation issues, and (e) detailed work schedule.
- (ii) Valuation Report for the Water Supply and Sanitation Subprojects. Within 2 weeks from the review and acceptance of the inception report by ADB and the Local Government and Community Development Department of Punjab (LG&CD), the ILV will submit the

final valuation report for the 3 pumping stations that summarizes the findings of the study.

- (iii) Valuation Report for the Wastewater Treatment Plant Subprojects. Within 4 weeks from the review and acceptance of the inception report by ADB and LG&CD, the ILV will submit the final valuation report for the 2 WWTP subprojects

Consultant Qualifications

16. The valuation firm or expert should be a registered valuer with the Pakistan Bankers' Association with at least 5 years' experience in doing valuation work for agricultural, residential and commercial land and buildings (Panel 1) in both urban and rural areas, preferably within the Punjab Province. The valuation firm or expert should be familiar with the application of Section 23 of the LAA in determining fair market value.

17. The valuation firm or expert should thoroughly familiarize themselves with the concept of replacement cost, in accordance with para 10, Appendix 2 of the ADB SPS 2009.

**VALUATION STUDY
AND METHODOLOGY**

VALUATION STUDY

INTRODUCTION OF SUB PROJECT (Affected Land) :

Name of Subproject :

18. Pumping Station North Zone (Lot-3) - PICIIP-3-Water and Sanitation, Sahiwal.

Location of Affected Land:

19. The affected land of the above mentioned subproject is located at mouza Muhammad Pur, Muhammad Pur Road / Arra Tulla Road, Tehsil and District Sahiwal. Mouza Muhammad Pur is located at the north west of the city and it has distance 7.5 kilometers from the Comprehensive School Chowk, which is the famous benchmark and well known location in the Sahiwal city.

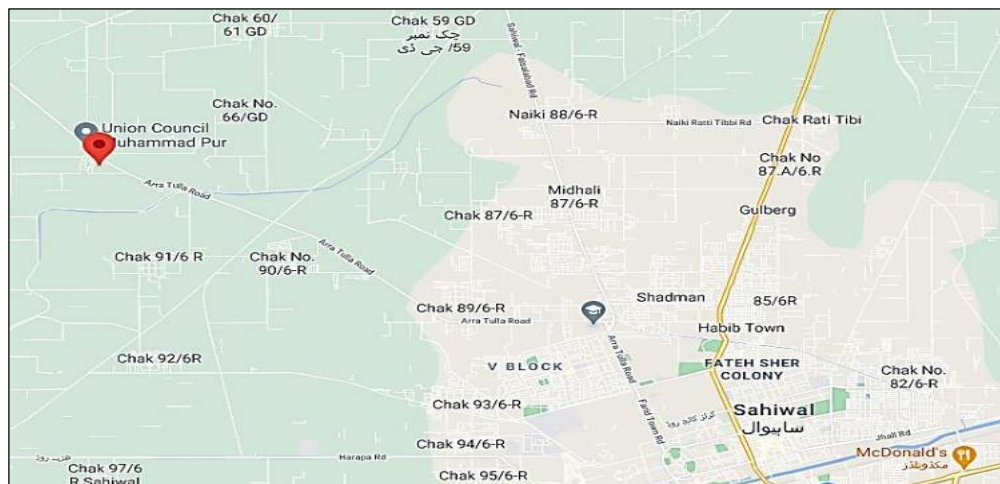
20. On the way to the affected land on Muhammad Pur Road / Arra Tulla Road, there are small commercial properties, housing societies and small towns are located up to Chowk Mai Wali Masjid (A famous road intersection). The distance of the affected land of subproject from the Mai Wali Masjid Chowk is approximately 1.4 kilometer on same Muhammad Pur Road / Arra Tulla Road. But in-between this distance except some small residences there is no any commercial and proper residential activity till the affected land area. However, main village of Muhammad Pur is located thereon. Some temporary residences are located in different places.

21. To reach the central area of the sub-project (pumping station) there is a proposed 6.25 meters wide and 625 meters long access passage from Muhammad Pur Road / Arra Tulla Road, since, the main area of affected land of sub-project is located at the off Road.

22. Another 6.25 meters wide and 320 meters proposed long exit passage which is located 780 meters away from the Pumping Station passage towards West. And, this western passage is upto the affected land of Waste Water Treatment Plant from the Muhammad Pur Road / Arra Tulla Road.

23. The entire Muhammad Pur mouza is comprised of 7,209 acres land area and the nature of the its land is purely agricultural. There is variety of seasonal crops are produced. Its includes mostly Wheat, Maize, Sugarcane, Potatoes and other variety of vegetable.

Fig 1: View of Location of the Project Site / Affected Land from Google Map :



A. -SUBJECT LAND ASSESSED

A1. The total area of land of proposed Pumping Station in North Zone Sahiwal (Lot-3 of PICIIP-3-Water and Sanitation Sahiwal) is **5.0989 acres** and same has been evaluated in subject IVS report.

24. The main area of the affected land for Pumping Station is located at approximately 650 meters away from the Muhammad Pur Road / Arra Tulla Road. It has access through 6.25 meters wide owned passage. Another 6.25 meters wide passage is located at the western side of the Pumping Station which to connect the other sub-project Waste Water Treatment Plant, with Muhammad Pur Road / Arra Tulla Road. as mentioned below in "View of the Project Site / Affected Land from Google Satellite :"

The area of affected land is bifurcated as follows:

- (i) Area of affected land for proposed access passage from Muhammad Pur Road / Arra Tulla Road to Pumping Station : 0.8708 Acre
 - (ii) Area of affected land for proposed Pumping Station : 3.7812 Acres
 - (iii) Area of other passage at western side of the Pumping Station: 0.4469 Acre.
- Total area of affected land area for sub-project: 5.0989 Acres.**

Fig 2: View of the Project Site / Affected Land from Google Satellite :



Google Satellite Coordinates: 30.710828, 73.031467
(centre of the main affected land area.)

A2. Land Parcel and Affected Persons :

25. Since the affected 5.0989 acres land is a small piece of land and the whole area of affected land is accessible, we have selected 100% parcel of land as the sampling procedure.

26. The name of affected persons with their affected area of land with location particulars are mentioned in below Table A2.1.

Table A2.1: Schedule of Affected Persons, Location with Geo/Google Coordinates and Affected Land Utilization:

Index No.	Name of Affected Persons	Administrative Unit (Square No. / Khasra No.)	Affected Land Area (Acres)	Locations (Proposed Usage)	Geo / Google Coordinates
A2.1.1	Area of Affected Land (Access Passage)				
A2.1.1.1	Mr. Ghulam Murtaza Khan s/o Mr. Mukarram Khan	243/24	0.0527	Access Passage	30.705927, 73.031413
A2.1.1.2	Mr. Ghulam Murtaza Khan s/o Mr. Mukarram Khan	243/17	0.0909	Access Passage	30.706424, 73.031433
A2.1.1.3	Mr. Ghulam Murtaza Khan s/o Mr. Mukarram Khan	243/14	0.0909	Access Passage	30.706969, 73.031424
A2.1.1.4	Mr. Ghulam Murtaza Khan s/o Mr. Mukarram Khan	243/7	0.0909	Access Passage	30.707515, 73.031411
A2.1.1.5	Mr. Abdul Ghafoor Naeem s/o Mr. Manzoor Ahmed	243/4	0.0909	Access Passage	30.708042, 73.031389
A2.1.1.6	Mr. Abdul Ghafoor Naeem s/o Mr. Manzoor Ahmed	209/17	0.0909	Access Passage	30.708548, 73.031371
A2.1.1.7	Mr. Abdul Ghafoor Naeem s/o Mr. Manzoor Ahmed	209/24	0.0909	Access Passage	30.709130, 73.031376
A2.1.1.8	Mr. Abdul Ghafoor Naeem s/o Mr. Manzoor Ahmed	209/14	0.0909	Access Passage	30.709692, 73.031390
A2.1.1.9	Mr. Abdul Ghafoor Naeem s/o Mr. Manzoor Ahmed	209/7	0.0909	Access Passage	30.710246, 73.031396
A2.1.1.10	Mr. Fayaz Ahmed Khan s/o Mr. Alam Sher Khan	209/4	0.0909	Access Passage	30.710797, 73.031394
	Sub Total of area of affected Land (Access Passage)		0.8708 Acres	Access Passage	

Index No.	Name of Affected Persons	Administrative Unit (Square No. / Khasra No.)	Affected Land Area (Acres)	Locations (Proposed Usage)	Geo / Google Coordinates
A2.1.2	Area of Affected Land (Pumping Station)				
A2.1.2.	Mr. Waqar	205/25	1.0000	Pumping	30.711319,

1	Ahmed Khan s/o Mr. Alam Sher Khan			Station	73.031727
A2.1.2.3	Mr. Faysz Ahmed Khan s/o Mr. Alam Sher Khan	205/24	0.9937	Pumping Station	30.711315, 73.031054
A2.1.2.4	Mr. Tasawar Ali Khan s/o Mr. Sardar Khan	205/17/1	0.4000	Pumping Station	30.711936, 73.031084
A2.1.2.5	Mr. Tasawar Ali Khan s/o Mr. Sardar Khan	205/16	1.3875	Pumping Station	30.711850, 73.031700
Sub Total of area of affected Land (Pumping Station)			3.7812 Acres		

Index No.	Name of Affected Persons	Administrative Unit (Square No. / Khasra No.)	Affected Land Area (Acres)	Locations (Proposed Usage)	Geo / Google Coordinates
A2.1.3	Area of Affected Land for other passage at western side of the Pumping Station for access to other sub-project (Waste Water Treatment Plant) from Muhammad Pur Road / Arra Tulla Road.				
A2.1.3.1	Mr. Muhammad Sajid Khan s/o Mr. Muhammad Shahbaz Khan	211/24	0.0833	Other western passage	30.708069, 73.023738
A2.1.3.2	Mr. Muhammad Sajid Khan s/o Mr. Muhammad Shahbaz Khan	211/17	0.0909	Other western passage	30.708641, 73.023749
A2.1.3.3	Mst. Naghma Zahoor, Mst. Tayyaba Zahoor d/o Mr. Zahoor Ahmed Khan	211/14	0.0909	Other western passage	30.709162, 73.023738
A2.1.3.4	Mr. Ghulam Murtaza Khan s/o Mr. Mukarram Khan	211/7	0.0909	Other western passage	30.709697, 73.023722
A2.1.3.5	Mr. Ghulam Murtaza Khan s/o Mr. Mukarram Khan	211/4	0.0909	Other western passage	30.710241, 73.023706
Sub Total of area of affected Land (Pumping Station)			0.4469 Acres	Other western passage	

1.0+ 2.0+3.0 = Total Area of Affected Land	5.0989 Acres		

B. – LAND RECORDS REVIEWED

27. We have reviewed the following Land Records:

B1.Aks Shajra / Cadastral Map of affected Land.

B2.Detail of Affected Land 5.0989 Acres with the Legal Identification Number and affected Owners.

B3.Minutes of the meeting of the DPAC to determine the rate of affected land.

B4.Evidences of Land transactions in in the vicinity and immediate neighborhood.

28. The detail of affected land 5.0989 acres is giving in the following section:

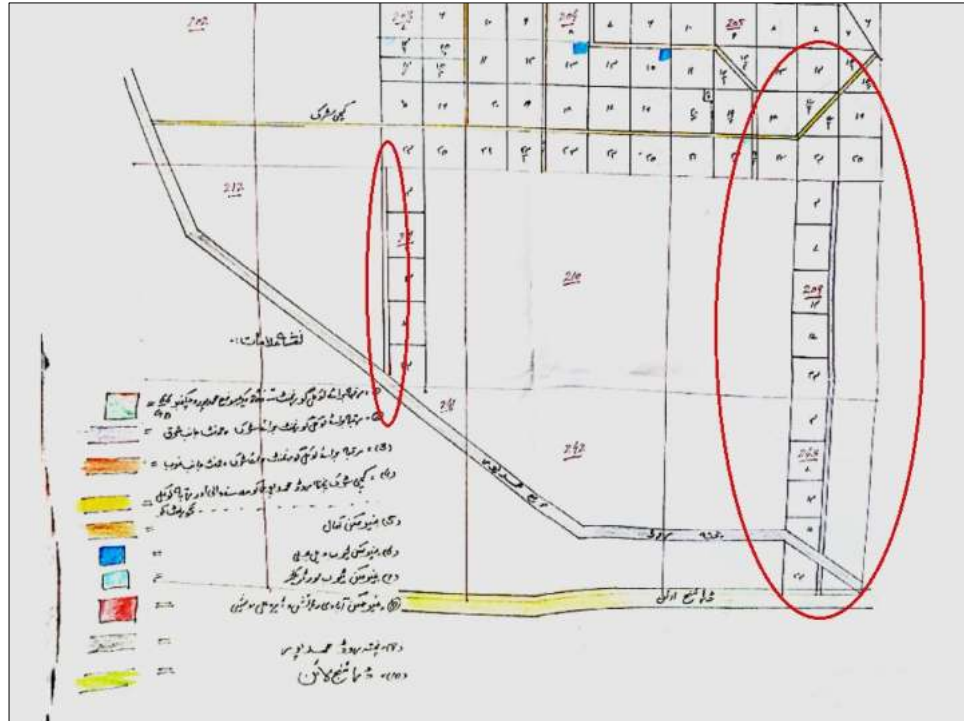
B1.Aks Shajra.

29. It is a detailed map of a village or specific area (mouza) with cadastral information which is used for the legal administrative purposes of land. Equal square graph is prepared on it and Identification Numbers (Murabaha Number, Qila Number and Khasra Numbers) are mentioned on it to identify the specific land.

30. These identification numbers show the Ownership of the land and it is mentioned on further land Ownership documents i.e Registered Record of Rights (Fard Malkiat) and Sale Deed etc.

31. In this regard, we have collected the Aks Shajra of specific affected land 5.0989 Acres and conducted the field survey accordingly.

Fig 3: Aks Shajra / Cadastral Map of affected land :



B2

Detail of Affected Land 5.0989 Acres with the Legal Identification Number and affected Owners:

(Murabba (Square) and Qila (Acre) Number and Khasra Number, as described above in Aks Shajra).

32. The document and detail of affected Owners of the affected land of Pumping Station and Access Passage :
- (i) Area of affected land for proposed access passage from Muhammad Pur Road / Arra Tulla Road to Pumping Station : 0.8708 Acre
 - (ii) Area of affected land for Pumping Station: 3.7812 Acres
 - (iii) Area of other passage at western side of the Pumping Station: 0.4469 Acre.
- Total area of affected land area for sub-project: 5.0989 Acres.**

33. The details of affected land as per the revenue records are provided in figure 4 and figure 5 below

Fig 4: Details of the land owner along with affected land and location

تفصیل مالکان برائے پٹی (پمپنگ) محمد پور

رقبہ	نام مالک و احوال	رقبہ	رقبہ	رقبہ	تفصیل
	تعمیر علی خان ولد سردار خان	K M S 11-2-0	205 16	12	سہیل
K M S 14-6-0	"	K M S 3-4-0	17 1	"	"
K M S 7-19-0	فیاض احمد خان ولد عالم شہر خان	K M S 7-19-0	24	14	"
K M S 8-0-0	قمار احمد خان ولد عالم شہر خان	K M S 8-0-0	25	"	"
K M S 0-14-5	فیاض احمد ولد عالم شہر خان	K M S 0-14-5	209 4	"	"
	عبد الغفور نعیم ولد نذیر احمد	K M S 0-14-5	7	"	"
	"	K M S 0-14-5	14	"	"
	"	K M S 0-14-5	24	"	"
	"	K M S 0-14-5	17	"	"
K M S 3-12-7	"	K M S 0-14-5	243 4	"	"
	عندیم درلقی خان ولد مسرور خان	K M S 0-14-5	7	"	"
	"	K M S 0-14-5	14	"	"
	"	K M S 0-14-5	17	"	"
	"	K M S 0-8-4	24	"	"
K M S 2-12-1					
K M S 37-4-4	میزان				

Translation of Fig 4 (Particulars of Owners for Belt (Pumping) Muhammad Pur

Tehsil	Moza	Khewat No.	Square No.	Area	Owner Name with Remarks	Area
Sahiwal	Muhammad Pur	12	205/16	$\frac{K M S}{11\ 2\ 0}$	Tasawwar Ali Khan S/O Sardar Khan	
Same Above	Same Above	-	17/1	$\frac{K M S}{3\ 4\ 0}$	Same Above	$\frac{K M S}{14\ 6\ 0}$
Same Above	Same Above	14	24	$\frac{K M S}{7\ 19\ 0}$	Fiaz Ahmad Khan S/O Alam Sher Khan	$\frac{K M S}{14\ 19\ 0}$

Same Above	Same Above	Same Above	25	$\frac{K M S}{8 0 0}$	Waqar Ahmad Khan S/O Alam Sher Khan	$\frac{K M S}{8 0 0}$
Same Above	Same Above	Same Above	209/4	$\frac{K M S}{0 14 5}$	Fiaz Ahmad Khan S/O Alam Sher Khan	$\frac{K M S}{0 14 5}$
Same Above	Same Above	Same Above	7	$\frac{K M S}{0 14 5}$	Abdul Gafoor Naeem S/O Manzoor Ahmad	
Same Above	Same Above	Same Above	14	$\frac{K M S}{0 14 5}$	Same Above	
Same Above	Same Above	Same Above	24	$\frac{K M S}{0 14 5}$	Same Above	
Same Above	Same Above	Same Above	17	$\frac{K M S}{0 14 5}$	Same Above	
Same Above	Same Above	Same Above	243/4	$\frac{K M S}{0 14 5}$	Same Above	$\frac{K M S}{3 12 7}$
Same Above	Same Above	Same Above	7	$\frac{K M S}{0 14 5}$	Ghulam Murtaza Khan S/O Mukarram Khan	
Same Above	Same Above	Same Above	14	$\frac{K M S}{0 14 5}$	Same Above	
Same Above	Same Above	Same Above	17	$\frac{K M S}{0 14 5}$	Same Above	
Same Above	Same Above	Same Above	24	$\frac{K M S}{0 8 4}$	Same Above	$\frac{K M S}{2 12 1}$
						$\frac{K M S}{37 4 0}$

Fig 5: The document and detail of Owners for the affected land of western passage:

تفصیل ممالک الرضی بیرائے بی (راستہ) محمد پور

رقبہ	نام مالک حوالہ	رقبہ ک م س	رقبہ ک م س	رقبہ ک م س	رقبہ ک م س	رقبہ ک م س
	غلام مرتضیٰ خان ولد مسلم خان قس بلوچ خزانہ	ک م س 0-14-5	ک م س 0-14-5	211 4	محمد پور 1	سایہ وال
ک م س 1-9-1	"	ک م س 0-14-5	ک م س 0-14-5	7	"	"
ک م س 0-14-5	ظہیر احمد خان ظہیر ذوق خان ظہیر ظہیر - ظہیر اقوام بلوچ خزانہ	ک م س 0-14-5	ک م س 0-14-5	14	16	"
	خان ولد محمد شہباز خان قس بلوچ خزانہ	ک م س 0-14-5	ک م س 0-14-5	17	"	"
ک م س 1-7-8	"	ک م س 0-13-3	ک م س 0-13-3	24	"	"
ک م س 3-11-5	میزان	ک م س 3-11-5	ک م س 3-11-5			
		ک م س 37-4-4	ک م س 37-4-4			
		ک م س 40-16-0	ک م س 40-16-0			

Translation Fig 5. Particulars of Owners for Belt (Western Passage) Muhammad Pur

Tehsil	Moza	Khewat No.	Square No.	Area	Owner Name with Remarks	Area
Sahiwal	Muhammad Pur	1	211/4	K M S 0 14 5	Ghulam Murtaza Khan S/O Mukarram Khan Caste Baloch	


Same Above	Same Above	Same Above	7	$\frac{K M S}{0 14 5}$	Same Above	
Same Above	Same Above	16	14	$\frac{K M S}{0 14 5}$	Naghma Zahoor , Tayyaba Zahoor D/o Zahoor Ahmad Khan Caste Baloch	
Same Above	Same Above	Same Above	17	$\frac{K M S}{0 14 5}$	Muhammad Sajid Khan S/O Muhammad Shahbaz Khan Caste Baloch Murdana	$\frac{K M S}{1 9 1}$
Same Above	Same Above	Same Above	24	$\frac{K M S}{0 14 5}$	Same Above	$\frac{K M S}{0 14 5}$
						$\frac{K M S}{3 11 5}$

B3. Minutes of the meeting of the DPAC:

34. We have collected the subject document from the concerned Revenue Department. This document is showing the rate determined by the DPAC of affected land at Rs. 2,116,717/- per acre. The rate has been decided under a meeting convened by the main official of Board of Revenue, Sahiwal .

Fig. 5: Cover letter DPAC Meeting

Phone No. 042-99210796.



No.735-2020/ *10015* -S-II.
BOARD OF REVENUE PUNJAB,
(SETTLEMENT BRANCH)
Lahore, dated *09* .10.2020.

To

**The Deputy Commissioner,
Sahiwal.**

Subject: **MINUTES OF MEETING HELD ON 02,10,2020 UNDER THE CHAIRMANSHIP OF MEMBER (CONSOLIDATION) BOARD OF REVENUE, PUNJAB REGARDING APPROVAL OF PRICE ASSESSED FOR ACQUISITION OF THE LAND MEASURING 201 ACRES 03 KANALS & 12 MARLAS IN MUHAMMAD PUR & CHAK NO.66GD TEHSIL & DISTRICT SAHIWAL FOR CONSTRUCTION OF WASTE WATER TREATMENT PLANT (NORTH ZONE), SAHIWAL.**

Please find enclosed herewith a copy of minutes of meeting held on 02,10,2020 (Friday) under the chairmanship of Member (Consolidation), Board of Revenue, Punjab in the Committee Room of Board of Revenue, Punjab on the subject cited above for information and further necessary action.


[Signature]
Assistant Secretary (Settlement)
Board of Revenue, Punjab

CC:

1. Commissioner, Sahiwal Division, Sahiwal.
2. PS to Senior Member Board of Revenue, Punjab.
3. PS to Member (Consolidation) Board of Revenue, Punjab.
4. PS to Member (Colonies) Board of Revenue, Punjab.
5. PS to Member (Taxes) Board of Revenue, Punjab.
6. PA to Secretary (S&C) Board of Revenue, Punjab.
7. Yasir Farhad, Deputy Secretary (L&F) LG&CD, Department, Lahore.

Fig 6: Minutes of the DPAC meeting

Phone No. 012-99210803



No.735-2020/0006 -S-II
BOARD OF REVENUE PUNJAB,
(SETTLEMENT BRANCH)
 Lahore dated 09.10.2020.

To
The Commissioner,
 Sahiwal Division, Sahiwal.

Subject: **APPROVAL OF PRICE ASSESSED FOR ACQUISITION OF THE LAND MEASURING 201 ACRES 03 KANALS & 12 MARLAS IN MUHAMMAD PUR & CHAK No.66GD TEHSIL & DISTRICT SAHIWAL FOR CONSTRUCTION OF WASTE WATER TREATMENT PLANT (NORTH ZONE), SAHIWAL.**

Mr. Bahar Hayat Tarar, Senior Member/Member (Revenue), Board of Revenue, Punjab.

MEMORANDUM:

Kindly refer to your letter No 2183/RB/Com/Swl. dated 09.09.2020, on the subject cited above.

2. Based on the proposal made by the Commissioner, Sahiwal Division. Sahiwal as well as the recommendations of the District Price Assessment Committee, Sahiwal in its meeting held on **23.11.2019**, the competent authority in exercise of the powers conferred under rule 12 (iii) of the Punjab Land Acquisition Rules, 1983 has approved the estimated cost of land as under:-

Sr.No	Name of Village	Total Area		Price Assessed by the DPAC Per Acre Rs.	Compensation Rs.
		K	M		
1	Muhammad Pur	1099	12	21,16,717/-	29,09,42,752/-
2	Chak 66/G-D	512	00	14,34,315/-	9,17,96,160/-
	Total	1611	12	Total	38,27,38,912/-
15% Compulsory Land Acquisition Charges					5,74,10,837/-
Grand Total					44,01,49,749/-

Rupees Forty Four Crore, One Lac, forty nine thousand and seven hundred forty nine only.

3. The Deputy Commissioner, Sahiwal may be directed to ensure the completion of all remaining codal formalities/process as per relevant law/rules.

No.735-2020/0007 -S-II

[Signature]
 Assistant Secretary (Settlement)
 Board of Revenue, Punjab

[Signature]
 Assistant Secretary (Settlement)
 Board of Revenue, Punjab

B4. Evidences of Lands transections in in the vicinity and immediate neighborhood :

35. We have found the several matured transactions data made done in recent past or in last two / three years in the surrounding /adjacent area / mouza / chak. Detail of land transactions conducted in the area are as follow:-

B4.1. We have found a matured transection of agricultural land measuring 10.5 acres in **same Muhammad Pur mouza but 3 / 4 kilometer away from the subject land.** It has been sold in Rs. 23,000,000/- @ Rs. 2,190,476/- per acre dated 25-06-2020. The evidence of the transaction is provided in the figure below:

Fig 7: The evidence of transaction of land in mouza Muhammad Pur:



B4.2. A **residential land** measuring 0.138 acre located at the Chak 90/6-R at the east south of the subject land area (Fig 8 below:). It has been sold in Rs. 4,293,300/- @ Rs. 31,224,000/- per acre dated 21 January, 2020. Evidence of the land transaction is attached as Annex

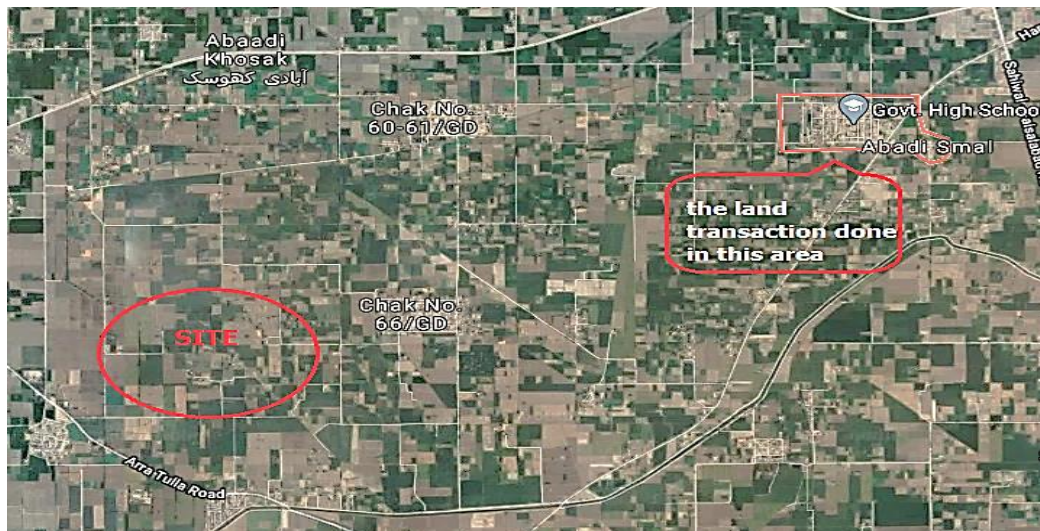
Fig 8: Location of the land transaction in relation to the project site



36. This is a small piece of residential land that has been sold, but it cannot be comparable with the agriculture land, however, we have mentioned in report and attached as an evidence of residential land transacted in surrounding area only to meet the requirement of TOR.

B4.3. A piece of land measuring 0.375 acre only located at **Chak 59/GD** which is located at **north east side of the project site (Fig 9 below)** has been sold in Rs. 3,500,000/- @ Rs. 9,333,328 /- per acre on dated 16-09-2020. The evidence of the land transaction is attached as Annex 2.

Fig 9: Location of the land in relation to the project site



B4.4. Similarly, a small piece of agricultural land measuring 0.0625 acre located at **Chak 91/6-R which is located at southern side of the project site (Fig 10 below)** has been sold @ Rs. 3,896,160/- per acre dated 22-09-2020. Evidence of the transaction attached as Annex 3.

Fig 10: Location of the land transaction in relation to the project site



37. In addition to above mentioned mature transactions, we have reviewed the awarded rates by the DPAC and that of prevailing rates of sales records (mutations) in the sampled villages (mouzas) taking into account the accessibility to the land including location of the land, fertility / productivity; availability of amenities, and also checked the other pertinent factors that may affect the land values.

B4.5.Minutes of the meeting of the DPAC:

38. We have collected the subject document from the concerned Revenue Department. This document is showing the determined rate of affected land as Rs. 2,116,717/- per acre. It has been decided under a meeting main official of Board of Revenue, Sahiwal.

B4.6. We have collected the **Valuation Table** from District Revenue Office, Sahiwal of relevant area. As per the Valuation Table of Revenue Office, the rate of subject land as it is located at **off road** and the rate is **Rs. 2,710,400/- per acre.**

39. The purpose of review and considered to above documents is to have knowledge about the land price in the surrounding area of the subject land, so that all parameters can be considered while determining the value of subject land.

C.- METHODOLOGY FOR THE DETERMINATION OF REPLACEMENT COST

C1.Assessment of Location:

40. The land assessment in the location of affected land area, the rates of lands which is located at the road are higher, but the main area of affected land of sub project is located away from the road as described above, so there is the rate of land is lower than the main road.

C2.Consideration of Value of similar properties in the vicinity and in the immediate neighborhood:

41. We have considered the value of similar properties in the vicinity and immediate neighborhood. The rate of similar properties (agricultural lands) is different considering the size & area of land, accessibility and strength of crops. We have considered its type of land and its use. The entire land is being used as agricultural.

42. The evidence of sold properties in the vicinity and immediate neighborhood, as discussed earlier in the report.

C3.Consideration of Accessibility:

43. The subject land has the access from this Muhammad Pur Road / Arra Tulla Road.

C4.Consideration of land type and use:

44. The subject land is agriculture in nature and being used as such.

C5.Consideration of availability of sources of Water:

45. We have considered the availability of source of water. There is water channel system is available to the lands and subject land. However, self water arranging system (Tube Wells) also installed in the area. A tube well is also installed on subject land.

C6.Consideration of other amenities:

46. All other amenities i.e transport, electricity and village type residential infrastructure is available near the subject land.

C7.Consideration of distance from the population / nearest town/village:

47. The Muhammad Pur village is located near / opposite across the road of the subject land. Except this nearest village some small towns and developed societies are located in- between 2 to 3 kilometers of the subject land. Hence, the nearest proper populated area Comprehensive School Chowk, Sahiwal City is located distance of 7.5 kilometers from the subject land.

C8.Consideration of market competitiveness and the prevailing economic environment in the country affecting real state

48. We have considered the market competitiveness and the prevailing economic environment in the country affecting real estate.

49. At present, the real estate is going to upward in the Country and the values of all kind of real estate including residential and commercial properties, even the values of agricultural lands have also been increased.

50. Many agricultural lands in different area of Sahiwal City and some on the National Highway are converting in to the housing societies.

51. Same as, several housing societies have been developed on Muhammad Pur Road / Arra Tulla Road and some are under development. But no housing society is located at near to the subject land and nor in the nearest area, as the subject land is located away from the main road.

C9. Consideration of all transaction costs

52. We have considered all transactions costs that may be applicable in case of sale and purchase of similar land in the vicinity of the area. 8% other standard expense on transferring the land including Documentation, Government Schedule Charges and Taxes etc.

The detail of transaction cost is as follow:

- Detail of standard expense:
- 3% of Stamp Paper as per value of Land.
- 1% District Council Tax.
- 2% FBR (Federal Board of Revenue) Tax.
- 2% other Expense towards commission etc.

C10. Consideration of market rates of structures (business & residential) without deduction of depreciation:

53. We have checked the rates of structures (pump house) from construction market and applied accordingly, depreciation cost have not been taken into account while assessing the structures. The schedule of valuation of structure / buildings is mentioned at next section of this report.

The detail of cost considered is as follow:

- Material,
- Labor,
- Material Transportation, and
- Other un-seen applicable utilities type services.

C11. Rates of crops cultivated on the affected land:

54. We have taken the rates of crop from the relevant department and from the market. And, we have prepared the “Schedule of Replacement Cost of Non-Land Assets” in the next section of this report, and mentioned the cost of Crops accordingly.

C12. Rates of Fruits trees considering the investment cost & fruit bearing age, the rate of wood / timber in case of non-fruit trees:

55. We have checked the rates of fruit trees considering its investment cost and fruit bearing age, rate of wood / timber. We have taken the rates of fruit / non-fruit trees and wood / timber from the relevant department and from the market. The rates have been “Schedule of Other Non-Land Assets” at next section of this report.

**D. - TASKS FOR CONDUCTING THE SUBJECT
INDEPENDENT VALUATION STUDY**

D1. We have selected sample of 100 percent of affected land of sub project Pumping Station North Zone (Lot-3) - PICIIP-3-Water and Sanitation Sahiwal including all category of land (i.e agricultural, residential etc) and location (off-road / adjacent to the road) from the list of land parcel to be acquired.

D2. We have conducted the thorough market study and survey the area and checked the rates of agricultural lands. We have contacted with the knowledgeable persons, property dealers in the nearest town and City. We have discussed the rate of lands in the area and subject agricultural land.

56. The Owners (including the affected as given in Table D2.1) of properties in the area especially Owners of agricultural lands are not interested to sell the lands, because they already developed the agriculture related set-up for look after the crops including the their labour, agriculture machinery, investment in terms of tube well, installation of electricity, storage for fertilizer and residence of labour near the land.

57. If someone agrees to sell the land, they demand the unrealistic price for the land, which is much higher than the actual price, even demanding prices are not according to the market.

58. We have also conducted the physical survey to make a general assessment of the location of the land parcel (on/off road), value of similar properties in the vicinity, accessibility, sources of cultivation (canals, tube well etc.), nearby amenities (like schools, hospital, etc.), including (structures, trees, crops, irrigation canals and other land development measures) made to the land parcel, general supply and demand environment in the locality, and prospective buyers in the locality.

59. In surrounding / adjacent areas of the subject land, the rate of comparable land not found and no comparable land has been sold or purchased in past or recent past, mainly because the lands are hereditary and buying and selling trend in not prevalent in the area.

D3. We have met the following relevant stakeholders in regard of valuation of subject land, including the DPs, LAS Staff, Project Land Staff, DC Staff and Revenue Officials.

Table D3.1. Names of Displace Persons along with the land location and holding size

Index No.	Name of Displaced persons	Administrative Nos. (Square Nos. / Khasra Nos.)	Their Affected Area of Land (Acres)
D3.1.1	Mr. Ghulam Murtaza Khan s/o Mr. Mukarram Khan	243/24, 243/17, 243/14, 243/7,	0.5072
D3.1.2	Mr. Abdul Ghafoor Naeem s/o Mr. Manzoor Ahmed	243/4, 209/17, 209/24, 209/14, 209/7, 211/7,	0.4545

		211/4	
D3.1.3	Mr. Fayaz Ahmed Khan s/o Mr. Alam Sher Khan	209/4, 205/24	1.0846
D3.1.4	Mr. Waqar Ahmed Khan s/o Mr. Alam Sher Khan	205/25	1.000
D3.1.5	Mr. Tasawar Ali Khan s/o Mr. Sardar Khan	205/17/1, 205/16	1.7875
D3.1.6	Mr. Muhammad Sajid Khan s/o Mr. Muhammad Shahbaz Khan	211/24, 211/17	0.1742
D3.1.7	Mst. Naghma Zahoor d/o Mr. Zahoor Ahmed Khan	211/14,	0.0909
D3.1.8	Mst. Tayyaba Zahoor d/o Mr. Zahoor Ahmed Khan		
Total Area of Affected Land			5.0989

D3.2. Names of DC Staff and Revenue Officials:

Syed Romi Hassan Shah (Tehsildar).
Rai Muhammad Yasin (Naib Tehsildar)
Rai Muhammad Iqbal (Patwari)
Mr. Nasir Iqbal (Assistant Patwari)
Mr. Ali Boloch (Gardawar)
Mr. Abdul Jabbar (DC Office).

D4. We have obtained the copies of previous land awards, valuation tables and mutations information in the affected villages (mouzas).

D5. We have get the information on recent land transactions, land use, cropping patterns, crop production (per acre, per term, per year for different crops), irrigation patterns, availability of land in the project area and region, and factors prospective buyers consider while buying land in the region.

D6. We have conducted physical survey to make a general assessment of the location of the land parcel (on/off road), value of similar properties in the vicinity, accessibility, sources of cultivation (canals, tube well etc.), nearby amenities (like schools, hospital, etc.), any improvements (structures, trees, crops, irrigation canals and other land development measures) made to the land parcel, general supply and demand environment in the locality, and prospective buyers in the locality.

D7. We have reviewed the awarded rates by the DPAC and that of prevailing rates of sales records (mutations) in the sampled villages (mouzas) taking into account the accessibility to the land, location of the land; fertility/productivity; availability of amenities; and any other pertinent factor that may affect land values; verify the average farm yield/productivity rates from different sources i.e. LAC office, local farmers, and the Department of Agriculture.

D8. We have appraised the fair market value of the sampled properties (based on the actual prices at which a lost asset can be sold and acquired in today's markets as opposed to registered prices in land records), as well as relevant transaction costs and other

elements of to obtain RC in accordance with the ADB SPS 2009.

E: VALUATION METHODOLOGY

60. As stated in the report that the entire area is purely agricultural in nature and the subject land 5.0989 acres is also being used as agriculture. Since the affected 5.0989 acres land is a small piece of land and the whole area of affected land is accessible, we have selected 100% parcel of land as the sampling procedure.

61. The DPAC is based on 1 years average of the preceding year, however, for the IVS study and to achieve the replacement cost we have based our assessment on the market trends, assessment of recent land transactions in the area, future real estate trends and all the transitional costs.

62. In addition to this land, we have surveyed the vicinity and immediate lands. The vicinity and neighborhood area is also agricultural.

63. We have conducted the thorough market study, and found out the trend & tone of sale/ purchase in the area. We have contacted to various owners of agricultural lands in the area, and have consulted with knowledgeable persons in the nearest towns and villages about the specific agriculture lands. We have therefore, discussed the rate of lands in the area and subject agricultural land.

64. The owners of agricultural land in the area are not interested to sell the lands, because they already developed the agriculture related set-up for look after the crops including the their labour, agriculture machinery, investment in terms of tube well, installation of electricity, storage for fertilizer and residence of labour near the land. If someone agrees to sell the land, they demand the unrealistic price for the land, which is much higher than the actual price, even demanding prices are not according to the market.

65. We have also conducted the physical survey to make a general assessment of the location of the land parcel (on/off road), value of similar properties in the vicinity, accessibility, sources of cultivation (canals, tube well etc.), nearby amenities (like schools, hospital, etc.), including (structures, trees, crops, irrigation canals and other land development measures) made to the land parcel, general supply and demand environment in the locality, and prospective buyers in the locality.

66. In surrounding / adjacent areas of the subject land, the rate of comparable land not found and no comparable land has been sold or purchased in past or recent past, mainly because the lands are hereditary and buying and selling trend in not prevalent in the area.

67. We have considered the market competitiveness and the prevailing economic environment in the country affecting real estate.

68. At present, the real estate is going to upward in the Country and the values of all kind of real estate including residential and commercial properties, even the values of agricultural lands have also been increased.

69. Many agricultural lands in different area of Sahiwal City and some on the National Highway are converting in to the housing societies.

70. Same as, several housing societies have been developed on Muhammad Pur Road / Arra Tulla Road and some are under development. But no any housing society is located at near to the subject land and nor in the nearest area.

71. In general, the valuation practice in Pakistan of properties is based on the market trends and tone of sale purchase. After surveying the property, the neighborhood area and vicinity are visited and the area is evaluated. This area is classified according to its use. Later, the property dealers or estate agents in or near the area are met to assess the property. Data of properties sold in the past and properties available for sale is collected. The Government standard valuation table of properties and other Taxes on sale purchase on property also is considered.

72. After the above standard practice, the value of the property is determined based on the data collected from the dealers and estate agents. This is an internationally standardized similar process for determining the value of any asset. However, the income and business factor also is considered in context of income generating from the property, according to the scope of work. Such as its rental income or its commercial income according to its use

73. The difference between the Replacement Cost Methodology and DPAC Methodology is that we, as independent valuer, have determined the Replacement Cost of affected land on the following basis:

- Physical survey conducted of lands in the affected land area of sub-project.
- Physical survey conducted of lands in the vicinity of the affected land of sub-project.
- Gathered information and available evidence of the transacted lands in the adjacent the affected area and its vicinity.
- Calculated the average value of transacted lands.
- Standard transaction cost added.
- Non-land assets cost added.

We, as independent valuer, have determined the Replacement Cost of the subject affected land on the above mentioned basis.

The District Price Assessment Committee (DPAC) has assessed and approved the rate of affected land on basis of the competent authority in exercise of the power conferred under the rule 12 (iii) of the Punjab Land Acquisition Rules 1983.

Similarly, we have determined the Replacement Cost of the Non-Land Assets i.e Building / Construction, Trees, Bore / Tube Well and Crops on following methodology basis:

Building / Construction:

We have consulted with the contractors and checked the current construction rates of similar kind construction. We have also checked the relevant construction market and take the rates of construction material. We have applied the rate to its covered area and have determined its Replacement Cost of construction (table F1.1.)

Trees:

we have checked the rates of trees considering the its possible investment cost and rate of wood / timber from the relevant market. We also checked the rate of same wood in the market including considering its natural features.

We have added an possible 25% estimated cost in market rate of a tree i.e. its purchase cost, transportation cost, labor cost and feeds cost etc. for determine the Replacement Cost of a tree as given below in table F2.1.

Bore / Tube Well:

we have the checked the current rate of Tube Well from the relevant market and applied the same as its Replacement Cost. We have also considered its complete cost of installation / erection and its allied compulsory components to operate, and mentioned in below table F2.2 of Replacement Cost:

Crops:

74. We have taken the best rates of the crops prevailing in the market and applied the same rate with quantity of crops according to the area produced, detail as mentioned under table F2.3.

E1. We have also considered the mentioned below important factors for determined the valuation of the subject land :

- Location of land with distance from the center of the City.
- Access to subject land.
- The nature of lands in the surrounding area of the subject land.
- Soil health of land.
- Fertility of land.
- Side dimensions of the land.
- Physical condition of land.
- Availability of agricultural facilities for crop land including water channels, condition of water, electricity for tube well etc.

- Average income of the crop.
- Average ratio of farm or crop production.
- Average rental income of agricultural land.
- Nearest town by distance.
- Infrastructure facilities, including road and market, surrounding social environment.
- All other amenities i.e transport, electricity and village type residential infrastructure is available near the subject land.

E2. Final Determination of Land Value :

75. For the final determination of affected land value, we have established the following schedule

E2.1. Summarized Schedule of Rates of Mature Transactions And Rate Assessed By the Board of Revenue (as per above mentioned transaction details):

76. We have extracted the an value of one acre Rs. 3,938,846/- after totaling the per acre rate of all mentioned four transactions, one acre rate as DPAC Assessment and one acre rate as per valuation table of Board of Revenue (BOR) as per below table E2.1.

77. After the we have divided the total prices of all four sold lands, unit rate of DPAC Assessment and Valuation Table and has divided on total sold area of land including unit of DPAC and valuation table of BOR. We have established a schedule of extraction of value per acre which is as follows:

Table E2.1: Showing the detail of transaction and rate assessed by BOR

Index No.	Sub-Section of Report	Description of Property	Area of Land (Acres)	Rate / Acre (Rs.)
E2.1.1	B4.1	A matured transection of agricultural land measuring 10.5 acres in same mouza but 3 / 4 kilometer away from the subject land. It has been sold in Rs. 23,000,000/- @ Rs. 2,190,476/- per acre on dated 25-06-2020.	10.5	2,190,476
E2.1.2	B4.2	A residential land measuring 0.138 acre located at the Chak 90/6-R at the east south of the subject land area. It has been sold in Rs. 4,293,300/- @ Rs. 31,224,000/- per acre on dated 21 January, 2020.	0.1375	31,224,000
E2.1.3	B4.3	A piece of land measuring 0.375 acre only located at Chak 59/GD which is located at north east side of the subject land area (project site) has been sold in Rs. 3,500,000/- @ Rs. 9,333,328 /- per acre on dated 16-09-2020.	0.375	9,333,328
E2.1.4	B4.4	Similarly, a small piece of agricultural land measuring 0.0625 acre located at Chak 91/6-R which is located at southern side of the project area has been sold @ Rs. 3,896,160/-	0.0625	3,896,160

		per acre on dated 22-09-2020.		
2.1.5	B4.5	The awarded rates of the DPAC by the Board of Revenue (BOR) Sahiwal dated 09-10- 2020 (provided in section B Fig 6)”. The price assessed by the DPAC Rs. 2,167,717/- per acre.	1	2,116,717
E2.1.6	B4.6	We have collected the Valuation Table from Revenue Office, Sahiwal of relevant area. As per the Valuation Table of Revenue Office, the rate of subject land as it is located at off road and the rate is Rs. 2,710,400/- per acre. The Valuation Table / DC Rates of the subject land area is attached at Annexure “4”.	1	2,710,400
		Total	13.0805	51,522,081

E3. Rate of Land as per above mentioned Schedule

78. The cost of total land along with the total area is given below in table E3.1.

Table E3.1: Showing the detail of total sold area along with the total price of land

Index No.	Total Sold Area (Acres)	Total Price of Total Sold Area (Rs.)	Average Value per Acre (Rs.)
E3.1	13.0805	51,522,081	3,938,846

79. But in above mentioned transection are not comparable with the affected 5.0989 acres land, mainly because the comparable agricultural land is sold at a much lower rate whereas the other lands are in either residential areas of close to the main road. Hence, for determine the realizable market value of subject affected land, we have taken the maximum and minimum size of land and rate of one acre from the above mentioned Schedule.

80. To get the balance rate of an acre, we have calculated the a rationale percentage 30% (table E4.1) and has applied to minimum rate to increment the rate of the least valued transaction, and same percentage has been applied to maximum rate to decrease the rate of the maximum transaction.

Table E4.1 ;Mathematical Schedule of Maximum and Minimum Values:

Index No.	Sub-section of Report	Rate Per Acre (Rs.)	Remarks	Ratio	Increased Amount (Rs.)	Total Value (Rs.)
E4.1	B4.1.	2,190,476	Minimum	30% (+)	657,142.80	2,847,619
E4.2	B4.4	3,896,160	Maximum	30% (-)	1,168,848	2,727,312

81. After the above calculation, we have determined the market value in-between the above total values and that is Rs. 2,750,000/- per acre and replacement values Rs. 2970,400/acre as given below Table E4.2.

Table E4.2: Showing the calculation of market value and replacement value of lost land

Index No.	Area of Land	Assessed Market Value / Acre. (Rs.)	Assessed Market Value of Total Land (Rs.)
E4.3	5.0989 Acres	2,750,000/-	14,021,975/-
E4.4	8% other standard expense on transferring the land including Documentation, Government Schedule Charges and Taxes etc. Detail of standard expense: 3% of Stamp Paper as per value of Land. 1% District Council Tax. 2% FBR (Federal Board of Revenue) Tax. 2% other Expense towards commission etc.	220,400/-	1,121,758/-
	Replacement Cost	2,970,400	15,146,733/-

E5. Schedule of Percentage Difference between LAC Valuation and Subject Valuation Report:

82. The Schedule of Percentage Difference between LAC Valuation and Subject Valuation Report is given in below table E5.1.

Table E5.1: Showing the difference of DPAC rate and IVS

Index No.	DPAC Rate (Rs.)	IVS Assessed Rates (Rs.)	Difference (In Rupees)	Difference
E5.1	2,116,717	2,970,400	853,283	40.31%

F.-DESCRIPTION AND VALUATION SCHEDULE OF NON-LAND ASSETS

F1. Buildings / Construction.

83. We have conducted the survey of buildings / construction on subject 5.0989 acres affected land. There are only two tube well pump rooms which are constructed with same type of construction standard and materials.

84. Walls are constructed in burnt bricks set in sand cement mortar. Floors are cemented. Roof is constructed in T-Iron with tiles. Door are installed of steel.

85. We have taken the physical measurements of both rooms and calculated the covered area.

86. After above exercise, we have consulted with the contractors and checked the current construction rates of similar kind construction. We have also checked the relevant construction market and take the rates of construction material. We have applied the rate to its covered area and have determined its Replacement Cost of construction (table F1.1.)

Table F1.1: Replacement cost of buildings / construction

Index No.	Description of Building / Construction	Assessed Rate /Material /inputs Sq. ft. (Rs.)	Cost of Labor and Transportation (Rs.)	Replacement Rate / Sq. ft. (Rs.)	Covered Area (Sq. ft.)	Replacement Cost (Rs.)
F1.1	Room - 1:	1,500	300	1,800	132.00	237,600
F1.2	Room - 2:	1,500	300	1,800	132.00	237,600
Total Replacement Cost of Buildings / Construction						475,200

F2. Other Non-Land Assets (Trees, Bore / Tube Well and Crops)

87. We have conducted the survey of tree on subject 5.0989 acres affected land. There are total of forty eight (48) trees of 4 different types. The type of trees is provided in table F2.1 below.

F2.1 Tress:

88. We were provided the detail of trees with quantity and we have physically checked. The all trees naturally grown on the affected, hence, the condition of trees are good.

89. For the valuation of tress we have checked the rates of trees considering its possible investment cost and rate of wood / timber from the relevant market. We also checked the rate of same wood in the market including considering its natural features.

90. We have added an possible 25% estimated cost in market rate of a tree i.e. its purchase cost, transportation cost, labor cost and feeds cost etc. for determine the Replacement Cost of a tree as given below in table F2.1.

Table F2.1: Detail of Replacement Cost Schedule of Trees:

Index No.	Description of Trees	Market Rate (Rs.)	Add 25% Estimated Cost its purchase, transportation, labour and feeds etc.)	Replacement Cost of each Tree (Rs.)	Qty. (Numbers)	Total Replacement Cost of Trees (Rs.)
OsF2.1.1	Sheesham Tress.	1,250	312.500	1,562.500	44	68,750
F2.1.2	Shahtoot Tree	1,500	375.000	1,875.000	1	1,875
F2.1.3	Neem Trees	1,000	250.000	1,250.000	2	2,500
F2.1.4	Leechi Trees	1,500	375.000	1,875.000	1	1,875
Total Replacement Cost of Trees					48	75,000

F2.2. Bore / Tube Well:

91. Similarly, we have checked the current rate of Tube Well from the relevant market and applied the same as its Replacement Cost. We have also considered its complete cost of installation / erection and its allied compulsory components to operate, and mentioned in below table F2.2 of Replacement Cost:

Table F2.2: Showing the calculation of replacement cost of T.W

Index No.	Description of Tube Well	Unit Cost (Rs.)	Total Replacement Cost (Rs.)
F2.2.1	Electric Tube Well 1. 6" dia 200' long MS Pipe for inserting in earth for collecting deep water. 2. Labour Cost 3. Electric Tube Well Machine 4. Parts and Fixtures 5. Foundation for Tube Well Machine 6. Electric Board and Wire 7. Electric Meter installation charges etc. 8. Tube Well erection charges 9. Electric wire charges	1 Unit 100,000/- 25,000/- 450,000/- 10,000/- 5,000/- 5,000/- 7,500/- 15,000/- 250,000	865,000/-
Total Replacement Cost of Electric Tube Well			865,000

F2.3. Crop :

92. We have taken the two crops Wheat and Maize in one year as Winter Season and Summer Season.

93. We have taken the best rates of the crops prevailing in the market and applied the same rate with quantity of crops according to the area produced, detail as mentioned under table F2.3.

Table F2.3: Detail of calculation of per acre replacement cost of the Crops

Index No.	Crops	Estimated Production Crop in one Acre (Mound / 40 kgs)	Rate / Mound (40 kgs) (Rs.)	Value of Crop in one Acre (Rs.)	Cost of Seeds, Labour, and Transportation etc.	Market Value of Crop in one Acre (Rs.)	Total Area of Affected Land (Acres)	Replacement Cost of Crop (Rs.)
F2.3.1	Wheat (Winter Season)	40	1,450	58,000	5,000	63,000	5.0989	321,231
F2.3.2	Maize (Summer Season)	30	1,700	51,000	5,000	56,000	5.0989	285,538
Total Replacement Cost of Crop								606,769

G.- SUMMARY OF CRITERIA AND FACTORS CONSIDERED AND APPLIED TO DETERMINE THE REPLACEMENT COST OF THE SUBJECT LAND:

- Land Record Reviewed.
- Physical survey of affected 5.0989 acres land.
- Location of the subject land.
- Checked the surrounding area of affected 5.0989 acres land.
- 100% used the sample of affected land of subproject.
- Check the access to subject land.
- Check the condition of subject land.
- Check the availability of amenities for agricultural land.
- Nature of land in context of cropping.
- Per acre average income of crops.
- Infrastructure facilities, including road and market, surrounding social environment.
- Awarded rates of the DPAC by the Board of Revenue of subject land.
- Valuation Table and Average Rate of Land from Revenue Office, Sahiwal.
- Past and recent available prevailing rates of sales record.
- Lands transactions in the surrounding areas of the subject land.
- Consultation with the Owners of subject land.
- Consultation with the DC Office Staff and Revenue Official on subject land.
- We have taken 8% towards other standard expense on transferring the land including Documentation, Government Schedule Charges and Taxes etc.
- Checked the current prices of the Non-Land Assets from the market.

G1. SUMMARY OF THE REPLACEMENT COST OF AFFECTED OF SUB-PROJECT:

Index No.	Sub-Section of subject IVS Report	Description	Replacement Value (Rs.)
		Affected Land:	
G1	E4.3	Valuation of Affected Land of sub-project including 8% other standard expense on transferring the land including Documentation, Government Schedule Charges and Taxes etc.	15,146,733
		Total Replacement Cost of Affected Land	15,146,733
		Non-Land Assets:	
G2	F1	Replacement cost of Buildings / Construction	475,200
G3	F2.1	Replacement Cost of Trees	75,000
G4	F2.2	Replacement Cost of Electric Tube Well	865,000
G5	F2.3	Replacement Cost of Crop	606,769
		Total Replacement Cost of Non-Land Assets	2,021,969
		Total Replacement Cost of Affected Land and non-land assets of Sub-Project (Pumping Station North Zone (Lot-3) - PICIIP-3-Water and Sanitation, Sahiwal).	17,168,702

Annexes:

Annex 1: Documented evidence of a land transaction at Chak No. 90-6R, District Sahiwal.

0012-8163112 E-STAMP PB-SWL-D6EA2FFZ7

Non-Judicial Rs 215,665/-

Description	: CONVEYANCE - 23(a)
Seller	: Khalid Masood [36502-3253717-1]
Purchaser	: Rana Ghulam Sabir [35302-2432806-3]
Agent	: Mubashir Hassan [36502-7775455-7]
Stamp Duty Paid by	: Rana Ghulam Sabir [35302-2432806-3]
Issue Date	: 24-Jan-2020, 12:53:10 PM
Paid Through Challan	: 2020SEGD0386DFD8
Land DC Rate	: 195,149 per Marla
Structure DC Rate	: N/A
Amount in Words	: Two Lac Fifteen Thousand Six Hundred and Sixty Five Rupees Only

Land Area : 22 Marla
Covered Area : N/A

Advocate
District Court

Plaza Write Below This Line

بیعنامہ

رقبہ تعدادی۔ 1/K-2/M۔ محال۔ 90/6R۔ تحصیل ضلع ساہیوال۔
 تانوں کوئی ساہیوال۔ فی مرلہ۔ =/Rs-1,95,149۔ روپائی۔
 مالیت اشخاص مبلغ۔ =/Rs-2,15,665۔ تعداد قطعات۔ 3۔
 بالعموم مبلغ۔ =/Rs-42,93,300 (بیابلیس لاکھ تیرانوے ہزار تین سو روپے)

تعداد و رقم۔ بی بی بی بی بی بی

مکاتب۔ خالد مسعود۔ ولد۔ مسعود احمد۔ قوم۔ آرائیں (بائچ)
 رانا غلام صابر۔ ولد۔ محمد روشن۔ قوم۔ راجپوت (مشرقی)

قبضہ حق اللہ مشتری گزرو بیجا گیا ہے

خالد مسعود۔ ولد۔ مسعود احمد۔ قوم۔ آرائیں۔ ساکن موجودہ ڈاکخانہ خاص چک نمبر۔ 90/6R۔
 تحصیل ضلع ساہیوال۔ قومی شناختی کارڈ نمبر۔ 1-36502-3253717۔ کاہوں۔ کیوٹ نمبر

85-کچھ

لینڈ ریکارڈ مینجمنٹ انفارمیشن سسٹم

28/01/2020	تاریخ رجسٹری:	90/6R	موضع	6683483	ٹاؤک نمبر:
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رجسٹری آپریٹر	صم آفتاب
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رجسٹری آفیسر
مستوی (مستوی) نظام
ساز احمد حسین
353022432#063



مستوی (مستوی) مانت
3650278268721



مستوی (مستوی) مانت
3640167527819

L COUNCIL SPECIAL	
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Title No.	1/2
Area	42-93300
Area Received 1%	42-940
Area	30633
Area	22-1-20

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خالد محمود صالح
1/28/2020

28 جنوری 2020ء
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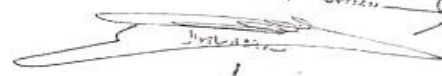
85- کتبہ فی نبرہان۔ 454-451- سالم کتاب۔ قلعہات۔ 17- برقبہ۔ 92/K-12/M۔ میں سے
 صرف۔ حصہ پتھر۔ 11/926۔ برقبہ۔ 1/K-2/M۔ نقل رقبہ مقدار زمین (اسل بیعدای) مجال
 90/6R۔ تحصیل و ضلع ساہیوال۔ رسال۔ 16-2015۔ برخطایق فروری کرنا و اراضی ریکارڈ میں
 منسٹر ساہیوال۔ مورخہ۔ 22-01-2020۔ کاروبار سے فروانی ڈی نمبر۔ 0012268903۔ مالک
 تاجبند حقدار ہوں۔ رقبہ تعدادی۔ 1/K-2/M۔ مجال۔ 90/6R۔ تحصیل و ضلع ساہیوال۔ واقع ہے
 کوئی سرکاری غیر سرکاری بار نہ ہے۔ کسی دیگر شخص کا کوئی حق و دعویٰ نہ ہے۔ ہر ضمانت و دعویٰ۔ مقدمہ۔
 جھڑے۔ حکم امتناعی۔ بنگ۔ و جاہد۔ حق مہر۔ وقف۔ کارٹی۔ زمین۔ وصیت۔ سے پاک۔ و۔ حمان
 ہے۔ من مقرر کو کھل حق۔ و۔ اختیار۔ حاصل ہیں۔ فروخت کرنے کا حق۔ و۔ اختیار۔ حاصل ہے
 فروخت کرنے میں کوئی امر مانع نہ ہے۔ ٹانگی۔ کاروباری۔ و۔ انتظامی امور۔ کے پیش نظر فروخت کرنا
 ضروری ہے۔ ضمانت و ضمانت۔ ثبات مثل بلا جبر و اکراہ و دیگر سے۔ بھائی ہوش و حواس نہ۔ حق و اختیار۔
 واطلی۔ خارجی۔ راست۔ مزید۔ حق تعمیر جدید۔ رقبہ تعدادی۔ 1/K-2/M۔ مجال۔ 90/6R۔ تحصیل و
 ضلع ساہیوال۔ سے واپس۔ بیوت جو کچھ ہے۔ یا آئندہ ہوگا۔ بلا استثنا کسی شے و حق کے۔ اپنی آزادانہ
 رضامندی سے بدست۔ رانا غلام صاحب۔ والد محمد روشن۔ قوم۔ راجپوت۔ ساکن مکان نمبر۔ 11-B۔ محلہ
 ماڈل ہاؤسنگ کوآپریٹو سوسائٹی اوکاڑہ۔ قومی شناختی کارڈ نمبر۔ 3-2432806-35302۔ کو۔ پامیوش
 مبلغ۔ =/42,93,300Rs (بالیس لاکھ ترائوے ہزار تین سو روپے)۔ میں بیہ قطعہ۔
 دائمی۔ فروخت۔ کر دیا ہے۔ اور تمام رقم بصورت کرنسی نوٹ حکومت پاکستان جاری کر دی۔ وصول۔
 کرتا۔ تسلیم۔ کرتا ہوں۔ اب بذمہ مشتری کوئی رقم / بیہ بتایا نہ ہے۔ لہذا بیہ نامہ بذمہ فروختی رو بہ
 سب رجسٹرار صاحب ساہیوال کوئی ٹین وین نہ ہوگا۔ قبضہ حوالہ مشتری مربع نمبر۔ 24۔ کیلہ نمبر۔
 15۔ میں کر کے۔ مالک۔ کال۔ واطل۔ حقدار۔ قابض۔ مثل خود بنا دیا گیا ہے۔ اب من مقرر۔ و۔
 وارثان بازگشت کامیجہ جائیداد۔ رقبہ تعدادی۔ 1/K-2/M۔ مجال۔ 90/6R۔ تحصیل و ضلع
 ساہیوال۔ سے کوئی تعلق واصل نہ رہا ہے۔ اگر کوئی واثقانی / قانونی نقص نکل آئے۔ یا کوئی دعویٰ یا رکابہ
 ہو جائے۔ یا کوئی بارگنات ادا کرنا پڑے۔ قبضہ کل و جزو نکل جائے تو جملہ صورتوں میں جواب کی تمام
 تر ذمہ داری اور وصول شدہ رقم کی واپسی کی ذمہ داری من مقرر۔ و۔ ذات خاص جائیداد (مقررہ غیر منقولہ)۔
 و۔ وارثان بازگشت پر ہوگی۔ یہ کہ من مقرر بانی نے بیہ نامہ بذمہ مندرجہ بالا حقائق و واقعات کو اپنے
 وارثان پر بھی واضح کر دیا ہے اور کوئی امر پوشیدہ نہ رکھا گیا ہے۔ عدم موجودگی بعد از تصدیق دستاویزات بذمہ
 حلقہ آفیسر صاحب۔ رپونڈ۔ واطل خارج فرمادیں۔ یا مشتری خود محکمہ مال کے ریکارڈ میں داخل خارج
 کر دے تو کوئی عذر۔ اعتراض۔ نہ ہوگا۔ من مقرر بانی نے فروخت تصدیق شدہ اراضی ریکارڈ میں منسٹر
 ساہیوال برانچ سے حاصل کی ہے۔ فرد کی درست ہونے کی تصدیق مشتری نے بھی کی ہے۔ بیہ نامہ جائز

خالد محمود باغ

مدرسہ اسلامیہ دارالافتاء کراچی

42933006

مدرسہ اسلامیہ دارالافتاء کراچی



28/1/2020

صدام حسین نما



خالد محمود باغ



مدثر علی



عاقب ذوالفقار گواہ



Translated Copy Annex 1:

Registered Sale Deed

*(Registered at serial No. 596/1 dated 28-01-2020 registered before
The Sub Registrar Sahiwal duly executed on stamp papers of Rs. 2,15,665/-
Schedule Rate Rs.1, 95,665/- per Marla Residential)*

Regarding **measuring Area 1 Kanal 2 Marlas situated at Chak No.90/6-R Tehsil & District Sahiwal** for a consideration of **Rs-42,93,300/- (Rupees Forty Three Lac & ninety three thousand three hundred only)**

Whole the consideration has been received.

From:Khalid Masood son of Masood Ahmad Caste Arain.

In favour of:Rana Ghulam Sabir son of Muhammad Roshan Caste Rajput

Possession has been delivered to the purchasers at the spot

I **Khalid Masood** son of Masood Ahmad Caste Arain resident of Chak No.90/6-R Post Office Same Tehsil & District Sahiwal NIC No. 36502-3253717-1. Whereas I am owner in possession of land contained in *Khewit No. 85 Khatuni No. 454 to 461 Whole Area Patches 17 measuring 92 kanal 12 Marlas being share 11/926 Area 1 Kanal 2 Marlas Naqal Register Haqdaran (Misal Miadi) Mahal 90/6-R Tehsil & District Sahiwal Years 2015-16 According to computerized person ID number Ownership of 0012268903 Dated 22-01-2020. Area measuring 1 Kanal 2 Marla situated* at Chak No.90/6-R Tehsil & District Sahiwal. I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of **Rana Ghulam Sabir** son of Muhammad Roshan Caste Rajput CNIC No. 35302-2432806-3 Residents of H NO. 11-B Model Housing Scheme Cooperative Society Okara for a total consideration of **Rs. 42,93,300/- (Rupees Forty Three Lac & ninety three thousand three hundred**

only) Whole the consideration has been received in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Area measuring 1 Kanal 2 Marla situated at Chak No.90/6-R Tehsil & District Sahiwal of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the purchasers or his nominated person or the Revenue Authorities will have the right to transfer the property in the name of purchasers on the authority of instant sale deed. In case of defect in the transfer or any other person claims for his ownership over the property or property wholly or partially will be dis-possessed from the purchasers all its adverse consequences shall be upon the shoulders of the seller and his legal heirs. Therefore this deed of sale is absolute and final in all respect and in lieu of the consideration as well as non-cancelable. All expenses stamps fees, Tehsil Property tax, writer fee and all other expenses of this deed have been paid by the purchasers. Therefore this deed has been executed by the undersigned with our free will, consent and without pressure from any other just as an evidence for further references Written by Khalid Qayyum Ramay Advocate,
On the Day, Saturday 25th January 2020.

EXECUTANT (The Seller)

Sd/x xx x

Khalid Masood son of Masood Ahmad Caste Arain.

EXECUTANT (One of the Purchsers)

Sd/x xx x

Rana Ghulam Sabir son of Muhammad Roshan Caste Rajput

Through Sadam Hussain S/o Abdul Ghafoor Resident of Chak No.108/9-L
Sahiwal CNIC No.36502-3354445-1

WITNESS

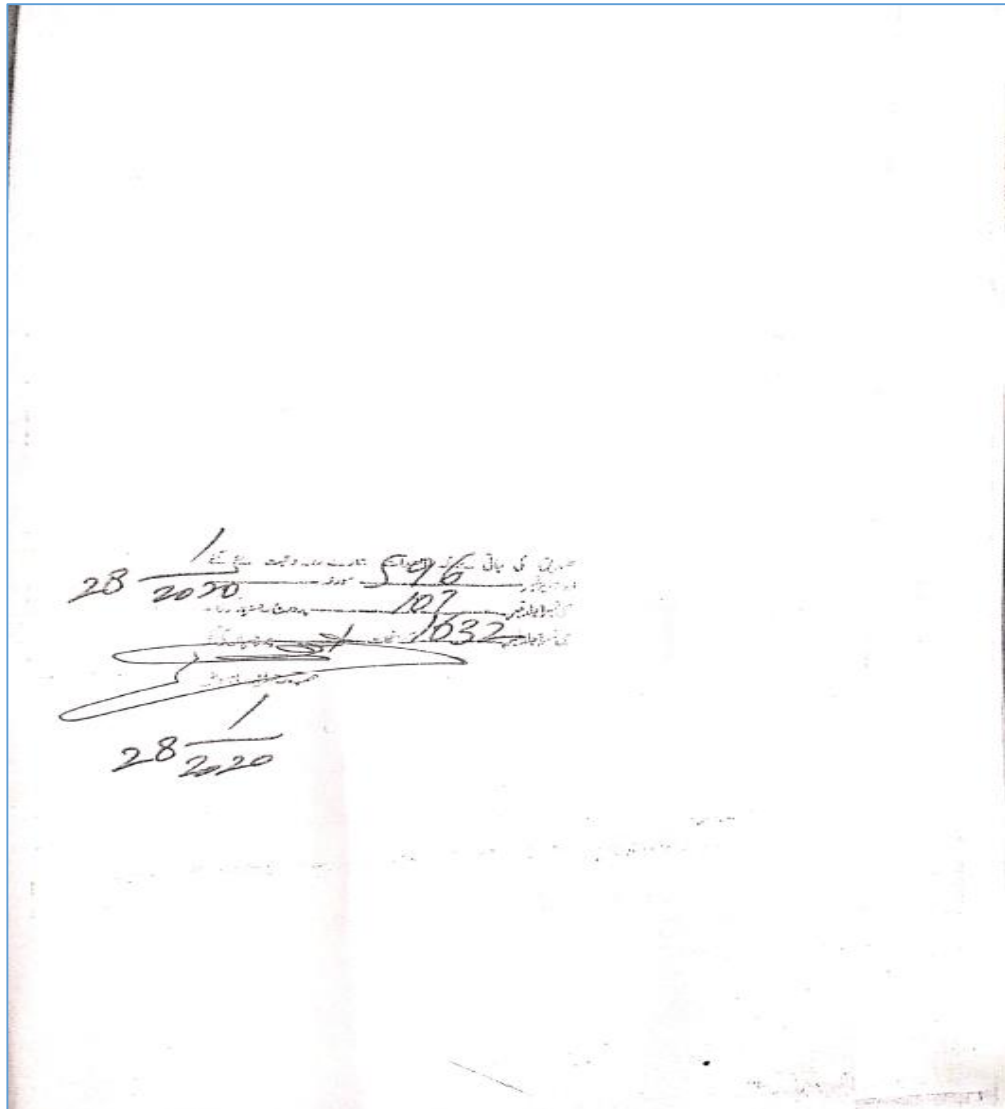
Sd/x xx x

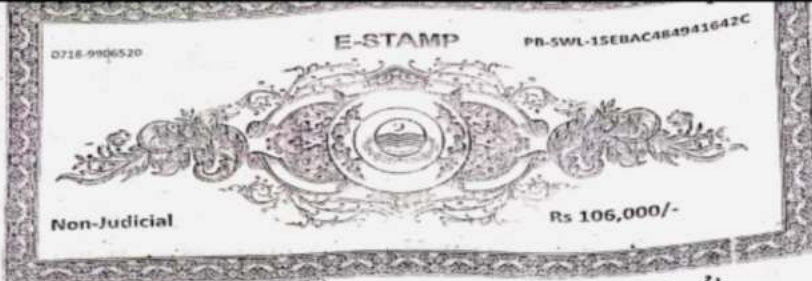
Aqib Zulfiqar son of Mehar Zulfiqar Ali Resident of Thattha Purbana PO Kot Devamil Sahiwal CNIC No.36502-7826872-1

WITNESS

Sd/x xx x

Mudassir Ali son of Muhammad Aslam Resident of Chak No.143/EB PO Arifwala Tehsil Arifwal District Pakpattan CNIC No.36401-6752781-9





Description : CONVEYANCE - 2(14)
 Seller : Sajjad Ahmad [36502-2611364-1]
 Buyer : Nighman Ali Chaudhry [36502-1340453-7]
 Agent : Phobashir Haseem [36502-7775455-2]
 Stamp Duty Paid by : Nighman Ali Chaudhry [36102-1340453-7]
 Issue Date : 18-Sep-2020, 11:06:46 AM
 Paid Through Chalan : 28208942525C9394
 Land DC Rate : 1,967,750 per Acre
 Structure DC Rate : N/A
 Amount in Words : One Lac Six Thousand Rupees Only

236-2
 19-9-2020
 Land Area : 0.375 Acre
 Covered Area : N/A

سجاد احمد ولد محمد سعید رقم شیخ قوی شائق کارڈ نمبر-1-36502-2611364 (بائ)
نیمان علی چوہدری ولد محمد علی چوہدری رقم جت قوی شائق کارڈ نمبر-7-36502-1340453 (مشری)
 فرمائی ڈی نمبر-0013143954 مورثہ-16-09-2020۔ رقم پڑا پر کوئی رقم امانتی ہاں ہے
 زرعی رقبہ 3/4K-0/A بحال 59/GD تفصیل وٹن ساہیوال۔
 گاؤں کوئی گھر چر۔ فی ایکڑ۔ = Rs-19,67,750/- زرعی
 مالیت 1000 روپے۔ = Rs-1,06,000/-۔ تعداد قطععات-3۔
 پاموش سٹلٹ۔ = Rs-35,00,000/- (تنتیس لاکھ روپے)

قسط رقم و قسطوں کی تفصیل
مستقل مکان کی تفصیل

سجاد احمد ولد محمد سعید رقم شیخ ساکن حال مہم بین روڈ طارق بن زید کالونی مکان نمبر-6
ساہیوال مستقل پتہ- مین روڈ مکان نمبر-6 محلہ طارق بن زید کالونی دی ساہیوال قوی شائق کارڈ نمبر
1-36502-2611364-1۔ گاؤں-کیوٹ نمبر-228۔ کٹونی نمبر-900۔ سالہ کمانڈ۔ قطععات-2۔





لینڈ ریکارڈ میجمنٹ اتھارٹی میٹروپولیٹن سسٹم

19/09/2020 تاریخ رجسٹریشن: GD/59 موقع: 7278496 ٹاسک نمبر:

رجسٹری آپریٹر: شہزاد میمنزاد



پہنٹ / انگوٹھ سجاد احمد

3650226113641



مٹھری / انگوٹھ نون علی

3650213404537



گوٹھ / انگوٹھ سیکر

3650277660697



گوٹھ / انگوٹھ اظہان

3650274375603

سجاد احمد پٹیل

19



تاریخ: 19 ستمبر 2020ء
اسٹیشن: میٹروپولیٹن سسٹم رجسٹریشن
محلہ: سجاد احمد پٹیل
مٹھری / انگوٹھ سیکر

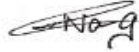
سجاد احمد پٹیل

19/9/20

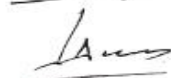
برقیہ 12/K-7/M-0/S میں سے صرف حصہ پلٹر 3/13 برقیہ 2/K-17/M-0/S اور کھیوٹ
 نمبر 227 کٹوتی نمبر 899 سالم کمانڈ - قطعات - A برقیہ 7/K-4/M-0/Sqft میں سے حصہ
 پلٹر 1/48 برقیہ 3/M-0/sqft - 0/K - اسی طرح کل میزان رقبہ -
 3/K-0/M-0/Sqft نقل رجسٹر حقداران زمین (مسل میمادی) خیال 59/GD تحصیل و ضلع
 ساہیوال - خیال 20-2019 - برطانیہ فروری جاری کردہ اراضی ریکارڈ سروس سنٹر ساہیوال -
 مورخہ 16-09-2020 کارروئے فریڈائی ڈی نمبر 0013143954 - ٹاکہ قابض حقداروں زرعی رقبہ
 3/K-0/M محال 59/GD تحصیل و ضلع ساہیوال - واقع ہے کوئی سرکاری غیر سرکاری بار نہ ہے۔ کسی دیگر
 شخص کا کوئی حق دعویٰ نہ ہے۔ ہر شہادت دعویٰ - مقدمہ - جگڑے - حکم انتہائی - ٹک - معاہدہ - حق - وقف
 - گارنٹی - رہن - ہیٹ - سے پاک - و - صاف ہے۔ من مقرر کسٹل حق - و - اختیارات - حاصل ہیں - فروخت
 کرنے کا حق - و - اختیار - حاصل ہے - فروخت کرنے میں کوئی امر مانع نہ ہے - خانگی - کاروباری - و - انتظامی
 امور - کے پیش نظر فروخت کرنا ضروری ہے - بحالت صحت - مثبت عمل بلا جبر و آکرادہ دیکرے - چٹائی ہوش و حواس
 مند - حق - و - اختیارات - داخلی - خارجی - راستہ کھال و ٹاں بند درختاں منظور شدہ ضلع ساہیوال اور ذرائع آبپاشی وغیرہ
 بمعہ مزید حق تعمیر جدید - زرعی رقبہ 3/K-0/M محال 59/GD تحصیل و ضلع ساہیوال - سے وابستہ - ہیٹ
 جو کچھ ہے - یا آئندہ ہوگا - بلا استثناء کسی شے حق کے اپنی آزادانہ رضامندی سے بہت **نشان علی چوہدری**
 - ولد - محمد علی چوہدری قوم جٹ ساکن ہلال کالونی مکان نمبر 399 ساہیوال قومی شناختی کارڈ
 نمبر 7-1340453-36502 کو پالیوش مبلغ = 35,00,000/- (تینتیس لاکھ روپے) - میں ہیٹ
 قلعی - داخلی - فروخت - کر دیا ہے - اور تمام رقم بذریعہ چیک نمبر 00000011
 - مورخہ 18-09-2020 جاری کردہ حبیب بینک فریڈائیڈن برانچ ساہیوال نام پانچویں - وصول - کرنا -
 تسلیم - کرتا ہوں - اب بذمہ مشتری کوئی رقم / ہیٹ - بھلا نہ ہے - لہذا ہیٹ نامہ بذمہ مشتری رو برو سب رجسٹرار
 صاحب ساہیوال کوئی لین دین نہ ہوگا - قبضہ حوالہ مشتری مربع نمبر 57 - کیلہ نمبر 22 - میں سے کر کے -
 ٹاکہ - کامل - داخل - حقدار - قابض - بمثل خود بنا دیا گیا ہے - اب من مقرر - و - دارطابان بازگشت کامیوبہ
 جائیداد - زرعی رقبہ 3/K-0/M محال 59/GD تحصیل و ضلع ساہیوال - سے کوئی تعلق واسطہ نہ رہا ہے - اگر

سجاد احمد کو فروغ
کے لئے
مقررہ رقم 500000 روپے
میں سے
19/9/2020

نعمان علی حیدر شہری

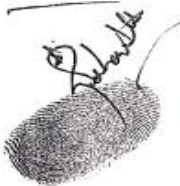



سجاد احمد کو





ذیشان علی شہری

سجاد احمد کو





Translated Copy Annex 2

Registered Sale Deed

*(Registered at serial No. 5334/1 dated 19-09-2020 registered before
The Sub Registrar Sahiwal duly executed on stamp papers of Rs. 1,06,000/-
Schedule Rate Rs.19,67,750/- per Acre Agricultural)*

Regarding **measuring Area 3 Kanal 0 Marlas situated at Chak No.59/GD Tehsil & District Sahiwal** for a consideration of **Rs-35,00,000/- (Rupees Thirty Five Lac only)**

Whole the consideration has been received.

From: Sajjad Ahmad son of Muhammad Saeed Caste Sheikh.

In favour of: Naghman Ali Ch son of Muhammad Ali Ch Caste Jutt

Possession has been delivered to the purchasers at the spot

I **Sajjad Ahmad** son of Muhammad Saeed Caste Sheikh resident of Present Address Main Road Tariq Bin Ziad Colony H No.6 Sahiwal Permanent Address Main Road Tariq Bin Ziad Colony H No.6 Sahiwal CNIC No. 36502-2611364-1. Whereas I am owner in possession of land contained in Khewit No. 228 Khatuni No. 900 Whole Area Patches 2 measuring 12 kanal 7 Marlas 0 Sarsahi being share 3/13 Area 7 Kanal 4 Marlas 0 Sq.ft and Khewit No. 227 Khatuni No. 899 Whole Area Patches 4 measuring 7 kanal 4 Marlas 0 Sarsahi being share 1/48 Area 0 Kanal 3 Marlas 0 Sq.ft Total thus area 3 Kanals 0 Marla 0 Sq.ft Naqal Register Haqdarar (Misal Miadi) Mahal 90/6-R Tehsil & District Sahiwal Years 2019-20 According to computerized person ID number Ownership of 0013143954 Dated 16-09-2020. Area measuring 3 Kanal 0 Marla situated at Chak No.59/GD Tehsil & District Sahiwal. I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the said property with its all

present / future rights of easement, interior or ulterior including its interests of future in favour of **Naghman Ali Ch** son of Muhammad Ali Ch Caste Jutt CNIC No. 36502-1340453-7 Residents of Bilal Colony H No.399 Sahiwal for a total consideration of **Rs-35,00,000/- (Rupees Thirty Five Lac only)** Whole the consideration has been received through check No. 00000011 Dated 18-09-2020 Issue by Habib Bank Farid town Branch Sahiwal in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Agricultural Land 3 kanals 0 Marla Chak No.59/GD Tehsil & District Sahiwal of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the purchasers or his nominated person or the Revenue Authorities will have the right to transfer the property in the name of purchasers on the authority of instant sale deed. In case of defect in the transfer or any other person claims for his ownership over the property or property wholly or partially will be dis-possessed from the purchasers all its adverse consequences shall be upon the shoulders of the seller and his legal heirs. Therefore this deed of sale is absolute and final in all respect and in lieu of the consideration as well as non-cancelable. All expenses stamps fees, Tehsil Property tax, writer fee and all other expenses of this deed have been paid by the purchasers. Therefore this deed has been executed by the undersigned with our free will, consent and without pressure from any other just as an evidence for further references Written by Khalid Qayyum Ramay Advocate,

On the Day, Saturday 19th September 2020.

EXECUTANT (The Seller)

Sd/x xx x

Sajjad Ahmad son of Muhammad Saeed Caste Sheikh.

EXECUTANT (One of the Purchsers)

Sd/x xx x

Naghman Ali Ch son of Muhammad Ali Ch Caste Jutt

WITNESS

Sd/x xx x

Sohail Akhtar Son of Nazir Ahmad Resident of Present Address Kot Khadim Ali
Shah St No.8 Sahiwal CNIC No.36502-7766069-7

WITNESS

Sd/x xx x

Zeeshan Ali Son of Binyamin Resident of Chak No.92/6-R Tehsil & District
Sahiwal CNIC No.36502-7437560-3

Annex 3: Documented evidence of a land transaction at Chak No. 91-6R, District Sahiwal

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ 5565

6343039

E-STAMP

0226-9979991 PB-SWL-572812013A5A9EC2

Non-Judicial Rs 15,500/-

Description : CONVEYANCE - 23(1)
 Seller : Sajida Parveen [36502-6378286-6]
 Purchaser : Tanzeel Arshad [36502-2414655-5]
 Agent : Rana Muhammad Noman Khan [36502-1105577-7]
 Stamp Duty Paid by : Tanzeel Arshad [36502-2414655-5]
 Issue Date : 24-Sep-2020, 01:16:32 PM
 Paid Through Online : 2020NAC1F25D257
 Land DC Rate : 3,896,168 per Acre
 Structure DC Rate : N/A
 Amount in Words : Fifteen Thousand Five Hundred Rupees Only

چوہدری محمد عدنان الوری
 ایڈووکیٹ اہلی نوبت
 219- سکن چک 91/6 ر ضلع ساہیوال


Land Area : 0.0525 Acre
 Covered Area : N/A

23/9/20
 24/9/20

بیع نامہ و قبضہ زرعی

رقبہ واقع	رقبہ (10-M) واقع چک نمبر 91/6-R تحصیل و ضلع ساہیوال
منجانب	سماۃ ساجدہ پروین بیوہ ذوالفقار علی قوم رہنمائی ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال
بجین	(1) خزیل ارشد ولد منظور احمد قوم ماچی ساکن چک نمبر 91/6-R ضلع ساہیوال (2) سماۃ مارقا دختر ہزارہ چک قوم سکن چک نمبر 91/6-R ضلع ساہیوال (3) نصیر عرف نصیر ولد محمد رمضان قوم سیال ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال
ولیو بھین	مبلغ اڑتیس لاکھ چھیانوے ہزار ایک صد ساٹھ روپے۔ فی ایکڑ Rs.38,96,160/- بحساب فی مرلہ مبلغ۔ Rs.24,351/- از مبلغ نمبر 29/19 بئرض ادائیگی منتقلی نہیں
مالیت رقبہ	مبلغ پانچ لاکھ روپے۔ Rs.5,00,000/-
مالیت اسٹامپ	مبلغ پندرہ ہزار پانچ صد روپے۔ Rs.15,500/- مبلغ رجسٹریشن فیس
فروآئی ڈی	فروآئی ڈی نمبر 0013177357 مورخہ 22-09-2020
تعداد اوراق	3 عدد

سماۃ ساجدہ پروین بیوہ ذوالفقار علی قوم رہنمائی ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال قومی شناختی کارڈ نمبر



TAMP



لیئذریکارو منجمنٹ انکار میٹن سسٹم

24/09/2020 تاریخ رجسٹری 91/6R موشن 7292266 ٹاکنہ نمبر


سیف اللہ خٹرا رجسٹری آپریٹر


 (بانک / ازخود ساجدہ)
 پوزن
 3650283782886


 (مشتری / نامکرمہ)
 مشتری (تولیل)
 ارشد / شیر عرف
 شیر
 3650224146555


 (مشتری / نامکرمہ)
 مشتری (مدان / نسیم)
 عرف نسیم
 365027780126


 (مشتری / ازخود)
 شیر عرف نسیم
 3650212495435


 (گواہ / ازخود)
 ذوالفقار ساج
 3650240280583


 (گواہ / ازخود) محمد
 برکان
 3650258522063

جاری 24 ستمبر 2020ء
 رجسٹری کارپوریشن سندھ
 سندھ رجسٹری کارپوریشن
 سندھ رجسٹری کارپوریشن سندھ

TOWN COUNCIL SANJWA (TTIP)
 Schedule No. بیگ نامہ
 Amount 500,000/-
 Amount Received % 50000/-
 C. No. 244220
 Date 24-9-20
 Recovery Incharge [Signature]

24/9/20
 محمد
 ساجدہ ساجدہ (بانک)

ساجدہ ساجدہ

9/24/2020





E-STAMP
CONTINUATION SHEET

☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆☆

6-8378288-36502 کی ہوں۔ جو کہ سن منظر ورقہ زرعی مندرجہ کیوٹ نمبر 101/84 کتنوئی نمبر 440۴436 سالم کمانہ قلعہ 5 برقبہ (2-M-37-K) بروئے نقل رجسٹر حقداران زمین (مسل میعادتی) سال 2019-20 واقع چک نمبر 91/6-R تحصیل و ضلع ساہیوال کے 5/371 حصہ برقبہ دس مرلے (10-M) کی جاری کردہ فردارضی ریکارڈ سنٹر ساہیوال بروئے فردائی ڈی نمبر 0013177357 مورخہ 22-09-2020 کی مالک ہے۔ رقبہ پڑا پر کوئی بار نہ ہے۔ کوئی حکم امتناعی نہ ہے اور سن منظر ورقہ کو مذکورہ بالا رقبہ فروخت و منتقل کرنے کا حق و اختیار حاصل ہے۔ خانگی کاروباری و انتظامی امور کے پیش نظر رقبہ فروخت کرنا ضروری ہے۔ لہذا اس منظر ورقہ نے خانگی ہوش حواس غمہ بلا جبر و کراہ و دیگر سے پریشا بندی اور خوشی سے مذکورہ بالا رقبہ (10-M) مع جمع حق و حقوق راہلی و خانگی حق آسائش و رعاش حق تعمیرات حق راستہ کاروبار و معاش تا فرش ہمہ وغیرہ فرسیدہ جملہ متعلقات جرحی رقبہ پڑا سے وابستہ ہیں یا آئندہ وابستہ ہونگے یا استثناء کسی شے و حق کے بجز مسیان (1) متزیل ارشدہ کارڈ نمبر 36502-2414655-5 برقبہ (1-M) اولد منگور احمد قوم ماچی ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال (2) مسماۃ مارتھا کارڈ نمبر 36502-7780712-6 برقبہ (3-M) دختر بزارہ سچ قوم سچ ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال (3) نصیر عرف نصیر و کارڈ نمبر 36502-1249543-5 برقبہ (6-M) اولد محمد رمضان قوم سیال ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال بلا قطع بالعرض مبلغ پانچ لاکھ روپے۔ Rs.5,00,000/- جمع قفلی کر کے منتقل کر دیا ہے اور فروخت کر دیا ہے اور سن منظر ورقہ نے سالم زرعی سن مبلغ پانچ لاکھ روپے /- Rs.5,00,000/- ذراں شتریان رو برو گواہان حاشیہ وصول یا لیا ہے۔ کوئی رقم پانچ لاکھ روپے یا زیادہ شتریان نہ ہے۔ جس کو سن منظر ورقہ قبول و تسلیم کرتا ہے۔ جبکہ رقبہ بالا احوالہ شتریان کر کے مالک منتقل خود بنا دیا ہے۔ کا نکات مال میں عمل درآمد داخل خارج کرایہ سے یاریو نیو آفیسر دستاویز مع نامہ ملاحظہ فرما کر غیر حاضری میں شتریان بروئے دستاویز حد ریکارڈ مال میں عمل درآمد داخل خارج کرایہ سے یاریو نیو آفیسر دستاویز مع نامہ ملاحظہ فرما کر عملدرآمد داخل خارج کر دینے تو سن منظر ورقہ کو کوئی تذرو اعتراض نہ ہوگا۔ قفلی قفلی، جامع، ہاپیل اور نا قابل تنسیخ ہے۔ اب سن منظر ورقہ کا رقبہ پڑا سے کوئی تعلق و واسطہ نہ رہے اور نہ ہی آئندہ ہوگا۔ اگر سن منظر ورقہ ہائندہ کوئی شریک یا حکیم پیدا ہو کر دعویٰ دائر کرے گا تو وہ چھوٹا اور باطل تصور ہوگا۔ علاوہ ازیں سن منظر ورقہ کی طرف سے رقبہ مذکورہ کی نسبت کوئی قسم تانوی یا واقعاتی برآمد ہو کر یا سن منظر ورقہ کے کسی چھوٹے گندھتی کی وجہ سے جبکہ رقبہ جزو اوکا شتریان سے نکل جاوے یا بارکانات ادا کرنا پڑے تو ان جملہ صورتوں میں جوابدہی و ایسی زرعی سن منظر ورقہ کی ذمہ داری ہوگی۔ جبکہ خود رقبہ از مرلے نمبر 29 کیلہ نمبر 19 برقبہ (10-M) بتفصیل متزیل ارشدہ برقبہ (1-M) محدود جانب شرق۔ پلاٹ (6-M) نصیر۔ جانب غرب۔ مکان خرید کردہ ارشدہ۔ جانب شمال۔ زرعی رقبہ۔ جانب جنوب۔ سڑک شارع عام۔ وسماۃ مارتھا برقبہ (3-M) محدود جانب شرق۔ مکان ذوالفقار سچ۔ جانب غرب۔ پلاٹ (6-M) نصیر۔ جانب شمال۔ رقبہ زرعی۔ جنوب سڑک شارع عام و نصیر عرف نصیر و برقبہ (6-M) محدود جانب شرق۔ پلاٹ (3-M) ملکیتی مارتھا۔ جانب غرب۔ پلاٹ (1-M) ملکیتی متزیل ارشدہ

انجمن (خود) ساہیوال
پر مین
365028371

مستحق

Registered Sale Deed

*(Registered at serial No. 5565/1 dated 24-09-2020 registered before
The Sub Registrar Sahiwal duly executed on stamp papers of Rs. 15,500/-
Schedule Rate Rs. 38,96,160/- per Acre Agricultural)*

Regarding **measuring Area 0 Kanal 10 Marlas situated at Chak No. 91/6-R Tehsil & District Sahiwal** for a consideration of **Rs-500,000/- (Rupees Five Lac only)**

Whole the consideration has been received.

From: Mst. Sajida Perveen Widow of Zulfiqar Ali Caste Rehmani R/o Chak No 91/6-R Tehsil & District Sahiwal

In favour of:

- i- Tanzeel Arshad S/O Manzoor Ahmad Caste Machi**
- ii- Mst. Martha S/O Hazara Maseeh Caste Christian**
- iii- Naseer S/O Muhammad Ramzan Caste Sayyal**

Residents of Chak No. 91/6-R Tehsil & District Sahiwal

Possession has been delivered to the purchasers at the spot

I **Mst. Sajida Perveen** Widow of Zulfiqar Ali Caste Rehmani R/o Chak No 91/6-R Tehsil & District Sahiwal CNIC No. 36502-8378288-6. Whereas I am owner in possession of land contained in Khewit No. 101/84 Khatuni No. 436-440 Whole Area Patches 5 measuring 37 kanal 2 Marlas 0 Sarsahi being share 5/371 Area 0 Kanal 10 Marlas 0 Sq.ft Naqal Register Haqdaran (Misal Miadi) Mahal 91/6-R Tehsil & District Sahiwal Years 2019-20 According to computerized person ID number Ownership of 0013177357 Dated 22-09-2020 at Chak No.91/6R Tehsil & District Sahiwal. The said Area is free from all encumbrances and status quo and within the jurisdiction of Tehsil Municipal Administration Sahiwal. I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the

said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of i- **Tanzeel Arshad** S/O Manzoor Ahmad Caste Machi CNIC 36502-2414655-5 area measurement 0/K 1/M ii- **Mst. Martha** S/O Hazara Maseeh Caste Christian CNIC 36502-7780712-6 Area measuring 0/K 3/M iii-**Naseer** S/O Muhammad Ramzan Caste Sayyal CNIC 36502-1249543-5 area measuring 0/K 6/M for a total consideration of Rs-500,000/- (Rupees Five Lac only) Whole the consideration has been received in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Area measuring 10 Marlas Chak No.91/6-R Tehsil & District Sahiwal of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the purchasers or his nominated person or the Revenue Authorities will have the right to transfer the property in the name of purchasers on the authority of instant sale deed. In case of defect in the transfer or any other person claims for his ownership over the property or property wholly or partially will be dis-possessed from the purchasers all its adverse consequences shall be upon the shoulders of the seller and his legal heirs. Therefore this deed of sale is absolute and final in all respect and in lieu of the consideration as well as non-cancelable. All expenses stamps fees, Tehsil Property tax, writer fee and all other expenses of this deed have been paid by the purchasers. Therefore this deed has been executed by the undersigned with our free will, consent and without pressure from any other just as an evidence for further references Written by Ch Muhammad Adnan Anwar Advocate,

On the Day, 24.09.2020.

EXECUTANT

Sd/x xx x

Mst. Sajida Perveen Widow of Zulfiqar Ali Caste Rehmani R/o Chak No 91/6-R

Tehsil & District Sahiwal

EXECUTANT

Sd/x xx x

- i- Tanzeel Arshad S/O Manzoor Ahmad Caste Machi
- ii- Mst. Martha S/O Hazara Maseeh Caste Christian
- iii- Naseer S/O Muhammad Ramzan Caste Sayyal Phone No. 0303-0047954

WITNESS

Sd/x xx x

Muhammad Irfan S/O Shair Muhammad Resident of Chak No 91/6-R Tehsil & District Sahiwal

CNIC 36502-5852206-3Phone: 0305-7366990

WITNESS

Sd/x xx x

Zulfiqar Masih S/O Hazara Masih Resident of Chak No 91/6-R Tehsil & District Sahiwal. CNIC 36502-4028058-3

WITNESS

Sd/x xx x

Ali Raza S/O Zulfiqar Resident of Chak No 91/6-R Tehsil & District Sahiwal

CNIC 36502-4888384-3. Phone: 0303-4389086

Annex 4: Valuation table from District Revenue Office

Sl. No.	Name of the Proprietor	Category of Land	Area (Acres)	Assessment No.	Assessment Year	Rate per Acre	Total Value (Rs.)	Remarks
1	Muhammad Par (Muhammad)	Agricultural (Off Road)	25.26					
2	Muhammad Par (Muhammad)	Agricultural (Off Road)	11		17/11/10-11			
3	Muhammad Par (Muhammad)	Agricultural (Off Road)	28.20				141,385	Acres
4	Muhammad Par (Muhammad)	Agricultural (Off Road)	150				141,385	Acres
5	Muhammad Par (Muhammad)	Agricultural (Off Road)	13				141,385	Acres
6	Muhammad Par (Muhammad)	Agricultural (Off Road)	47,27.72		11/11/11		141,385	Acres
7	Muhammad Par (Muhammad)	Agricultural (Off Road)	15				141,385	Acres
8	Muhammad Par (Muhammad)	Agricultural (Off Road)	5.7		10/11/11		141,385	Acres
9	Muhammad Par (Muhammad)	Agricultural (Off Road)	2.8		7/8/11-11/11/11		141,385	Acres
10	Muhammad Par (Muhammad)	Agricultural (Off Road)	6.7		06-25		141,385	Acres
11	Muhammad Par (Muhammad)	Agricultural (Off Road)	9		8/8/11-11/11/11		141,385	Acres
12	Muhammad Par (Muhammad)	Agricultural (Link Road)	211.217		7/11/11		141,385	Acres
13	Muhammad Par (Muhammad)	Agricultural (Link Road)	211		15/11/11-21/11/11		141,385	Acres
14	Muhammad Par (Muhammad)	Agricultural (Link Road)	1041,02,37,09,71,02		18/11/11-11/11/11		141,385	Acres
15	Muhammad Par (Muhammad)	Agricultural (Link Road)	139,145,145,109		1-25		141,385	Acres
16	Muhammad Par (Muhammad)	Agricultural (Main Road)	172,778,20,241				1,177,230	Acres
17	Muhammad Par (Muhammad)	Agricultural (Main Road)	110			5-17-25	174,386	Acres
18	Muhammad Par (Muhammad)	Agricultural (Main Road)	110.211		7/8/11, 9/11/11		174,386	Acres
19	Muhammad Par (Muhammad)	Agricultural (Main Road)	417				174,386	Acres
20	Muhammad Par (Muhammad)	Agricultural (Off Road)	1.14.16-18, 19, 20-136		15, 13-17		174,386	Acres
21	Muhammad Par (Muhammad)	Agricultural (Off Road)	336,362-143		1-25		1,625,740	Acres
22	Muhammad Par (Muhammad)	Agricultural (Off Road)	131-276		13, 17, 25		1,625,740	Acres
23	Muhammad Par (Muhammad)	Agricultural (Off Road)	131-230		14-12-18, 11, 23-24		1,710,400	Acres
24	Muhammad Par (Muhammad)	Agricultural (Off Road)	131-241		2, 8, 11-14, 11, 22		1,710,400	Acres
25	Muhammad Par (Muhammad)	Agricultural (Off Road)	13, 19-34		1-25		1,985,000	Acres

PHOTOGRAPHS OF PROPERTY

PHOTOGRAPHS OF PROPERTY

View of Muhammad Pur / Arra Tulla Road



Another views of cultivation on affected Land.



Photo Gallery



Meeting under the chairmanship of MC, Sahiwal



Meeting with CIU Sahiwal



Meeting with DPs of pumping station (North zone, Sahiwal)



Meeting with DPs of pumping station (North zone, Sahiwal)



Meeting with the DPs of the subproject area