

Land Acquisition and Resettlement Plan (LARP)

August 2021

PAKISTAN: Punjab Intermediate Cities Improvement Investment Project, Pumping Station South Zone (Lot-4) - PICIIP-3-Water and Sanitation, Sahiwal Subproject

(Revised)

NOTES

- (i) The fiscal year (FY) of the Government of the Islamic Republic of Pakistan and its agencies ends on 30 June. "FY" before a calendar year denotes the year in which the fiscal year ends, e.g., FY2019 ends on 30 June 2019.
- (ii) In this report, "\$" refers to United States dollars.

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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 on 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.



PROGRAM MANAGEMENT UNIT
Government of Punjab
LG & CD, Department



Project Number: 46526-007
Loan Number: 3562-PAK



Final Land Acquisition and Resettlement Plan (LARP)

for the

**Pumping Station South Zone (Lot-4) - PICIP-3-Water and
Sanitation, Sahiwal
(Revised)**

11 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 has been 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 26 packages, the detail of the packages is given in the **Annex-A** of this LARP. Among the total packages, this LARP is prepared for Lot-4 sewerage pumping station South zone (Lot-4 of PICIIP-3-Water and Sanitation, Sahiwal subproject) located at Chak No. 111/9-L Tehsil & District Sahiwal. The Lot-4 has two components, one is access route for pumping station (passing through private land of 0.441 acres, and second is the sewerage pumping station to be developed in an area of 4.482 acres. Total area of affected land for sub-project is 4.923 Acres.

3. **Detailed Design:** The design was completed in May 2020 and the proposed subproject has already undergone the bidding process. The contract is expected to be awarded in April, 2021. This LARP is prepared based on the final design.

4. **Scope of Land Acquisition and Resettlement:** The LAR impacts of the South zone pumping station is summarized as in the below ES .1.

Table ES.1: Type of Losses of DPs

Sr. No.	Description	Qty./Nos.	DPs	Remarks
1	Uncultivated agriculture Land (Acres)	3.923	37	Total area to be acquired for pumping station 4.923 acres in which 3.923 uncultivated agriculture and 01 acres is cultivated agriculture. Out of the total land 4.482 falls in the pumping station while the remaining 0.441 acres are required for access route. There are actual 41 DPs (40 are land owners and 01 DPs is operating a Barber shop in this sub-project area)
2	Cultivated Agriculture Land (Acres)	1.00	03	Multiple counts, DPs being affected due to impact on land, crops and trees.
3	Wood Trees	30	08	Multiple counts, DPs being affected due to impact on land and trees.
4	Tube well	01	01	The subproject has impact on one irrigation pump driven by electric motor
5	Structure	01	02	One DP is owner of the structure constructed for storing agricultural inputs and material. This structure often remains empty and is alternately used by a second person as makeshift barber shop. The owner has provided this structure free of cost to the barber.
6	Impact Severity	-	09	These DPs are losing their 10% or more productive assets

7	Vulnerability	-	12	From the total 41 DPs, 12 DPs are fall below the poverty line including 04 widows.
	Total	-	41	

5. **Cut-Off Date:** The census was completed on September 5, 2020. Hence September 5, 2020 has been formally established as the cut-off date for the South Zone Pumping Stations, Lot 4 component 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 the DPs will face physical dislocation from housing. However, 9 DPs are losing 10% or more of their income-generating resources. Based on the final design of IR screening and categorization, the subproject falls in IR (Involuntary Resettlement) category B and C for IP (Indigenous Peoples) as no 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 41 DPs through social survey. According to socio economic and census survey of the DPs households (which are comprised on 347 family members), 50.45% (175) of the members are male while 49.55% (172) are females. As per social survey. The male population is slightly (0.9%) higher than the female. The average household size is 8.4 persons. Regarding the literacy level, 7% (2.01) of respondents are reported illiterate while 93% (333) are literate. In terms of income level, the monthly average income of the respondents is Rs. 46,889. Among the total, only 12 DPs (including 4 widows) fall below the poverty line, i.e., Rs. 20,000 fixed by the government for the year 2021-22. females (Widows) are identified who are heading households are also entitled as Vulnerable. Regarding access to social amenities, all 100% (41) houses in the subproject areas have electricity. Sui Gas and water supply are not available to any household, 30% (9) of the households have access on the sewerage and drainage system, health and education facilities are available to 15% (4) and 100% (41) of the households respectively.

8. **Gender Issues:** Based on the outcomes of detailed consultations, women pointed out their major concerns relating to the sub-project as i) compensation as per the market value of the lost land, ii) malodors resulting 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) subproject may consider the provision of Sui Gas and drinking water supply in the area, and vi) provision of subproject-related jobs for unemployed educated women.

9. **Information Disclosure, Consultations and Participation:** Consultation meetings with the DPs are ongoing since May, 2020. Separate meetings are arranged with women keeping in view the cultural limitations and to give women a free environment in which to discuss their issues. 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 project related 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. During the consultation meetings, all the relevant information related to the subproject, its components, possible impacts and corrective actions including the grievance redress mechanism was shared with the participants. The PMU social team also shared the subproject Information Brochure with the local community in both English and Urdu languages dated 05 September 2020. In addition, this LARP once approved will be translated and distributed amongst the DPs

and disclosed on EA and ADB websites.

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, 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. **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. 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 taking into account the annual inflation rate before payment to DPs.

13. **Resettlement Budget and Financing Plan:** Total resettlement budget has been calculated to Rs. 23.29 million (US\$ 0.15 million). The compensation payment for land acquisition is Rs. 13.09 million, crop compensation is Rs.0.17 million, tree compensation is Rs. 0.03 million, building structure is Rs.0.14 million, and cost of tube well is Rs.0.87 million. Livelihood restoration measures amounting to Rs.2.34 million. Other cost categories include administrative costs Rs. 1.7 million, monitoring and evaluation Rs 3.3 million and contingencies Rs. 1.7 million.

14. **Differential Cost:** The Independent Valuation Study (IVS) worked out the differential of 11.36% for the land affected by the access passage comprising of 0.441 Acre and 35.93 % for the land affected by the construction of sewerage pumping station comprising of 4.482 Acres as compared to the cost determined by DPAC based on the average market rate i.e. Rs. 7,273,650/acre for the access passage and Rs. 1,561,260/acre for the sewerage pumping station. The IVS cost is as per the replacement cost, i.e., Rs. 8,100,000/acre for the access passage and Rs.2,122,200/acre for the land of sewerage pumping station. Similarly, the differential cost of crops is Rs.143,900 (543.02%), trees Rs.-32,500/ (-51.03%), Shop/ room is Rs. 54,225 (66.21%), and Tube well Rs. 537,500 (162.9%). The total differential in the form of land and non-land assets of this subproject is Rs 2,200,216/- worked out as per replacement cost of the IVS. This includes all transaction costs, interests, labor, restoration costs and all applicable payments. The differential cost is based on 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.

15. The costs are presented based on the final detailed design and final unit rates 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 released in a timely manner 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.

16. **Grievances Redress Mechanisms:** A three-tiered Grievance Redress Mechanism has been 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 project'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 updated in a timely manner on the progress of their logged complaints and subsequent actions taken by the GRC. If the DP is not agreed or satisfied with the decision of GRC, he/she can have direct access to court of law under section 18-22 of land acquisition LAA 1894. 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 under Pakistan law. The record for the complaints received and resolved is well documented.

17. **Institutional Arrangements:** The LG&CD is the project executing agency (EA). The Program Management Unit (PMU) is responsible for the day-to-day management of the subproject (through respective CIUs). The social safeguards staff of the PMU is responsible for managing 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) is on board since 9th November, 2020 for the validation of LARP implementation process.

18. **Implementation Schedule:** The 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 immediately after the approval of this LARP by ADB i.e. by 30th of March, 2021, while the external monitoring report will be submitted immediately after the completion of compensation disbursement (to be expected in April, 2021).

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, quarterly safeguard monitoring report will be submitted to ADB to meet the loan requirements.

SECTION 1 PROJECT DESCRIPTION

20. 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

21. 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 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 the 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.

22. **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.

23. 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.

24. At the city level, the agenda of sector reforms will be implemented through CIUs and MCs for following reform and initiatives which will be further refined and approved by Govt. of Punjab during the project 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.

25. **Project Description:** The Project under the scope of PICIIP has been divided into 26 packages. The detailed description of the packages is outlined in **Annex-A** of this LARP. Out of the total packages, this LARP is prepared for Lot-4 South zone sewerage pumping station of Package-3, Water and sanitation component, Sahiwal located at Chak No. 111/9-L Tehsil & District Sahiwal. The Lot-4 has two components, one is access route for sewerage pumping station

(passing through private land of 0.441 acres), and second is the south zone sewerage pumping station to be constructed over an area of 4.482 acres as shown in **Figure 1.1**.

1.2. Design Status

26. The design was completed in May 2020 and the proposed subproject has already undergone the bidding process. The contract was expected to be awarded in October, 2020 but now linked with the approval of this final LARP.

1.3. Scope of Land Acquisition and Resettlement

27. A total of 4.923 acres of private agricultural land will be affected due to Lot-4 implementation. In the total area, 4.482 acres falls in the sewerage pumping station while the remaining 0.441 acres will be affected due to access route to pumping station. Section 11 of the LAA has been awarded on November 18, 2020 and preparation of compensation vouchers is under process. In addition to land the non-land assets to be affected are; one structure (single room used as a barber shop) and one tube well (irrigation pumps), and 30 trees will be affected permanently. The income source of the one DP (Barber) will be affected permanently. All the affected assets and trees will be compensated as per ADB SPS policy. Details of proposed project impacts and compensation entitlements is provided in section-02 and section-06 of this final LARP.

1.4. Project Categorization

28. As per ADB SPS 2009, the LAR impacts are considered significant if 200 or more persons experience major impacts such as being physically displaced from housing and losing 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, however, 9 DPs are losing 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).

29. The safeguards team of PMU carefully assessed the subproject areas for presence of any IP communities in the project area but no IP groups or communities, as described in SPS, have been found in the subproject area. Thus, the project 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

30. 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 project 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.

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

- a. Maximum effort was made to avoid residential structures;
- b. Try to minimize the impact on agricultural land;
- c. Avoid impact on commercial structures; and
- d. Avoid the impact on the community and sensitive structures like masjid, graveyard and schools etc.

32. In general, as discussed earlier, the subproject has insignificant impact and these are addressed through the preparation of this final LARP.

1.6. Objectives of Land Acquisition and Resettlement Plan (LARP)

33. This LARP is prepared as per Asian Development Bank (ADB) Safeguard Policy Statement-2009 (SPS) and Pakistan's laws and regulations on land acquisition and resettlement (LAR). The basic objectives of this LARP are as under:

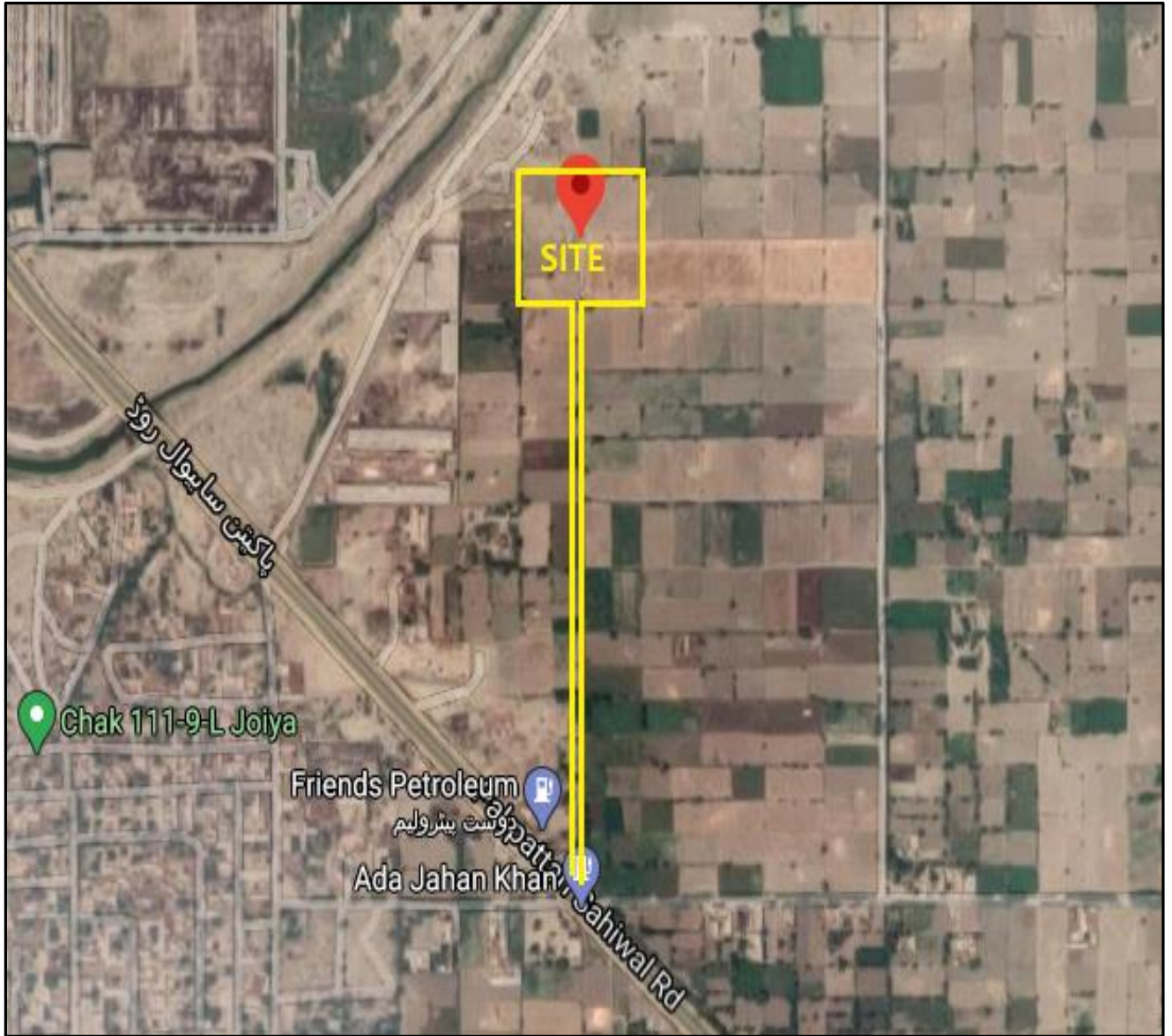
- a. Identify and assess the impacts that implementation of a pumping station would have on the local population and conduct meaningful consultations with the affected and local communities to inform them about the project and its impacts;
- b. Quantify in monetary terms the assets to be acquired for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

1.7. LAR Requirements

34. This LARP is prepared on the basis of final detailed design and implementation of project is conditional to full implementation of ADB approved LARP. The following LAR requirements will need to be fully complied 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 project 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.

Figure1.1: Location of the Project Area



SECTION 2

SCOPE OF LAND ACQUISITION AND RESETTLEMENT

35. This section highlights the proposed project potentially significant adverse impacts, the scope of land acquisition and summarizes the key impacts in terms of asset, land, crops and trees. Based on these impacts compensation to be provided to the DPs. These impacts were identified based on the detailed design of the proposed sewerage pumping station south zone (Lot-4) Project.

2.1 Approach and Methodology

36. The following approach was adopted for conducting the land acquisition and resettlement impacts of south 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 visits along with the design team to identify and assess and reconfirm the LAR impacts of the project;
- c. Public consultations with DPs and the general public on the measures adopted to minimize LAR impacts in the pumping station (Lot-4). Consultations and meetings were also held with all the project stakeholders, including ADB (project officer, coordinators, international experts in water supply and sanitation, and safeguards 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; and
- f. 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

37. Overall, due to the project activities 4.923 acres' land will be affected permanently. From the total land affected (4.923 acres), 01 acres is the agricultural land is cultivated whereas the remaining 3.923 acres is the non-cultivated agricultural land. Due to the acquisition of this land 41 persons will be affected out of which 40 DPs are land owners while 01 DP operates a barber shop at the project site and he will be economically displaced due to loss of his income source. However, few DPs have reported multiple impacts such as out of the total 41 DPs, 03 DPs loss crops, 08 DPs of wood trees, 01 DP of Tube well and 01 DP facing loss of his structure (used as agricultural tools storage and barber shop). Among the total affected persons, 09 DPs are severely impacted as they will lose 10% or more of their productive assets and 12 DPs (04 widows and 08 fall under the poverty line as per government minimum wage) have been recognized as vulnerable due to their low income as announced by the government of Pakistan i.e. minimum Rs.20,000. The detail

is given in the following subsections.

Table 2.1: Type of LAR impacts

Sr. No.	Description	Qty/Nos.	DPs	Remarks
1	Uncultivated agriculture Land (Acres)	3.923	37	Total area to be acquired for pumping station 4.923 acres in which 3.923 uncultivated agricultural land and 01 acres is cultivated agricultural land. Out of the total land 4.482 falls in the pumping station while the remaining 0.441 acres are required for access route. There are actual 41 DPs (40 are land owners and 01 DPs is having Barber shop in this sub-project area)
2	Cultivated agriculture Land (Acres)	1.00	03	Multiple counts, DPs being affected due to impact on land, crops and trees.
3	Wood Trees	30	08	Multiple counts, DPs being affected due to impact on land and trees.
4	Tube well	01	01	The subproject has impact on one irrigation pump driven by electric motor
5	Structure	01	02	One DP is owner of the structure constructed for storing agricultural inputs and material. This structure often remains empty and is alternately used by a second person as makeshift barber shop. The owner has provided this structure free of cost to the barber.
6	Impact Severity	-	09	These DPs are losing their land more than 10%.
7	Vulnerability	-	12	From the total 41 DPs, 04 DPs are widows while remaining 08 having low income levels.
	Total	-	41	

2.2.1 Project Impact on Land

38. The subproject has the impact on 4.923 acres of the private land owned by 40 land owners. The land assessment was made by the revenue department. These 40 DPs are the legal land owners. Among the land affected 40 DPs, 09 DPs will lose more than 10% of their land, therefore, they will be considered as severely affected. List of land affected DPs is attached as **Annex-B**.

2.2.2 Impact on Crops

39. The proposed subproject will have impact on the cropping area of 1.00 acre belonging to 03 land owners. Cost assessment of the affected cropped area was made by the expert of 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 1600 kg of wheat and 1920 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. 1,450 /40kg for wheat and Rs. 1500/48kg for maize were taken respectively. The project requires to use the highest average yield over the past 03 years as per approved LARF. Based on the mentioned market prices the annual income Rs. 63,000/- for wheat, Rs.83,600/- for maize crop and for fodder Rs. 17,950 is calculated for 01 acres. Thus, the total gross annual income from one acre of cropping area is estimated at Rs. 170,400 /- and same will be provided as the crop compensation (one- year crop (wheat and maize) harvest) to DPs. List of crop affected DPs along with their compensation is attached as **Annex-C**.

2.2.3 Affected Trees

40. The subproject will cause the cutting of 30 wood trees (shesham & other) owned by 8 DPs. The assessment was made by the concerned forest department. The PMU/CIU team also participated in the assessment survey. List of tree affected owners along with their compensation is attached as **Annex-D**.

2.2.4 Impact on One Structure and One Tube Well

41. The subproject does not have any impact on the residential structures thus no DPs will be required to dislocate from their housing. However, the subproject will have impact on the one structure (A single room constructed with bricks and cement) in the project area and this structure is being used as barber shop, the owner of the structure provided the shop to the barber free of cost. Cost assessment of this shop was made by the building department, as per department calculation a total of 136.125 sq. ft covered area will be affected of this structure. Name of the structure affected DP along with their compensation is attached as **Annex-E**. However, due to the proposed project one tube well is also being also affected in the proposed project area. Name of the tube well affected DP along with compensation is provided in the **Annex-F**.

2.2.5 Impacts on the Commercial Structures

42. Field investigation reveals that the pumping station does not have any impact on other than 01 shop.

2.2.6 Impact on Community Assets

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

2.2.7 Severity of Impact

44. The DPs losing more than 10% of their productive assets (income generating) are considered having severe impacts. Based on the census data the 09 DPs are losing their land more than 10%. therefore, they are eligible for severance allowance as per bank policy. The DPs facing severity impacts (losing more than 10% of their land i.e. 09 DPs) will be entitled for severance allowance for the period of 03 months. This allowance will be provided as per government minimum wage rate for the year of 2021-22 i.e. Rs.20,000 per month and based on this each DP will receive Rs.60,000. The range of impact severity is assessed from 2.25% to 100%.

2.2.8 Impact on Vulnerable Groups

45. Displaced poor and other groups affected disproportionately by due to impact on land, crops, trees etc. for execution of the project including landless, elderly, disabled and female headed households are termed as vulnerable.

46. According to census survey, 12 vulnerable DPs (04 widows and 08 DPs having minimum wage rate income (Rs. 20,000/month fixed by the Government of Pakistan in the budget for the financial year 2021-22) have been identified. The detailed list of vulnerable DPs along their allowances is attached as **Annex-I**.

2.2.9 Impact on Women/Child Headed Household

47. As per census survey 04 women headed household will be affected due to acquisition of their land.

2.2.10 Temporary Acquisition of Land (On Lease) for Contractor's Camp and Other Facilities

48. Temporary occupation of land will be required for the contractor during project

implementation phase to establish the construction camps office and workshops etc. 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 are 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.

49. The contractor through negotiation with the land owners in the form of lease agreement, and under the intimation and approval of the PMU/CIU, will get the land on lease, which will be restored and returned to the land owners in its original condition. The conditions will be made explicit in the bidding document.

SECTION 3

SOCIO ECONOMIC INFORMATION AND PROFILE

3.1 General

50. 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 that was used is presented in **Annex-G**.

3.2 Population Profile

51. The total population of 41 affected households are 347 and among them 50.45% (175) of the members are male while 49.55% (172) are females.

3.3 Family Size

52. As per social survey, the average family size in the subproject area is 8.4 persons.

3.4 Age Structure

53. The data regarding the distribution of DPs by age categories indicates that around 62% (215) of household members are up to 45 years old while the remaining 38% (132) are above 48 years of age.

3.5 Literacy Level

54. The literacy rate has shown a gradual/uniform increase in Punjab over the last 15 years and the same positive trend was 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% (25) respondents are reported as illiterate while 93% (322) are literate.

3.6 Material Possessions

55. Table 3.1 presents the percentages of the surveyed households that possess various durable commodities and means of transportation. The table shows that televisions and mobile phones are common devices used by most of the households for information and communication. All households possess mobile phones. In addition, 46% (160) of households own a television. Another indicator of household socioeconomic status is ownership 15% (52) of a computer and availability of an internet connection. A refrigerator is available in 62% (215) of the households while 31% (108) have a washing machine. Motorcycles are the most common means of transportation in the subproject area with 46% (160) of respondents owning a motorcycle while 15% (52) own a car.

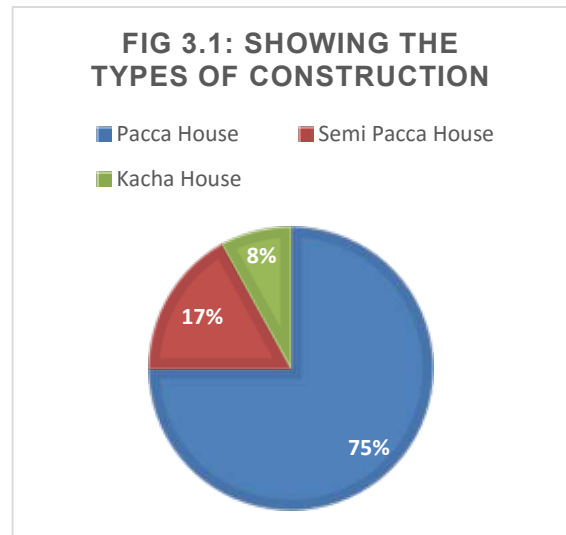
Table 1.1: Possession of Household Goods

Item	Households	Item	Households	Item	Households
Mobile Phone	100%	Television	42%	Car	17%
Fan	100%	Refrigerator	67%	Motorcycle	50%
Iron	75%	Computer	17%	-	-
Washing Machine	33%	-	-	-	-

Source; Field Survey

3.7 Habitation

56. Habitation is identified as a space occupied for dwelling purposes. It is further classified into three categories i.e. “pacca”, “semi pacca” and kacha as reflected in Fig 3.1. Pacca houses 75% (260 are constructed with bricks, cement and concrete having wooden and steel doors and windows. Semi pacca houses are 17% (60) made of bricks (mixed with mud) and their roofs are mostly of wood, iron sheet and partially bricks. Meanwhile, 8% (28) are reported as kacha (made of mud and roofs are covered with wood and plastered with mud). The field investigation shows that 100% of the respondents live in self-constructed shelters. Also, all (100%) house properties are owned by men. None of the women in the area own house property.



3.8 Toilet Facility

57. Toilet facilities are available 100% of the DPs households, however, a small number of people engage in open defecation in fields. It has been observed that 92% (319) of households have flush latrine and 8% (28) have pit latrines.

3.9 Household Income Sources

58. Numerous income generating activities are practiced in the area as reported by the survey. These include employment in the government and private sectors, wage laborers, business owners, shopkeepers, traders, and plumbers. In addition, some households receive foreign remittances.

3.10 Household Income

59. Survey data presented in Table 3.2 shows that the monthly average income of the respondents is Rs. 46,889. However, in term of income category, 29% (12) of the DPs have their monthly income less than Rs. 20,000/- and 34% (14) earn Rs. 17, 501- 35,000. Only 8% (2) of the surveyed households' income is above Rs. 75,000 per month. Details are given in below table;

Table 2.2: Monthly Income Category and Households

Sr. No.	Income Level (Rs. /Month)	Number	Percentage
1	Less than –20,000	12	29
2	20,000- 35,000	14	34
3	35,001- 75,000	12	29
4	Above - 75,000	3	8
	Total	41	100

Source: Field Survey

3.11 Expenditure

60. 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 incomes have more saving capacity than the low-income households that can barely meet their expenses.

Table 3.3: Detail of Household Expenditures

Sr. No.	Description of Expenditure (Rs.)	Number	Percentage
1	Up to 20,000	12	29
2	20,000 – 35,000	25	61
3	35001 – 75,000	4	10
4	Above 75,000	0	0
Total		41	100

Source: Field Survey

3.12 Access to Civic Facilities

61. 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 lifespans, reduced morbidity and mortality from various diseases, and lowered health costs. Table 3.4 lists the available social amenities in the subproject area.

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

Sr. No	Social Amenities	Number	Percentage
1	Electricity	41	100%
2	Sui-Gas	0	0
3	Water Supply	0	0
4	Sewerage/Drainage	12	30%
5	Hospital	6	15%
6	School	0	0
7	Road	32	77%

Source: Field Survey

62. Table 3.4 indicates that all the houses in the subproject areas have electricity. However, the people are not satisfied with the power supply owing to the frequent load shedding. Sui Gas is ranked as the top priority demand of women and is not available in the subproject area. Potable drinking water supply is also not accessible. People rely on groundwater, extracted either manually through hand pump or electrically through the electric pump. Only 30% (12) of households have access to a sewerage and drainage system while 77% (32) 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 15% (6) and 100% (41) of the households respectively. Surveyed households complained of the low-quality services provided in government hospitals and schools. Hence, they are compelled to avail these services from the private sectors, which are more expensive. Local people are dissatisfied with the available road infrastructure, as they are in need of extensive repair.

3.13 Agricultural Land Holding

63. The surveyed households' own farmland in terms of their land holdings, while the subproject has partial impact on their private land. Details are given in table 3.5.

Table 5.5: Land Holding of the Respondents

Sr. No.	Land Holding Size	Number	Percentage
1	0-1 acres	10	24.4
2	1-2 acres	7	17.1
3	3-4 acres	9	22
4	4-5 acres	8	19.5
5	5 – 15 acres	4	9
6	> 15 acres	3	8
	Total	41	100

64. The table indicates the landholding size of the DPs. Above figures shows that 24.4% DPs having 0-1 acres land, 17.1% DPs 1-2 acres, 22% DPs 3-4 acres while 19.5% of households have a land holding of 4-5 acres . Moreover, 9% of the households owned in between 5.1 to 15 acres and the remaining households have land ownership of more than 15 acres. The land is used for cultivation purposes regardless of the fact that it is located in the vicinity of Sahiwal city.

3.14 Gender Situation

65. Women have no recognized role in the authority structures of the villages. The traditional attitude of not sending girls to school is changing, 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 visit relatives, attend weddings or to access healthcare at hospitals in nearby towns.

SECTION 4

INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

4.1 General

66. This chapter describes the project stakeholders and their attitude towards the construction of south zone pumping station (Lot-4) project 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. Those meetings were held with the small groups of 4-7 persons. But later the groups were expended 16-25 as there is there was no restrictions on it. It presents the views and perceptions of the DPs and local population on the project as expressed during consultation meetings. It also presents the disclosure activities including project brochure.

4.2 Consultation with Stakeholders

67. 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 May – September, 2020. A total of 6 groups meetings were held with the DPs in which a total of 64 persons participated. Separate meetings were held with women keeping in view the local traditions so that women could freely express their opinions and concerns regarding the project. A summary of the consultations done is shown in Table 4.1. These consultations will be continued by the project staff throughout the project 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 were not constrained by men and other powerful, more dominating sections of the communities;
- c) Individual meetings and focus group discussions (FGDs) 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 in **Annex-H** as list of attendance sheet of participants; and
- f) The Project Resettlement staff and consultants are preparing a Resettlement Information Booklet (RIB) for all DPs in the local Urdu language with concise information on all of the key aspects of the resettlement process, such as a subproject 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. This RIB will be shared with the DPs once the LARP is approved and disclosed.

4.3 Stakeholders' Perceptions About the Project

68. As the construction of the 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.

69. The meetings were attended by the DPs and general public. The list of the participants is attached as **Annex-H** 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	21-05-2020	111-9L	07	Meeting with the DPs and neighboring farmers
2	04-06-2020	111-9L	05	Meeting with the DPs
3	15-08-2020	111-9L	04	Meeting with the DPs
4	18-08-2020	111-9L	07	Meeting with the DPs and neighboring farmers
5	20-08-2020	111-9L	16	Meeting with the DPs and neighboring farmers
6	05-09-2020	111-9L	25	Meeting with the DPs and neighboring farmers

70. 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. Relevant 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 affected structure will be compensated as per the replacement cost.	PMU-LG&CD and Revenue Department
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 in process to provide the market rate to the DPs	<p>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:</p> <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 valuers) during November 2020 to February, 2021 • 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 Department and 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 persons 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-tiered 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	Mobility and routes towards the masjids, schools 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 routes 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 project will provide the alternate route and field channel.	The point was discussed with the design consultant. The contractor is bound to ensure the full 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.	The payment will start after LARP is approved by ADB.	PMU-LG&CD and Revenue Department
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 is 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, 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 material?	DPs will be given one-month notice for dispossession of their assets after receiving their compensation, even the transportation/shifting	The government, PMU will give DPs 30 days time period as agreed here in the consultation meetings and that can be extended with consensus. Similarly,	PMU-LG&CD & CIU

Sr. No.	Concerns of DPs	Response from Consultant	Action to be Taken	Responsibility
		assistance/allowance will be provided to shift their stuff/material and salvage material of the room.	reasonable amount will also be given to shift their salvage material to another place.	
12	Will the project help in resolving the legal impediments especially inheritance mutation cases? When will payments to such DPs commence?	The project team is coordinating with the revenue department to resolve this issue of inheritance mutation. The payment will be made once the solution is done.	The revenue officials are with them and the DPs having any issue including inheritance mutation should communicate them. Consequently, Amanat Ali raised his issue that physically he is the possession holder of land but in revenue record it is not reflected to his name. Revenue official (Patwari) advised the DP to visit revenue office (tomorrow) to sort out the matter. PMU team also shared its mobile number with the DP that in case the issue is not resolved he can approach to PMU.	PMU-LG&CD, CIU & Revenue

4.4 Meetings with the Government Officials

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

- i. Losses assessment survey;
- ii. Workout the compensation cost of private assets; and
- iii. Facilitation to conduct the consultation meeting with the DPs.

72. **Outcome of the Meetings:** The support provided by the government departments is as follows;

- i. Provide an appropriate and accurate assessment survey;
- ii. Compensation value as per the replacement cost of the lost assets;
- iii. Provide support to field staff during the field survey; and
- iv. Disburse compensation payment to DPs in a timely manner.

4.5 Gender Involvement in the Consultation Process

73. According to ADB's safeguard policy statement, the consultation process must be gender inclusive and responsive and tailored to the needs of disadvantaged and vulnerable groups. To explore gender related issues, female staff were included in the team. Formal meetings with 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.

74. Women DPs actively participated in the meetings and came up with several issues especially the loss of business and provision of facilities for women in the subproject.

4.4.1 Fears and Concerns About the Project

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

- i The proposed subproject will cause the loss of their productive and precious assets, but they will not be compensated as per the as per the replacement cost of their lost assets;
- ii Special care/assistance should be provided to ensure timely compensation of their lost assets;
- iii The movement of working women and female students will be disturbed during the construction work; and
- iv Jobs will not be provided to the local people during the construction, and their children will remain jobless.

4.4.2 Responses to the Fears and Concerns Raised by Women

76. 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 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 ensure full compliance.

4.6 Disclosure of LARP

77. The PMU and CIU is responsible to ensure that all Resettlement information are properly and meaningfully disclosed to all the DPs in local language (Urdu), their concerns are addressed, and necessary changes are made in the design for this purpose. To achieve this target consultation conducted with the DPs during the months of August and September 2020, all the relevant information related to the subproject, its components, possible impacts and corrective actions including the grievance redress mechanism was shared with the participants. The PMU social team also shared the subproject Information Brochure with the local community in both English and Urdu languages dated 05 September 2020 (Pictorial evidence is attached in photo gallery). Information Brochure is attached as annex-A.

78. 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 approved LARP document in the 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 approved LARP will be available on the websites of PMU-LG &CD and ADB for disclosure purpose.

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

- i The final Resettlement Plan will be disclosed to DPs in local language;
- ii 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 distributed to all the displaced Persons (DPs) and other stakeholders by the subproject Office as and when approved by the ADB;
- iii 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;
- iv In addition, the information regarding the grievance redress mechanism will be reflected in the booklet; and
- v 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

80. This section describes national laws and regulations that apply to the project, identifies gaps between national laws and ADB's policy requirements and discusses the project policy to be followed.

5.1 National Legal Instruments

5.1.1 Constitution of the Islamic Republic of Pakistan

81. The Constitution of Pakistan (1973) clearly addresses the protection of property rights (Article 24) that asserts that “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

82. 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

83. 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 project, 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 apply 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 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 project.
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

84. 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; and
- xiv **Disclose** monitoring reports.

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

85. 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 projects
<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 the replacement value with an additional payment of 15%. The valuation for the acquired housing land and other assets is the full replacement costs. This includes fair market value, transaction costs, interest accrued, transitional and restoration costs, and any other applicable payments, if any. Depreciation of assets and structures will not be taken into account for replacement cost. The differential between BOR rates for compensation of land and structure losses and replacement cost rates as assessed by qualified and experienced experts will be</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 all non-land assets like loss of structures, crops and trees and livelihood and for relocation assistance.</p>
<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>Respective EAs will prepare land acquisition and resettlement plans, as part of subproject 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>

Pakistan LAA 1894	ADB SPS 2009	Measures to Address the Gap on ADB funded projects
No convenient grievance redress mechanism except recourse of appeal to formal administrative jurisdiction or the court of law	Requires the establishment of accessible grievance redress mechanisms to receive and facilitate the resolution of DPs' concerns about displacement and other impacts, including compensation	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.

5.4 Project Resettlement Policy

- As required under SPS, 2009, the subproject objectives are to achieve, avoid, minimize or mitigate involuntary resettlement impacts causing physical and/or economic displacement;
- 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;
- 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;
- A grievance redress mechanism with representation of all stakeholders has been established and functional since May, 2020;
- 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;
- An eligibility cut-off date is declared and formalized on the date of completion of social impacts assessment survey and census of DPs;
- As per LARF para 81: The compensation will be made as per the replacement cost of the lost land and non-land assets. This includes fair market value, transaction costs, interest accrued, transitional and restoration costs, and any other applicable payments, if any. Depreciation of assets and structures will not be taken into account for replacement cost. The differential between BOR rates for compensation of land and structure losses and replacement cost rates as assessed by qualified and

experienced experts will be paid by the project;

- 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;
- All DPs are provided opportunities to share development benefits of the subproject, if feasible;
- 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; and
- 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.

5.5 Legal and Administrative Impediments

86. 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 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.

87. 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 to payments 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; and
- v DPs with Meager Compensation.

SECTION 6

ENTITLEMENTS ASSISTANCE AND BENEFITS

6.1 Eligibility

88. Eligible for compensation, relocation and livelihood assistance entitlements are the persons who were on the project 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 project 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; and
- 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

89. In accordance with the ADB SPS (2009) and LARP, the compensation eligibility will be limited by a 'cut-off date' for the proposed sub-project on the day of the completion of the "census" survey for the impact assessment in order to avoid an influx of outsiders. The affected persons who settled in the vicinity of the sub-project area after the cut-off date will not be eligible for compensation.

90. The preparation of LARP socio-economic baseline survey and census survey of DPs completed by September 05, 2020 is established as cut-off-date for compensation eligibility. DPs who settle in the affected areas after the cut-off date will not be considered for compensation.

6.2 Independent Valuation Study

91. 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 valuers M/s Anderson Consulting (Pvt.) Limited (SBP accredited valuers) who undertook an independent valuation study (IVS) to determine how the replacement cost should be appraised for the land and non-land assets and also to 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.

92. 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.

93. The IVS was conducted between November 2020 to February, 2021 to meet the requirements of LARF for assessing the replacement value of the land and other affected assets (Referred Para 81 of LARF).

94. The land prices fixed under LAA were examined using the following investigation methodology:

- i LAA market rate based on registered land transactions;
- ii Physical aspects: Area: location of affected land and accessibility;
- iii Land use and quality: Quality of Land, Cultivation pattern and sources of water;
- iv 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;
- v Construction costs of all types of construction material used; and
- vi Amenities, distance from the population/nearest town.

95. 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 IVS study report is attached as **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./Acre)	IVS Assessed Rate of Land (RS/Acre)	Transaction Costs (Stamp Duty, taxes, Commission) Rs./Acre	IVS Assessed Replacement Cost Rates (Rs/Acre.)	Difference (Rs/Acre.)	Difference (In %)
1	Access Passage Affected Land	7,273,650	7,500,000	600,000	8,100,000	826,350	IVS up by 11.36%%
2	Main Sewerage Pumping Station Affected Land Area	1,561,260	1,965,000	157,200	2,122,200	560,940	35.93%

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

Sr. No.	Sub-project	Agriculture Department Rate (Rs.)	IVS Assessed Rates (Rs.)	Difference (in Rupees)	Difference (In %)
1	Pumping Station Lot-4 South Zone, WATSAN, Sahiwal	26,500	170,400	143,900	IVS up by 543.01%

* The rates are for various crops detailed breakdown on types of crops and associated rates is provided in Annex C

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

Sr. No.	Sub-project	Category	Agriculture /Forest Rate (Rs./tree)	IVS assessed rate (Rs./Tree)	Misc. Costs (inputs, labor etc.) Rs/tree	IVS Replacement Cost Rate Rs/tree)	Difference (in rupees)	Difference (In %)
1	Pumping Station Lot-4 South Zone, WATSAN, Sahiwal	Shesham Trees	4,978	1,250	312.500	1,562.500	-3,415.5	Forest/Agriculture rates up by -68.6 %
2		Others	1,371	750	187.500	937.500	-433.5	Forest/Agriculture rates up by -31.6%

Table 13.4: Comparison of Shop/Room Rate determined by Building Department & IVS

Sr. No.	Subproject	Building Rate (Rs/sqft)	IVS Assessed Rate (Rs/Sqft)	Misc. Cost (Material Transportation etc.)	IVS Replacement Cost Rate Rs./sqft	Difference (in Rs/Sqft)	Difference (In %)
1	Pumping Station Lot-4 South Zone, WATSAN, Sahiwal	602	800	200	1,000	398	IVS up by 66 %

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

Sr. No.	Subproject	Agriculture/NTDC Rate/Pumping station	IVS Assessed Rate (Rs.)	Misc. Costs (Meter installation)	IVS Replacement Cost Rate (Rs.)	Difference (in rupees)	Difference (In %)
1	Pumping Station Lot-4 South Zone, WATSAN, Sahiwal	330,000	852,500	15,000	867,500	537,500	IVS up by 162.88 %

6.3 Entitlements

96. As per Table 6.1 – 6.5, The Independent Valuation Study (IVS) worked out the differential of 11.36% for the land affected by the access passage comprising of 0.441 Acre and 35.93 % for the land affected by the construction of sewerage pumping station comprising of 4.482 Acres as compared to the cost determined by DPAC based on the average market rate i.e. Rs. 7,273,650/acre for the access passage and Rs. 1,561,260/acre for the sewerage pumping station. The IVS cost is as per the replacement cost, i.e., Rs. 8,100,000/acre for the access passage and Rs.2,122,200/acre for the land of sewerage pumping station. Similarly, the differential cost of crops is Rs.143,900 (543.02%), trees Rs.-32,500/ (-51.03%), Shop/ room is Rs. 54,225 (66.21%), and Tube well Rs. 537,500 (162.9%). The total differential in the form of land and non-land assets of this subproject is Rs 2,200,216/- worked out as per replacement cost of the IVS. This includes all transaction costs, interests, labor, restoration costs and all applicable payments. The differential cost is based on 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

6.3.1 Compensation and Entitlement Policy

97. 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 taking into account the annual inflation rate before payment to DPs.

Table 15.6: Eligibility and Entitlement Matrix

Sr. No.	Category	Type of Loss	Entitled DPs	Compensation Policy
1	Permanent impact on the agriculture and non-agriculture land	Land required permanently for the South zone pumping station	40 DPs (Legal and legalizable owner(s) of land) while 01 DP is only economically displaced	<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); and • 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; and • Guarantee of access to land and structures located on remaining land.
3	Impact on crop	All types of affected Crops	03 DPs (Owner (including non- titled land user)	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	8 DPs (owners 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; and • 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	1 DP (01 Owner of the structure, Equipment storage/Barber Shop)	<ul style="list-style-type: none"> • Cash compensation for affected structure (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 structure; and • Any improvements made to a structure by a lessee/tenant will be taken into account and will be compensated at full replacement cost 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.; and • 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	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; • 4 females (Widow) are identified who are heading households are also entitled as Vulnerable; and • 8 DPs are identified with low income (less than 20,000).
		Women headed household		
8		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; and • 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; and • Provision of access to land and residence suitable to disabled and elderly DPs.
9	Livelihood Restoration	Loss of Livelihood	<p>3 DPs related to agriculture activities</p> <p>1 DP operating a barber shop</p>	<ul style="list-style-type: none"> • 03 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 83,000/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 • Cash compensation for livelihood restoration will be paid to 01 DP operating a barber shop. Compensation will be based on officially designated minimum wage rate, i.e. Rs.20,000 as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to Rs. 20,000X3= 60,000; • All eligible DPs and locals (preference given to DPs) will be provided employment opportunities in the appropriate work opportunities created by construction of South zone pumping station (Lot-4), PICIIP-3. Hiring of DPs and locals will be ensured through inserting a contract clause in the

				<p>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 project's monthly/quarterly progress and monitoring of LARP implementation reports;</p> <ul style="list-style-type: none"> • Also, the training in the form of skill development will be provided to DPs. • Provision of support for investments in productivity enhancing inputs, such as land leveling, terracing, biological, erosion control, sprinkler/drip irrigation, composing, tools and agricultural extension, as feasible and applicable; additional financial support if land compensation is insufficient to allow for adequate investments to maintain livelihood..
10	Shifting Assistance	All types of structures requiring relocation	2 DPs (one is the owner of building structure (room) & Tube well and second who used the room as a barber shop) @ Rs. 10,000 per DP	<ul style="list-style-type: none"> • As agreed in the consultation meeting with the DPs, a lump sum amount of Rs. 10,000 will be paid to each DP as a one-time shifting allowance to facilitate their shifting in other area; • Owner of the room will get one additional allowance for shifting of delivery pipe and electric motor of his tube well; and • PMU will give DPs 30 days' time period for relocation as agreed here in the consultation meetings and that can be extended with consensus.
11	Maintenance of access to means of livelihood	Avoidance of obstruction by project facilities	All 41 DPs	Provide un-interrupted access to agricultural fields, business premises and residences of persons in the project area.

12	Unanticipated Impacts	As and when identified	All DPs facing impact	Dealt with as appropriate during subproject implementation according to the ADB Safeguard Policy Statement, 2009 and compensation provisions as defined in this entitlement matrix.
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SECTION 7

INCOME RESTORATION AND REHABILITATION

7.1 General

98. 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 project. 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 project will also seek to maximize project 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 project 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

99. The project considers providing a mix of livelihood assistance aiming income restoration to pre-project levels. List of DPs receiving different types of allowances is attached as **Annex-I**. The income restoration program to be provided to DPs includes the following assistance:

7.3 Livelihood Restoration

- **Livelihood Disturbance Allowance:** Cash compensation for livelihood restoration will be paid to 1 DP operating barber shop. Compensation will be based on officially designated minimum wage rate, i.e. Rs. 20,000 as fixed by the Federal Government for the year 2020-21. The amount for three months will be equal to Rs. 20,000X3= 60,000. 03 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 83,000/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
- **Severely Affected Allowance:** Each DP will be paid one-time cash compensation equal to minimum wage rate i.e. Rs. 20,000 as fixed by the Federal Government for the year 2020-21. The amount for three months will be equal to Rs. 20,000X3= 60,000.
- **Jobs to DPs and Locals:** All eligible DPs and locals (preference given to DPs) will be provided employment opportunities created by construction of South zone pumping station (Lot-4), 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 project'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, and cooking. 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.

SECTION 8

RESETTLEMENT BUDGET AND FINANCING PLAN

8.1 Introduction

100. 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 May to June 2020 and updated in September, 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 -2022 and has been reviewed and finalized by the EA. The assessment carried out by the DPAC is given as **Annex-J** 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 the 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. Therefore, the difference between BOR and RC was worked out through an independent valuation study by qualified and experienced experts (referred subsection 6.2). 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, CIU will be required to arrange the balance amount and pay to the DPs to comply with the conditions of loan agreements.

8.2 Differential Cost:

101. The Independent Valuation Study (IVS) worked out the differential of 11.36% for the land affected by the access passage comprising of 0.441 Acre and 35.93 % for the land affected by the construction of sewerage pumping station comprising of 4.482 Acres as compared to the cost determined by DPAC based on the average market rate i.e. Rs. 7,273,650/acre for the access passage and Rs. 1,561,260/acre for the sewerage pumping station. The IVS cost is as per the replacement cost, i.e., Rs. 8,100,000/acre for the access passage and Rs.2,122,200/acre for the land of sewerage pumping station. Similarly, the differential cost of crops is Rs.143,900 (543.02%), trees Rs.-32,500/ (-51.03%), Shop/ room is Rs. 54,225 (66.21%), and Tube well Rs. 537,500 (162.9%). The total differential in the form of land and non-land assets of this subproject is Rs 2,200,216/- worked out as per replacement cost of the IVS. This includes all transaction costs, interests, labor, restoration costs and all applicable payments. The differential cost is based on 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. Approval of the Resettlement Budget

102. 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.

103. 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.

8.3 Management of Resettlement Budget

104. 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 approved by PMU-LG &CD with concurrence from ADB. The implementation procedure will include definition of various resettlement terms, the entitlements, detailed procedure for identification of eligible persons for resettlement entitlements of the LARP, preparation of losses and entitlement files of individual DPs, as well as processing payments and disbursements with accurate and up-to-date documentation.

105. 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.

8.4 Land Acquisition and Resettlement Cost

106. 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-B** to **Annex-F** and Table 8.1 of the LARP. The total cost worked out is PKR 23.29 million (reflected in Table 8.1 and provided category-wise). 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./ Unit	DPs	Unit Rates 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/non-land assets by relevant departments (Rs.)	Total Compensation determined through IVS (Rs.)	Differential between IVS and DPAC cost (Rs.)	Total Differential cost to be paid by PMU (Rs)	Total Differential cost as % of Total DPAC determined cost (%)	Total Compensation Cost (Million Rs.)
A. Cost of Land Acquisition (Rs. Per Acre)											
i.	Access Passage affected land(acres)	0.441 ¹	8	7,273,660	8,100,000	3,209,997	3,574,676				
ii.	15% compulsory acquisition charges			1,091,049	-	481,500	-				
iii.	Total (with 15 % charges)			8,364,698	8,100,000	3,691,497	3,574,676	-116,821	0	-	
iv.	Main Affected Land Area off Road	4.482²	32	1,561,260	2,122,200	6,998,025	9,512,322				
v.	15% compulsory acquisition charges			234,189	-	1,049,704	-				
vi.	Total (with			1,795,449	2,122,200	8,047,728	9,512,322	1,464,594	1,464,591	18.20%	

¹ As per DPAC area passage the land affected by the access passage comprising of 0.441 Acre, but in the LARP, it was mentioned 0.418 erroneously

² As per DPAC main area land affected by the construction of sewerage pumping station comprising of 4.482 Acres but in the LARP, it was mentioned 4.505 erroneously, however, total area acquired remain same. Similarly, IVS also recorded the incorrect area, thus revised the IVS.

	15 % charges)										
Land (Sub-Total A =A(iii) + A(vi)		4.9236	40			11,739,225	13,086,998		1,464,591		13.09
B. Cost of Crop (Rs. Per Mound/40 Kg)											
i	Wheat Crop	40	3	—	1,575	—	63,000				
ii.	Burseem (Animal Fodder)	120		123.4	144	14,800	17,300				
iii.	Chari (Animal Fodder)	50		90	130	4,500	6,500				
iv.	Maize Crop	48		150	1,742	7,200	83,600				
Crop (Sub-Total B)		-	-			26,500 ³	170,400		143,900	543.02%	0.17
C- Cost of Trees (Rs. Per tree)											
i.	Shesham (Nos.)	7	2	4,978	1,250	34,843	10,937	-23,906	0		
ii	Others (Nos.)	23	38	1,371	750	31,524	21,562	-9,962	0		
Crop Sub-Total of C =C(i)+C(ii)		30	40	-	-	66,367	32,500 ⁴	-33,868	0	0.00%	0.03
D- Cost of Structure (Rs. Per Sqft)											
i	Shop Total Area (136.125 SqFt)	136.125	1	602	1000	81,900	136,125	54,225	54,225		
Structure Sub-Total of D						81,900 ⁵	136,125	54,225	54,225	66.21%	0.14
E- Cost of Tube well (Rs. Per Tube well)											
i	Tube well	1	1	Various	Various	330,000	867,500		537,500		

³ As per assessment of agriculture department compensation of crops is PKR 26,500, but in LARP it was mentioned PKR 26,508 erroneously

⁴ Cost assessed by IVS for trees is PKR 32,500, but in the LARP, it was mentioned PKR 26,000 erroneously,

⁵ As per assessment of building department, compensation cost of structure is PKR 81,900, but in LARP it was mentioned PKR 81,947 erroneously

Tubewell Sub-Total of E				-	-	330,000	867,500		537,500	162.88%	0.87
Total for Land and Non-land Assets = A+B+C+D+E						12,243,992	14,293,523		2,200,216	17.97%	14.29
F-Assistance											
i.	Livelihood Restoration	.	1	60,000		60,000					
ii.	Training/Skill Development	-	41	Lump sum		1,000,000					
iii.	Vulnerability Allowance		12	60,000		720,000					
iv.	Severity Allowance		9	60,000		540,000					
v.	Shifting Allowance	-	2	10,000		20,000					
Sub-Total of F						2,340,000					2.34
Total for F-Assistance, Land and Non-land Assets = A+B+C+D+E+F						16,633,523					16.63
G	Monitoring and Evaluation @ 20% of the Total Cost						3,326,705				3.33
H	Administrative & Security Cost @ 10% of the Total Cost						1,663,352				1.66
I	Contingencies @ 10 % of the Total Cost						1,663,352				1.66
Grand Total = A+B+C+D+E+F+G+H+I						23,286,932					23.29
Total in US\$ @ Rs. 160= 1\$						145,543.33					0.15

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

107. An integrated GRM for environment and social concerns was established at the project 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 project.

108. A grievance redress mechanism is already in place since 4th May 2020. The Notifications of Committees are attached as **(Annex-K)**. It is a three tiered structure, 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 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.

109. **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.

110. **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 proceed to stage 2 at City Level (Commissioner Office). The committee will review the case and give the solution within seven days of its submission.

111. **Stage 3:** In case of dissatisfaction of the complainant at stage 2, he/she can proceed 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).

112. 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.

113. Implementing the GRC's decision will be contractually binding on the contractor.

SECTION 10 INSTITUTIONAL ARRANGEMENTS

10.1 Introduction

114. 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 the city level, City Implementation Units (CIUs) have been 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.

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

116. In term of LARP implementation, LG&CD, PMU, and CIU Sahiwal shall ensure that land and ROW required for the subproject are made available to the contractor in accordance 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.

117. 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

118. 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.

119. 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.

Sr. No.	Institution	Roles and Responsibilities
5	Community	Local Community is the affected as well as beneficiary of the sub-subproject. Community is responsible to resolve social conflicts and to safeguard their rights.
6	Independent Valuation Expert	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 requirements of Pakistan.
7	ADB	ADB is the donor of the south zone pumping station and has a 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)

120. 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; and
- GIS Officer.

10.4 Construction Supervision Consultants

121. 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:

- i. Preparation of database of all the affected households and to review their eligibility and entitlement based on the final LARP;
- ii. Assist in disbursement of compensation and ensure that affected persons are compensated as per the LARP before commencement of civil works
- iii. Distribute the notices to the entitled DPs regarding their payment of compensation
- iv. Provide proper guidance to DPs for the submission of their requests for compensation as per eligibility and entitlement
- v. 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.;

- vi. Facilitate the DPs in term of resolving the legal and administrative impediments for the compensation payment;
- vii. Help the DPs to put their complaints (if any) in front of GRCs;
- viii. Conduct community consultations and disclosure process throughout the sub-project cycle;
- ix. Assist PMU/CIU in the preparation of progress and monitoring reports.
- x. 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)

122. Grievance redress committee has been established for addressing conflicts and appeal procedures regarding project 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 details are already discussed in section 9 of this LARP.

10.6 District Government

123. 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

124. 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

125. An Independent Valuation Expert will undertake 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 Asian Development Bank (ADB)

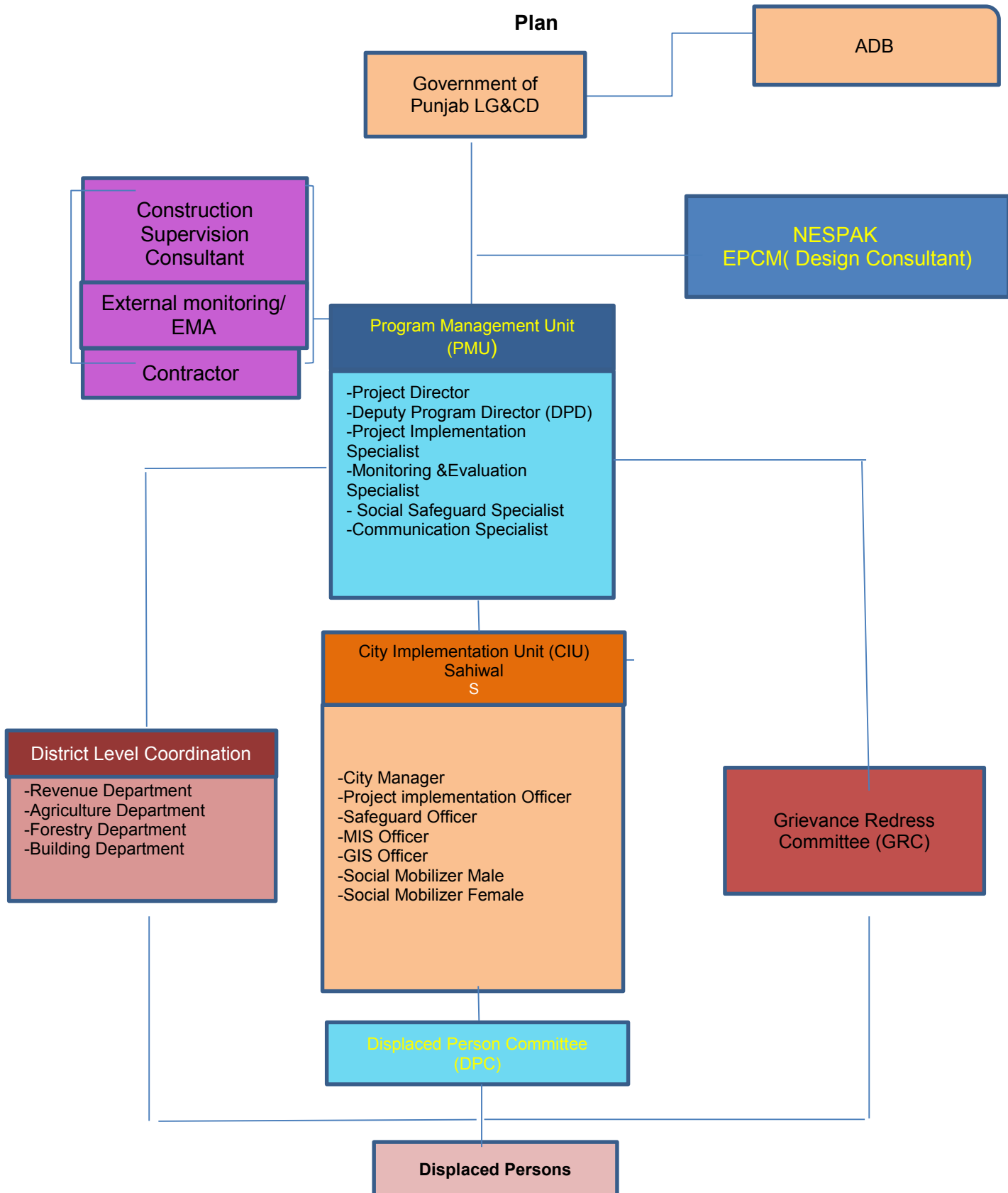
126. ADB reviews LARP and confirms their responsiveness to ADB's safeguards requirements. In cases where these do not meet ADB's requirements, additional

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.

10.10 Organizational Chart

127. 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 Plan



SECTION 11
IMPLEMENTATION SCHEDULE

11.1 Introduction

128. The implementation schedule has been formulated (in consultation with LG & CD) to accommodate different activities of the project 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.

129. The relocation of the DPs in the area will be required towards the end of June early July, 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

130. The acquisition process and disbursement of payments under land awards is interrelated 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	On Going
4	ADB reviews and comments on final LARP	ADB	Under process
5	Award of Contract	PMU/CIU	After the approval of LARP
6	Announcement of Land Award	Deputy Commissioner	November 18, 2020
7	Institutional arrangements put in place for LARP implementation	PMU -LG&CD	Done
8	Arrangement of resettlement Budget	PMU-LG&CD	Done
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 after the approval of LARP i.e. April/May 2021.

Sr. No.	Activity	Responsibility	Compliance Status
10	Completion of payment of compensation according to the procedure provided in the LARP	PMU, CIU & Revenue	May/June 2021
11	Submission of External Monitoring Report	EMA	Before start of construction work i.e. July 2021
12	Issuance of no-objection for NTP with civil works for Lot-4	PMU& CIU	After the LARP implementation External Monitoring report will identify the status of compensation payment and other livelihood assistances expected to be submitted in mid July 2021.
12	Commencement of civil works	PMU/Contractor	End July early Aug 2021

11.3 Implementation Schedule

131. The commencement of civil works will be subject to the satisfactory implementation of this Land Acquisition and Resettlement Plan including complete 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 south zone Pumping Station (Lot-4) will be completed till the mid/end of June 2021. The detail of proposed tentative schedule is presented below.

Figure 11.3: RP Implementation Schedule

Sr. No	Items	Status	Year 2020-21										Responsibility	
			NOV	DEC	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG		
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	Continues process	█	█	█	█	█	█	█	█	█	█	█	PMU & CIU
4	Formation of GRC: Complaint from Aggrieved DPs, Investigation and Actions & Monitoring Resolution of Complaint	Done/ On going	█	█	█	█	█	█	█	█	█	█	█	PMU & CIU
5	Preparation of a final LARP and Disclosure	On going			█	█	█	█	█					PMU & CIU
6	Award of contract	Not Yet							█	█				PMU/CIU
7	Compensation Payment: Compensation payment for land and 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/ commencement of civil works	Not Yet											█	PMU, CIU & Contractor

SECTION 12 MONITORING AND REPORTING

12.1 Need for Monitoring and Reporting

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

133. Keeping in view the significance of the 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; and
- f. Submit periodic monitoring reports (quarterly and bi-annually) on safeguard measures as agreed with the ADB.

12.2 Internal Monitoring

134. 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.

135. 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:

- i. Information campaign and consultation with DPs;
- ii. Status of compensation payment for the land and non-land assets like structures, crops and trees;
- iii. Payments for the resettlement and livelihood restoration/rehabilitation;
- iv. Grievance procedures, including recording, reporting, processing and redress of grievances; and
- v. Ensure the gender mitigation measures are adhered to during the internal monitoring and reporting process.

136. 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:

- i. Review of census information for all DPs;
- ii. Consultation and informal interviews with DPs;
- iii. Key informant interviews; and
- iv. Community public meetings.

12.3 External Monitoring

137. 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 mobilized since 9th of 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.

138. The key tasks during external monitoring will include

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

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

- i. Socio-economic conditions of the DPs in the post-resettlement period;

- ii. Communications and reactions from DPs on entitlements, compensation, options, alternative developments and relocation time tables etc.;
- iii. Quality and frequency of consultation and disclosure;
- iv. Changes in income levels;
- v. Rehabilitation of severely affected people, and different vulnerable groups;
- vi. Valuation of property and ability to replace lost assets;
- vii. Disbursement of compensation and other entitlements; and
- viii. Grievance procedures, including recording, reporting, processing and redress of grievances.

140. Based on the external monitor's report, if non-compliance is identified, a corrective action plan (CAP) 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

141. CSC will prepare monthly progress report and assist PMU to prepare internal monitoring report on quarterly basis. The external monitoring report will be prepared by the EMA on biannual basis. However, 1st safeguard monitoring report will be submitted as the compensation disbursement is completed (tentatively 25th of March, 2021) and later it will be submitted on quarterly basis.

142. 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 being posted on the subproject website.

143. Awarding of civil works contract for the pumping station of South zone (Lot-4) – 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
Brochures in Urdu and English Languages



Punjab Intermediate Cities Improvement Program (PICIIP)



Public Disclosure Brochure



**Local Government and
Community Development Department**

Transformation of Sahiwal City into a Developed City through Construction of Sewage Treatment Plant (STP) in Sahiwal

Punjab Intermediate Cities Improvement Investment Program (PICIIP) is a Six-year Investment Lending Project being executed by LG&CD Department. The project involves multiple Service Delivery projects for Sahiwal & Sialkot. PICIIP aims to transform these cities into green, inclusive, resilient, competitive and smart cities with improved municipal governance, integrated urban planning, improved service delivery, efficient local mobility, and climate resilient infrastructure within the framework of SMART City. The focus of PICIIP is the capacity building of Metropolitan/ Municipal Corporations to improve services of Water Supply, Sewerage System, Sewage Treatment, Solid Waste Management and Transport Infrastructure, which will contribute in enhancing the economic activities, strengthen business process, improved community health and better quality of life of the residents of Sahiwal and Sialkot.

Master Plan for Sahiwal

Water Supply and Sanitation Master Plan of Sahiwal city has been prepared to get rid of the issues of water supply and sewerage. The plan entails upcoming development projects for next 25 years.

Implementation Phases of proposed schemes in Master Plan

The Master plan implementation is planned into two phases and following projects are ready for execution by June-2020 under Phase 1:



Rehabilitation/Improvement of Water Supply System



Rehabilitation/Improvement of Sewerage System



Construction of Sewage Treatment (STP) Plant in the North-West Direction of Sahiwal City.

Rehabilitation/Improvement of Water supply & Sewerage System in Sahiwal city

Water Supply System:

This project involves water supply distribution network comprising of pipes of various diameters for provision of safe water to the citizen of Sahiwal city. It will comprise of the installation of 10 new filtration plants, construction of 28 new tube wells, construction of 04 new Over Head Reservoirs (in which 03 OHRs will be of 100,000 Gallons capacity and 01 will be of 150,000 Gallons capacity), rehabilitation of 45 existing tube wells, rehabilitation of 20 existing filtration plants, rehabilitation of existing 07 Over Head Reservoirs, laying of 547 Km of new Water Supply Pipes, provision of 43,048 numbers of Domestic/Household connections, installation of 184 numbers of Bulk Flow Meters for Tube Wells, OHRs and distribution system.

Sewerage System:

This project involves the laying of sewer of various diameters starting from 12 to 72 inches diameter. The components of proposed system are laying of 69.22 Km new trunk sewer of diameter 15 to 72 inches, laying of 11.61 Km lateral sewer ranging from 12 to 15 inch diameter pipes, laying of conduit consisting of sizes 10ft×7.75ft up to a length of 2.42 Km and 7ft x 6ft size conduit up to a length of 2.37Km and also the construction of influent pumping stations. The project also involves restoration of metallic road as well, laying of two force main sewers consisting on a length of 460 meters for diameter 1200mm in North side of the city and a length of 1.52 Km for diameter 1000 mm in the South side of the city. Also nine existing disposal stations in the northern part of city will be eliminated and only one disposal station is proposed at North West side of the city near Sukhrawa drain at inlet of wastewater treatment plant. Moreover four existing disposal stations in the southern part of the city will be eliminated and one disposal station is proposed near Sukhnai drain.

Problems associated with untreated Waste Water in Sahiwal

The treatment and ultimate disposal of municipal wastewater/sewage of Sahiwal city is a major problem. Presently, no treatment plant is available for treatment of sewage in the project area of Sahiwal City. The raw sewage is being directly disposed of into canal, seepage drains and in agricultural fields in outskirts of the city resulting in spread of hazardous diseases. This practice is environmentally unsafe, a violation of Punjab Environmental Protection Act (PEPA) and has become a major cause of various viral and bacterial diseases spread in the area e.g. malaria, cholera, typhoid and polio in citizens. The problem becomes more severe when the farmers do not need raw sewage for their crops(s) during certain period(s) of year and ponding issue of sewage makes life of citizens a hell. The untreated sewage disturbs the downstream water quality and ruins the aquatic life also.



Need of Construction of Sewage Treatment Plant in Sahiwal

Sewage Treatment Plant is direly needed to treat the infectious sewage collected from Sahiwal city. The principal target pollutants are Biochemical Oxygen Demand (BOD), Suspended Solids and Fecal Coliform. The objective of the treatment is to bring the values of wastewater BOD, Total Suspended Solids (TSS) and Fecal Coliform within the permissible limits of Punjab Environmental Quality Standards for Municipal and Liquid Industrial Effluents, as promulgated under Punjab Environmental Protection Act and World Health Organization (WHO) Guidelines.

Effective Reuse of Treated Sewage Effluent

After treatment of sewage, the treated effluent can be safely used for agricultural purposes as per WHO Guidelines leading to provision of safe and healthy products for use of citizens of Sahiwal. When there is no requirement of water for the crops, the treated effluent can be discharged into inland waters thereby improving the water quality there.

Construction of Sewage Treatment (STP) Plant in Proposed Northern side of Sahiwal

For Northern side of the city, it is proposed that STP will be designed/constructed under PICIIP to cater for the sewage generation up to year 2029.

Capacity = 24.6 MGD
 Treatment Technology = Waste Stabilization Ponds (WSP)
 Area Requirement = 201 Acres, 03 Kanals & 12 Marlas

Sr.No	Name of Mauza	Locality	No. of Land Owners
1	Muhammad Pura	1099-kanals & 12 Marlas (137- Acres, 03-Kanals & 12-Marlas)	114
2	Chak No. 66/G.D	512 Kanals (64-Acres)	33
	Total	201 Acres, 03 Kanals & 12 Marlas	147

Location of Sewage Treatment Plant:



Land Acquisition:

The project need to acquire a total of 201 acres 03 Kanals and 12 marlas of land in Muhammad Pura and Chak 66 GD in Sahiwal. The land is under the possession of private ownership of local community and was being used for agricultural purposes.

Compensation Payments:

Survey teams have completed field survey to confirm the land to be acquired and its value as per current prevalent rates, as well as the per unit replacement value of the structures, tube wells, houses, trees and crops. The list of APs/DPs by village / distributary will be displayed at the respective Local Union Council Offices or other common community places.

The land to be acquired from the private landowners will be compensated before taking possession at the current prevalent rate by the District Price Assessment committee (DPAC) and paid through the Tehsil Land Revenue Department/ Land Acquisition Council. All other damages i.e. residential / commercial structures, tubewells, trees and crops will be compensated to the APs/DPs before taking possession at current **PREVALENT RATE**.

Grievance Redress Mechanism:

A Grievance Redress Committee (GRC) has been constituted by Worthy Secretary LG&CD comprises of i. Director (Dev. & Finance), Commissioner Office Sahiwal (Chairperson); ii. Chief Corporation Officer, Metropolitan Corporation Sahiwal (Secretary); iii. Research Analyst (Social Safeguard) CIU Sahiwal (member); iv. Research Analyst (Environment) (member); (v) Research Analyst (Gender) (member), to entertain and address complaints/grievance through the City Implementation Unit Sahiwal, as Grievance Redress Unit.

By the end of the Census a detailed Inspection Survey, a database of all the Affected Persons/Displaced Persons (APs/DPs) will be prepared. The Grievance Redress Committee/s will address the households who believe they have not been registered as a project Affected Person (AP) or would like to report a discrepancy in the measurement of land, structures or trees to be affected by the project can submit and resolve their complaints through the Grievance Redress Committee.

APs will be able to make a complaint in writing to the GRC at the City Implementation Unit (CIU) Sahiwal that will be established within the project area. The GRC will respond to complaints within 30 days of the complaint registration date. Construction supervisors will attempt to address the complaint at field level. If they are unsuccessful, they will refer the matter to the Committee director, who may communicate with or call a meeting of GRC.



Contact Details for Information & Consultations:

Infrastructure Engineer City Implementation Unit Sahiwal,
Punjab Intermediate Cities Improvement Investment Program
Contact Person: Mr. Muhammad Umair Ali, Infrastructure Engineer CIU, Sahiwal
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پنجاب انٹرمیڈیٹ سٹیز امپروومنٹ انویسٹمنٹ پروگرام (PICIIP)



عوامی آگاہی کتابچہ



لوکل گورنمنٹ اینڈ
کمیونٹی ڈویلپمنٹ ڈیپارٹمنٹ

سیوریج ٹریٹمنٹ پلانٹ (STP) کی تعمیر کے ذریعے ساہیوال کی بلوورترقی یافتہ شہر میں تبدیلی

پنجاب انٹرمیڈیٹ سٹیٹیز ایمر و وٹمنٹ انویسٹمنٹ پروگرام (PICIP) چھ سالہ انویسٹمنٹ لینڈنگ منصوبہ ہے جسے لوکل گورنمنٹ اینڈ کمیونٹی ڈیولپمنٹ ڈیپارٹمنٹ کے ذریعے عملی جامہ پہنایا جا رہا ہے۔ اس پراجیکٹ میں ساہیوال اور سیالکوٹ کیلئے خدمات کی فراہمی کے متعدد پراجیکٹس شامل ہیں۔ PICIP ان شہروں کو بہتر بلدیاتی نظام، مربوط شہری منصوبہ بندی، خدمات کی بہتر فراہمی، سٹریٹ مقامی نقل و حرکت اور سمارٹ سٹیج کے فریم ورک کے مطابق موثر لحاظ سے چکرا دہلی کے پراجیکٹس کے حامل سٹریٹس، مسابقتی اور سمارٹ شہروں میں تبدیل کرنے کیلئے پُر مزم ہے۔

PICIP پینے کے صاف پانی کی فراہمی، نکاسی آب، سیوریج سسٹم، سیوریج ٹریٹمنٹ، گورڈا کرکٹ کی مناسب تنگی اور نقل و حمل کا بنیادی ڈھانچہ بہتر بنانے کیلئے بلند پائی کارپوریشن کی صلاحیت میں اضافے پر توجہ مرکوز کئے ہوئے ہے جس سے مقامی سرگرمیوں میں اضافے، کاروباری عمل کی مضبوطی، ہوائی صحت میں بہتری اور ساہیوال و سیالکوٹ کے رہائشیوں کے معیار زندگی کو بہتر بنانے میں مدد ملے گی۔

ساہیوال کیلئے ماسٹر پلان

واٹر سپلائی اور سیوریج کے مسائل سے چھٹکارا حاصل کرنے کیلئے ساہیوال شہر کی واٹر سپلائی اور سینیٹیشن کا ماسٹر پلان تیار کیا گیا ہے۔ اس پلان میں آنے والے 25 سال کے ترقیاتی منصوبے شامل کئے گئے ہیں۔

ماسٹر پلان میں مجوزہ اسکیموں پر عمل درآمد کے مراحل

ماسٹر پلان پر دو مراحل میں عمل درآمد کی منصوبہ بندی کی گئی ہے اور پہلے مرحلے کے تحت درج ذیل منصوبے جون 2020 تک عمل درآمد کیلئے تیار ہیں۔



ساہیوال شہر کی شمال مغربی سمت میں سیوریج ٹریٹمنٹ پلانٹ (STP) کی تعمیر



سیوریج کے نظام کی بحالی/بہتری



واٹر سپلائی کے نظام کی بحالی/بہتری

ساہیوال شہر میں واٹر سپلائی اور سیوریج کے نظام کی بحالی/بہتری

واٹر سپلائی سسٹم

اس پراجیکٹ میں ساہیوال شہر کے شہریوں کو محفوظ پانی کی فراہمی کیلئے مختلف قطر کے پائپوں کا حامل واٹر سپلائی ڈسٹری بیوشن نیٹ ورک شامل ہے۔ یہ پراجیکٹ 10 نئے فلٹریشن پلانٹس کی تنصیب، 28 نئے ٹیوب ویلز کی تعمیر، 04 نئے اوور ہیڈ ریزروائر (اوائچ آر) کی تعمیر جن میں سے 13 اوائچ آر میں 01 کھگلیں اور ایک اوائچ آر میں ڈیڑھ لاکھ گلیں پانی ذخیرہ کرنے کی صلاحیت ہے، 45 پھیلے سے موجود ٹیوب ویلز کی بحالی، 20 پھیلے سے موجود فلٹریشن پلانٹس کی بحالی، پھیلے سے موجود 07 اوائچ آر کی بحالی، 547 کلومیٹر طویل نئے واٹر سپلائی پائپ بجھانے، 43,048 گھریلو کنیکشنز کی فراہمی مزید برآں ٹیوب ویلز، OHRs اور ڈسٹری بیوشن سسٹم کیلئے 184 نئے بلک فلومیٹرز کی تنصیب پر مشتمل ہے۔

سیوریج سسٹم

اس پراجیکٹ میں 12 سے 72 انچ قطر سے شروع ہونے والے مختلف قطر کے سیر رجھانا شامل ہے۔ مجوزہ نظام کے سائز میں 15 سے 72 انچ قطر کے 69.22 کلومیٹر طویل نئے ٹرنک سیر رجھانا، 12 سے 15 انچ قطر والے پائپس تک کے 11.61 طویل نقلی سیر رجھانا، 10x7.75 فٹ سائز کے 242 کلومیٹر تک طویل پائپ اور 7x6 فٹ سائز کے 2.37 کلومیٹر تک طویل پائپ، بجھانا اور انفلوئنٹ سپیننگ اسٹیشنوں کی تعمیر بھی شامل ہے۔ اس پراجیکٹ میں روڈ کی بحالی اور اس کے ساتھ ساتھ شہر کی شمال میں 1200 mm قطر کے 460 میٹر طویل دو ٹین سیر اور شہر کے جنوب میں 1000 mm قطر کا 1.52 کلومیٹر طویل ایک ٹین سیر رجھانا شامل ہے۔

اس کے علاوہ شہر کے شمالی حصے میں پھیلے سے موجود 09 چھوٹے ڈیپوزل اسٹیشنز کو ختم کیا جائے گا اور شہر کی شمال مغربی سمت میں سکھ راہ ڈرائیو کے نزدیک ویسٹ واٹر ٹریٹمنٹ پلانٹ کے داخلی راستہ پر ایک بڑا ڈیپوزل اسٹیشن جو بڑھایا گیا ہے۔ مزید برآں 04 چھوٹے ڈیپوزل اسٹیشنز جو کہ شہر کے جنوبی حصے میں واقع ہیں ختم کر کے سکھائی ڈرائیو کے نزدیک ایک بڑا ڈیپوزل اسٹیشن جو بڑھایا گیا ہے۔

ساہیوال میں سیویج سے بچنے کے مسائل

ساہیوال شہر کے میونسپل سیویج کی ٹریٹمنٹ اور تھی ٹکاس ایک بڑا مسئلہ ہے۔ فی الوقت ساہیوال شہر کے پرائیویٹ ایریا میں سیویج کی ٹریٹمنٹ کیلئے کوئی پلانٹ موجود نہیں ہے۔ یہ سیویج براہ راست نہر، ٹالوں اور شہر کے مسافعات میں موجود زرعی میدانوں میں چھوڑا جاتا ہے جس کے نتیجے میں خطرناک بیماریاں پیدا ہو رہی ہیں۔ یہ طرز عمل ماحولیاتی حوالے سے غیر محفوظ، پنجاب انوائرنمنٹل پروٹیکشن ایکٹ (PEPA) کی خلاف ورزی اور علاتے بھر میں شہریوں میں پھیلنے والی متعدد بیماریوں مثلاً ملیریا، ہیضہ، ٹائیفائیڈ اور پولیو کی بنیادی وجہ بن رہا ہے۔ کسانوں کی عدم توجہی کی وجہ سے یہ مسئلہ مزید شدت اختیار کر جاتا ہے اور اس مسئلے کی وجہ سے شہریوں کی زندگی مشکلات کا شکار ہے۔ سیویج کا غیر صاف شدہ پانی زیر زمین پانی کے معیار کو خراب کرتا ہے اور آبی زندگی کو بھی شدید نقصان پہنچاتا ہے۔



ساہیوال میں سیویج ٹریٹمنٹ پلانٹ کی تعمیر کی ضرورت

سیویج ٹریٹمنٹ پلانٹ کی تعمیر کی ضرورت ہے۔ سیویج پانی میں بائیو کیمیکل آکسیجن ڈیمانڈ (BOD)، معطل ٹھوس اور فیکل کولیفارم (Fecal Coliform) جیسے مضر صحت اور آلودگی سے بھرپور اجزا پائے جاتے ہیں۔ ٹریٹمنٹ سسٹم کا مقصد ویسٹ وائر کو BOD، تمام معطل شدہ ٹھوس TSS اور فیکل کولیفارم کو ورلڈ ہیلتھ آرگنائزیشن کی ہدایات اور پنجاب انوائرنمنٹل پروٹیکشن ایکٹ میں ہدایات اور مائیکرو بیوٹیکنالوجی (Liquid Industrial Effluents) کیلئے پنجاب انوائرنمنٹل کوآپریٹو ٹیکنالوجی کے ساتھ شدہ حد میں لانا ہے۔

صاف کئے گئے سیویج پانی کا دوبارہ اور مؤثر استعمال

ورلڈ ہیلتھ آرگنائزیشن کی ہدایات کے مطابق ٹریٹمنٹ کے بعد خارج شدہ پانی کو زرعی مقاصد کیلئے استعمال کیا جاسکتا ہے جس سے ساہیوال کے شہریوں کو محفوظ اور صحت مند مصنوعات میسر آئیں گی۔ علاوہ ازیں جب فصلوں کو پانی کی ضرورت نہ ہو تو صاف شدہ پانی کو دوسرے آبی ذخائر میں بھی چھوڑا جاسکتا ہے۔

ساہیوال شہر کی مجوزہ شمالی سمت میں سیویج ٹریٹمنٹ پلانٹ (STP) کی تعمیر

پلانٹ کی تعمیر کے لئے شہر کی شمالی سمت کو تجویز کیا گیا ہے تاکہ PICIIP کے تحت 2029 تک سیویج ٹریٹمنٹ کیلئے STP ڈیزائن/تعمیر کیا جائے۔

Capacity = 24.6 MGD
Treatment Technology = Waste Stabilization Ponds (WSP)
Area Requirement = 201 Acres, 03 Kanals & 12 Marlas

Sr.No	Name of Mauza	Locality	No. of Land Owners
1	Muhammad Pura	1099-kanals & 12 Marlas (137- Acres, 03-Kanals & 12-Marlas)	114
2	Chak No. 66/G.D	512 Kanals (64-Acres)	33
	Total	201 Acres, 03 Kanals & 12 Marlas	147

سیویج ٹریٹمنٹ پلانٹ کی لوکیشن



زمین کا حصول

محمد پورہ، پیک 66GD ساہیوال میں اس پراجیکٹ کیلئے کل 201 ایکڑ، 3 کنال اور 12 مرلہ زمین ورکار ہے۔ یہ زمین مقامی افرو کی فنی ملکیت ہے اور زرعی مقاصد کیلئے استعمال کی جا رہی تھی۔

معاوضے کی ادائیگی

سرورے نیم نے درکار زمین کے حصول، اسکی مالیت اور اسکے ساتھ ساتھ تعمیرات، ٹیوب ویلز، گھروں، درختوں اور فصلوں کی مالیت کی تصدیق کیلئے فیلڈ سروے مکمل کر لیا ہے۔ گجھل / ڈسٹری بیوٹری کی جانب سے متاثرہ اور بے گھر ہو جانے والے افراد (APs / DPs) گھریلو متعلقہ زمین کو نسل کے دفاتر یا دیگر عوامی مقامات پر آویزاں کر دی جائیں گی۔ فنی زمین مالکان سے درکار زمین کی قیمت موجودہ مردہ شرحوں کے مطابق ڈسٹرکٹ پرائس اسٹیٹمنٹ کمیٹی (DPAC) کی جانب سے وضع کی جائے گی۔ درکار زمین کی قیمت کی ادائیگی تفصیل لینڈ ریونیو ڈیپارٹمنٹ / لینڈ ایکویٹی بیٹن کونسل کے ذریعے سابقہ مالکان کو قبضہ حاصل کرنے سے پہلے کی جائے گی۔ دیگر تمام نقصانات مثلاً ہائٹی / کمرشل تعمیرات، ٹیوب ویلز، درختوں اور فصلوں کی قیمت مردہ شرح کے مطابق سابقہ مالکان کو زمین کا قبضہ حاصل کرنے سے پہلے ادا کر دی جائے گی۔

شکایات کے ازالہ کا طریقہ کار

محترم ایگزیکٹو، LG&CD کی جانب سے تحفظات / شکایات کے ازالہ کیلئے نئی ایجنسیوں یونٹ (City Implementation Unit) ساہیوال کے تحت ایک کمیٹی تشکیل دی رہی تھی ہے۔ ڈائریکٹر ڈیپارٹمنٹ اینڈ فنانس کوشنر آفس ساہیوال کی سربراہی میں چیف کارپوریشن آفیسر، میٹرو پولیٹن ساہیوال کمیٹی کے سیکرٹری، ڈیپارٹمنٹ سوشل سیف گارڈ، ڈیپارٹمنٹ ماحولیات اور ڈیپارٹمنٹ ہیڈ ر کمیٹی کے ممبران ہوں گے۔

مردم شناسی کے آخر تک ایک تفصیلی معائنہ اور تمام متاثرہ افراد بے گھر افراد (APs & DPs) کی ڈیٹا میں تیار کی جائے گی۔

شکایات ازالہ کمیٹی ان تمام افراد کی شکایات کو سنے گی جن کے خیال میں انہیں پراجیکٹ سے متاثرہ افراد کی فہرست میں شامل نہیں کیا گیا اور پراجیکٹ سے متاثرہ زمین تعمیرات یا درختوں کی غیر منصفانہ بنائش کی شکایت کرتا چاہیں تو وہ کمیٹی کو ذریعے اپنی شکایات کا سدباب کر سکتے ہیں۔

متاثرہ افراد پراجیکٹ ایریا میں قائم کردہ نئی ایجنسیوں یونٹ ساہیوال GRC کو اپنی تحریری شکایات جمع کروائیں گے۔ GRC شکایت کے اندراج کے 30 ایام کے اندر شکایت کا جواب دینگے۔ کنسلٹیشن سپروائزر فیڈبک کی سطح پر شکایات کو حل کرنے کی کوشش کریں گے۔ اگر وہ کامیاب نہیں ہوئے تو وہ مسئلہ کمیٹی ڈائریکٹر کو منوب وین گے جو GRC سے رابطہ کریں گے یا منیٹنگ بلائیں گے۔

معلومات و مشورے کیلئے رابطے کی تفصیلات

برائے رابطہ: محمد عمیر علی، انفراسٹرکچر انجینئر CIU ساہیوال
فون: 040-9200173 (سوار سے جسے آج 9 تا شام 5 بجے)

انفراسٹرکچر انجینئر سٹی ایجنسیوں یونٹ ساہیوال
جناب انجینئر یونٹ سیکریٹری اور پروجیکٹ مینیجر



Annex-B
Package wise details of the PICIIP Procurement Plan

PROCUREMENT PLAN

Basic Data

Project Name: Punjab Intermediate Cities Improvement Investment Project	
Project Number: 48526-007	Approval Number: 3562
Country: Pakistan	Executing Agency: Local Government and Community Development Department, Government of Punjab
Project Procurement Risk: High	Implementing Agency: N/A
Project Financing Amount: US\$ 250,000,000 ADB Financing: US\$ 200,000,000 Cofinancing (ADB Administered): Non-ADB Financing: US\$ 50,000,000	Project Closing Date: 30 June 2024
Date of First Procurement Plan: 19 September 2017	Date of this Procurement Plan: 21 January 2021, Version 8
Advance Contracting: No	e-GP: Yes (http://picip.gop.pk).

A. Methods, Thresholds, Review and 18-Month Procurement Plan

1. Procurement and Consulting Methods and Thresholds

Except as the Asian Development Bank (ADB) may otherwise agree, the following process thresholds shall apply to procurement of goods and works.


Procurement of Goods and Works		
Method	Threshold	Comments
International Competitive Bidding for Goods	US\$ 2,000,000 and Above	Prior.
National Competitive Bidding for Goods	Between US\$ 100,000 and US\$ 1,999,999	The first NCB is subject to prior review, thereafter post review.
Shopping for Goods	Up to US\$ 99,999	The first RFQ is subject to prior review, thereafter post review.
International Competitive Bidding for Works	US\$ 15,000,000 and Above	Prior. ADB standard bidding document; Post-qualification.
National Competitive Bidding for Works	Between US\$ 100,000 and US\$ 14,999,999	The first NCB is subject to prior review, thereafter post review.
Shopping for Works	Up to US\$ 99,999	The first RFQ is subject to prior review, thereafter post review.

Consulting Services	
Method	Comments
Quality- and Cost-Based Selection for Consulting Firm	90:10; and 80:20 weightage. Prior. ADB standard request for proposal.
Quality-Based Selection for Consulting Firm	Prior. ADB standard request for proposal.
Consultant's Qualification Selection for Consulting Firm	Prior. ADB standard request for proposal.
Least-Cost Selection for Consulting Firm	Prior. ADB standard request for proposal.
Fixed Budget Selection for Consulting Firm	TBD
Individual Consultant Selection for Individual Consultant	Prior. Posted in the consultant management system.


2. Goods and Works Contracts Estimated to Cost \$1 Million or More

The following table lists goods and works contracts for which the procurement activity is either ongoing or expected to commence within the next 18 months.

Package	General Description	Estimated	Procurement	Review	Bidding	Advertisement	Comments


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Number		Value	Method	(Prior/ Post)	Procedure	Date (quarter/year)	
PICIP-04 A-Road Upgradation in Sahiwal	Upgradation/Rehabilitat ion of existing roads, streets and pavements in Sahiwal	2,000,000.00	NCB	Post	1S2E	Q2 / 2021	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
PICIP-08 A-Sahiwal- WWTP	Construction of Wastewater Treatment Plant (WWTP) in North Zone Sahiwal	7,000,000.00	ICB	Prior	1S2E	Q3 / 2020	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Large Works e-GP: No Covid-19 Response? No
PICIP-12- Sialkot-W WTP	Construction of Wastewater Treatment Plant (WWTP) in North Zone, Sialkot	13,000,000.00	ICB	Prior	1S2E	Q3 / 2020	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Large Works e-GP: No Covid-19 Response? No
PICIP-15- PLGA Lala Musa	Upgradation of Punjab Local Government Academy (PLGA) campus at Lala Musa	2,000,000.00	NCB	Post	1S2E	Q4 / 2021	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document:


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							Small Works e-GP: No Covid-19 Response? No
PICIP-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	NCB	Post	1S2E	Q1 / 2021	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No

3. Consulting Services Contracts Estimated to Cost \$100,000 or More

The following table lists consulting services contracts for which the recruitment activity is either ongoing or expected to commence within the next 18 months.

Package Number	General Description	Estimated Value	Recruitment Method	Review (Prior/ Post)	Advertisement Date (quarter/year)	Type of Proposal	Comments
PICIP-Cos_01A	Individual Consultants	1,000,000.00	ICS	Prior	Q1 / 2020		Assignment: National Expertise: Project Management e-GP: No Covid-19 Response? No Comments: Multiple contracts, adv Q1, Q2, and Q3
PICIP-Cos_03	Operational design and business model (ODBM) consultant	2,500,000.00	OCBS	Prior	Q2 / 2020	FTP	Assignment: International Quality-Cost Ratio: 90:10 e-GP: No Covid-19


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							Response? No
PICIP-Cos_04	Audit and finance consultant	300,000.00	QCBS	Prior	Q4 / 2020	BTP	Assignment: National Quality-Cost Ratio: 80:20 e-GP: No Covid-19 Response? No
PICIP-Cos_05A	Capacity building of Local Government and Community Development Department	3,500,000.00	QCBS	Prior	Q4 / 2020	FTP	Assignment: International Quality-Cost Ratio: 80:20 e-GP: No Covid-19 Response? No
PICIP-Cos_05B	Urban Mobility (Preparation of land use plan, urban transport plan and urban mobility planning) Design and Supervision Consultant (Firm)	3,000,000.00	QCBS	Prior	Q3 / 2020	FTP	Assignment: International Quality-Cost Ratio: 80:20 e-GP: No Covid-19 Response? No
PICIP-Cos_06B	Transaction advisory for Waste Water Treatment Plant (WWTP) - Public Private Partnership (PPP)	500,000.00	QCBS	Prior	Q4 / 2021	BTP	Assignment: National Quality-Cost Ratio: 80:20 e-GP: No Covid-19 Response? No
PICIP-Cos_07	Smart City Planning and Implementation Consultant (Firm)	1,500,000.00	QCBS	Prior	Q3 / 2021	FTP	Assignment: International Quality-Cost Ratio: 80:20 e-GP: No


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Goods and Works							
Package Number	General Description	Estimated Value (cumulative)	Estimated Number of Contracts	Procurement Method	Review (Prior/Past)	Bidding Procedure	Comments
PICIIP-04-Road 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	6	NCB	Post	1S2E	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
	Lot 1: Roads, foot path, signaling	12,600,000.00					
	Lot 2: greenbelt	2,000,000.00					
	Lot 3: open space	1,000,000.00					
	Lot 4: safe waste disposal	6,000,000.00					
	Lot 5: bus terminals	4,000,000.00					
	Lot 6: parks	2,000,000.00					
PICIIP-06-Water Meters	Supply of postpaid and pre-paid meters	2,000,000.00	1	ICB	Prior	1S2E	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Goods e-GP: No Covid-19 Response? No
PICIIP-08B-Sahiwal-WWTP	Construction of Treated Water Conveyance System for Wastewater Treatment Plant (WWTP) in North	7,000,000.00	1	ICB	Prior	1S2E	Prequalification of Bidders: N Domestic Preference Applicable: N


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	Zone, Sahiwal						Bidding Document Large Works e-GP: No Covid-19 Response? No
PICIP-22-Establishment of Smart City	Establishment of Smart City Intervention, AMIS MIS, City Central Control Room, Municipal Complaint Management and Re-address System development of dashboards for monitoring & evaluation	3,000,000.00	1	NCB	Prior	1S2E	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document Small Works e-GP: No Covid-19 Response? No
PICIP-23-Smart City Equipment	SMART City Equipment for Sialkot and Sahiwal	3,000,000.00	1	ICB	Prior	1S1E	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document Goods e-GP: No Covid-19 Response? No


Consulting Services							
Package Number	General Description	Estimated Value	Number of Contracts	Recruitment Method	Review (Prior/Post)	Type of Proposal	Comments
None							

C. List of Awarded and On-going, and Completed Contracts

The following tables list the awarded and on-going contracts, and completed contracts.

1. Awarded and Ongoing Contracts

Goods and Works							
Package Number	General Description	Estimated Value	Awarded Contract Value	Procurement Method	Advertisement Date (quarter/year)	Date of ADB Approval of Contract	Comments


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							Award
PICIP-02-SWM Water and Sanitation Equipment	Solid Waste Management, Water & Sanitation Equipment	6,500,000.00	5,768,112.00	ICB	Q2 / 2019		
PICIP-14-P LGA Lahore	Construction of Punjab Local Government Academy at Lahore	13,000,000.00	11,999,132.00	NCB	Q2 / 2019	27-NOV-19	
PICIP-03-Sahwal-Water and Sanitation	Procurement of Water Supply and Sanitation: Water supply system, filtration plants, tubewells, OHRs and trunk main sewer, Effluent pumping Lot 1-North Zone (Water Supply) Water supply system, filtration plants, tubewells, OHRs, SCADA and allied works	14,200,000.00	12,977,109.06	NCB	Q3 / 2020	29-OCT-20	e-GP No
PICIP-03-Sahwal-Water and Sanitation	Procurement of Water Supply and Sanitation: Water supply system, filtration plants, tubewells, OHRs and trunk main sewer, Effluent pumping station and allied works	40,800,000.00	37,099,544.63	NCB	Q2 / 2020		e-GP No
PICIP-11-Sialkot-Water and Sanitation	Procurement of Works for Rehabilitation / Improvement of Water Supply and Sewerage System in North Zone, Sialkot	50,000,000.00	40,147,974.45	NCB	Q2 / 2020		e-GP No
PICIP-01-PUBLIC SPACES	Upgrading of Existing Parks in Sahwal & Sialkot	5,500,000.00	2,982,522.00	NCB	Q2 / 2019		

Consulting Services							
Package Number	General Description	Estimated Value	Awarded Contract Value	Recruitment Method	Advertisement Date (quarter/year)	Date of ADB Approval of Contract Award	Comments
PICIP-Cons_02	Engineering, procurement, and construction management (EPCM) consultant	3,000,000.00	3,350,000.00	OCBS	Q3 / 2017	12-APR-18	PCSS 0001

D. National Competitive Bidding


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1. General

The procedures to be followed for national competitive bidding shall be those set forth in the Public Procurement Rules 2004 [S. R. O. 432 (1)/2004] issued on the 9th June 2004 by the Public Procurement Regulatory Authority Ordinance 2002 (XXII of 2002) of the Islamic Republic of Pakistan with the clarifications and modifications described in the following paragraphs required for compliance with the provisions of the ADB Procurement Guidelines.

2. Registration

- (i) Bidding shall not be restricted to pre-registered firms and such registration shall not be a condition for participation in the bidding process.
- (ii) Where registration is required prior to award of contract, bidders: (i) shall be allowed a reasonable time to complete the registration process; and (ii) shall not be denied registration for reasons unrelated to their capability and resources to successfully perform the contract, which shall be verified through post-qualification.

3. Prequalification

Normally, post-qualification shall be used unless prequalification is explicitly provided for in the loan agreement/procurement plan. Irrespective of whether post qualification or prequalification is used, eligible bidders (both national and foreign) shall be allowed to participate.

4. Bidding Period

The minimum bidding period is twenty-eight (28) days prior to the deadline for the submission of bids.

5. Bidding Documents

Procuring entities shall use the applicable standard bidding documents for the procurement of goods, works and services acceptable to ADB.

6. Preferences

No domestic preference shall be given for domestic bidders and for domestically manufactured goods.

7. Advertising


Invitations to bid shall be advertised in at least one widely circulated national daily newspaper or freely accessible, nationally-known website allowing a minimum of twenty-eight (28) days for the preparation and submission of bids. NCB contracts estimated to cost \$500,000 or more for goods and related services and &1,000,000 or more for civil works will be advertised on ADB's website via the posting of the Procurement Plan.

8. Bid Security

Where required, bid security shall be in the form of a bank guarantee from a reputable bank.

9. Bid Opening and Bid Evaluation

- (i) Bids shall be opened in public.


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- (ii) Evaluation of bids shall be made in strict adherence to the criteria declared in the bidding documents and contracts shall be awarded to the lowest evaluated bidder.
- (iii) Bidders shall not be eliminated from detailed evaluation on the basis of minor, non-substantial deviations.
- (iv) No bidder shall be rejected on the basis of a comparison with the employer's estimate and budget ceiling without the ADB's prior concurrence.
- (v) A contract shall be awarded to the technically responsive bid that offers the lowest evaluated price and no negotiations shall be permitted.

10. Rejection of all Bids and Rebidding


Bids shall not be rejected and new bids solicited without the ADB's prior concurrence.

11. Participation by Government-owned enterprises

Government-owned enterprises in the Islamic Republic of Pakistan shall be eligible to participate as bidders only if they can establish that they are legally and financially autonomous, operate under commercial law and are not a dependent agency of the contracting authority. Furthermore, they will be subject to the same bid and performance security requirements as other bidders.

12. ADB Member Country Restrictions

Bidders must be nationals of member countries of ADB, and offered goods and services must be produced in and supplied from member countries of ADB.


Procurement & Contracts
Program Management Unit,
PICIP, LG&CD Department
Govt. of the Punjab

Annex-C
List of Crop Affected DPs along with Compensation

Sr.no	DP Name	Area Acquired (Acres)	DPAC rate (Per Acre)+15%	Cost determined by DPAC +15%	Rate assessed by IVS (per Acre)	Cost assessed by IVS	Differential b/w DPAC and IVS	Differential based on prevailing highest rate btw DPAC and IVS
1	Haitam Ali S/o Dhollar Khan	0.35035	8,364,698	2,930,546.68	8,100,000	2,837,811	(92,736)	0
2	Muhammad Hussain S/o Waryam	0.75000	1,795,449	1,346,587	2,122,200	1,591,650	245,063	245,063
3	Muhammad Zafar S/o Muhammad Hussain	0.12500	1,795,449	224,431	2,122,200	265,275	40,844	40,844

Sr.no	DP Name	Area Acquired (Acres)	DPAC rate (Per Acre)+15%	Cost determined by DPAC +15%	Rate assessed by IVS (per Acre)	Cost assessed by IVS	Differential b/w DPAC and IVS	Differential based on prevailing highest rate btw DPAC and IVS
4	Zafar Iqbal S/o Muhammad Hussain	0.12500	1,795,449	224,431	2,122,200	265,275	40,844	40,844
5	Sardaran Bibi Wd/o Sultan	0.12500	1,795,449	224,431	2,122,200	265,275	40,844	40,844
6	Ibrar Hussain S/o Sultan	0.17500	1,795,449	314,204	2,122,200	371,385	57,181	57,181
7	Altaf Hussain S/o Sultan	0.17500	1,795,449	314,204	2,122,200	371,385	57,181	57,181
8	Ijaz Ahmad S/o Sultan	0.17500	1,795,449	314,204	2,122,200	371,385	57,181	57,181
9	Rubina Bibi D/o Sultan	0.08750	1,795,449	157,102	2,122,200	185,693	28,591	28,591
10	Rozina Bibi D/o Sultan	0.08750	1,795,449	157,102	2,122,200	185,693	28,591	28,591
11	Yasmeen Bibi D/o Sultan	0.08750	1,795,449	157,102	2,122,200	185,693	28,591	28,591
12	Sabran Bibi D/o Sultan	0.08750	1,795,449	157,102	2,122,200	185,693	28,591	28,591
13	Fareed S/o Mahmood	0.00347	8,364,698	29,042.23	8,100,000	28,123	(919)	0
14	Mureed S/o Mahmood	0.00347	8,364,698	29,042.23	8,100,000	28,123	(919)	0
15	Mehmood S/o Mahmood	0.00347	8,364,698	29,042.23	8,100,000	28,123	(919)	0
16	Rehmaa S/o Mahmood	0.00347	8,364,698	29,042.23	8,100,000	28,123	(919)	0
17	Namaa S/o Mahmood	0.02083	8,364,698	174,261.74	8,100,000	168,747	(5,514)	0
18	Sataan D/o Mahmood	0.0125	8,364,698	104,558.72	8,100,000	101,250	(3,309)	0
19	Akbar S/o Fareed	0.04375	8,364,698	365,955.52	8,100,000	354,375	(11,581)	0
20	Muhammad Zaman S/o Mian	0.85000	1,795,449	1,526,132	2,122,200	1,803,870	277,738	277,738

Sr.no	DP Name	Area Acquired (Acres)	DPAC rate (Per Acre)+15%	Cost determined by DPAC +15%	Rate assessed by IVS (per Acre)	Cost assessed by IVS	Differential b/w DPAC and IVS	Differential based on prevailing highest rate btw DPAC and IVS
21	Ghulam S/o Rehmaan	0.04722	1,795,449	84,785	2,122,200	100,215	15,430	15,430
22	Zainab Wd/o Muhammad Nawaz	0.01701	1,795,449	30,548	2,122,200	36,107	5,559	5,559
23	Altaf Nawaz S/o Muhammad Nawaz	0.01806	1,795,449	32,419	2,122,200	38,318	5,900	5,900
24	Mushtaq Nawaz S/o Muhammad Nawaz	0.01806	1,795,449	32,419	2,122,200	38,318	5,900	5,900
25	Sarfraz Nawaz S/o Muhammad Nawaz	0.01806	1,795,449	32,419	2,122,200	38,318	5,900	5,900
26	Ishfaq Nawaz S/o Muhammad Nawaz	0.01806	1,795,449	32,419	2,122,200	38,318	5,900	5,900
27	Asghar Nawaz S/o Muhammad Nawaz	0.01806	1,795,449	32,419	2,122,200	38,318	5,900	5,900
28	Nasim Bibi D/o Muhammad Nawaz	0.00972	1,795,449	17,455	2,122,200	20,632	3,177	3,177
29	Azraan Nawaz D/o Muhammad Nawaz	0.00972	1,795,449	17,455	2,122,200	20,632	3,177	3,177
30	Yasmeen Nawaz D/o Muhammad Nawaz	0.00972	1,795,449	17,455	2,122,200	20,632	3,177	3,177
31	Imtiaz-ul-Hassan S/o Muhammad Ali	0.02292	1,795,449	41,146	2,122,200	48,634	7,488	7,488
32	Imanat Ali S/o Mian Khan	0.35694	1,795,449	640,875	2,122,200	757,507	116,632	116,632

Sr.no	DP Name	Area Acquired (Acres)	DPAC rate (Per Acre)+15%	Cost determined by DPAC +15%	Rate assessed by IVS (per Acre)	Cost assessed by IVS	Differential b/w DPAC and IVS	Differential based on prevailing highest rate btw DPAC and IVS
33	Sardaran Wd/o Sikandar	0.13125	1,795,449	235,653	2,122,200	278,539	42,886	42,886
34	Muhammad Anwar S/o Sikandar	0.14375	1,795,449	258,096	2,122,200	305,066	46,970	46,970
35	Manzoor S/o Sikandar	0.14375	1,795,449	258,096	2,122,200	305,066	46,970	46,970
36	Noor S/o Sikandar	0.14375	1,795,449	258,096	2,122,200	305,066	46,970	46,970
37	Ghafoor S/o Sikandar	0.14375	1,795,449	258,096	2,122,200	305,066	46,970	46,970
38	Aslam S/o Sikandar	0.14375	1,795,449	258,096	2,122,200	305,066	46,970	46,970
39	Akbar S/o Sikandar	0.14375	1,795,449	258,096	2,122,200	305,066	46,970	46,970
40	Zohraan Bibi D/o Sikandar	0.07500	1,795,449	134,659	2,122,200	159,165	24,506	24,506

Annex-D
List of Crop Affected DPs along with Compensation

Sr. No.	DPs Name	Crop Type	Area under cultivation (Acre)	Cost assessed by Agriculture Department	Replacement Cost assessed by the IVS (per Acre)	Differential Payment Rs. (to be paid by PMU)
1	Haitam Ali S/O Dhollar Khan	Wheat	0.5	14,800	85,200	70,400
Maize						
Burseem						
Chari						

2	Fareed S/O Mamond	Wheat	0.25	4,500	42,600	38,100
		Maize				
		Burseem				
		Chari				
3	Fareed S/O Mamond	Wheat	0.25	7,200	42,600	35,400
		Maize				
		Burseem				
		Chari				

Annex-E
List of Tree affected DPs along with Compensation of Trees

Sr. No.	Name	Father Name	Number of Trees	Compensation Amount (Rs) assessed by the forest Department	Replacement cost assessed by the IVS	Differential btw cost assessed by the forest Department and IVS	Differential Payment Rs. (to be paid by PMU)
1	Mr. Shoukat Ali	Hakam Ali	8	8,135	6000	-2,135	0
2	Mr. Riaz	Sarwar Ali	5	5,173	3750	-1,423	0
3	Mr. Shoukat Ali	Hakam Ali	2	10,850	1500	-9,350	0
4	Mr. Akram & Ashique	Mian Khan	2	3,175	1500	-1,675	0
5	Mr. Akbar	Farid	2	2,845	1500	-1,345	0
6	Mr. Zaman	Mian Khan	4	1,346	3000	1,654	0
7	Mr. Mahar Altaf	Nawaz	5	29047	6250	-22,797	0
8	Mr. Zaman & Amanat	Mian Khan	2	5796	2500	-3,296	0

Annex-F
Compensation for the Structure (01 Room)

Sr.No.	Name of DPs	Father Name	Type of Construction	Compensation obtained from the building Department	Replacement cost assessed by the IVS	Differential Payment Rs. (to be paid by PMU)
1	Haitam Ali	Dholar Khan	1 Semi Pacca (Brick and cement) room	81,900	136,125	54,225

Annex-G
Compensation for the Tube well

Sr. No.	Name	Father Name	T.W	Compensation obtained from Agriculture & NTDC	Replacement cost assessed by the IVS	Differential Payment Rs.(to be paid by PMU)
1	Haitam Ali	Dholar Khan	1	330,000	867,500	537,500

Annex-H
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

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

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

Signature of the Interviewer: _____

Signature of the Displaced Person: _____

Annex-I
Attendance Sheet of Participants

PICHP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT: Consultation with DPs of
Chak 1/9L (South Zone) Sahiwal & Chak 1/9L ON 20-08-2020






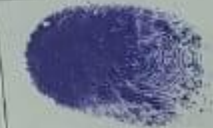

SRL NO.	NAME	DESIGNATION	CONTACT NO	SIGNATURE
1	Schirish Ashraf	R.A (S.S)	0308-427087	Schirish
2	Javeria Khalid	R.A (Member)	0300-795448	Javeria
3	M. Abbas	Teacher + Zamindar	0301-6935604	M. Abbas
4	Jamil Sybil	Zamindar	0300-6536647	Jamil
5	M. Mustafa	Zamindar	0305-6321228	M. Mustafa
6	Shoukat Ali	Zamindar	0300-6345111	Shoukat
7	Talib Hussain	Zamindar	0309-6535820	Talib
8	Waqar Haider	Zamindar	0300-26988111	Waqar
9	Ali Imran	Zamindar	0306-9036429	Ali Imran
10	Isbat Hussain	Police Job Zamindar	0300-7443111	Isbat
11	M. Zaman	Zamindar	0307-1683247	M. Zaman
12	Abdul Sattar	Zamindar	0308-2872871	Abdul Sattar

	Name	Designation	Contact Number	Signature
	Ahmed B. Ali	Zamindar	0308 9548819	-
13	Ibrahim Hussain	" "	0300 6902398	
14	Hassan Abbas	" "	0306 0580710	
15	Husain Ali	" "	0309 84040700	
16	Nazir Phasal	" "	0	
17	Zulfikar	Zamindar	0304 5316489	
18	Nazir	" "	03	
19	Munir Phasal	Zamindar		
20	M. Nouran	" "		-
21	Ahmad Phasal	" "	0300 7837431	
22	Ahmed Ali	" "	0300 8045374	-
23	M. Razi	" "	" "	
24	Mutheza	Zamindar	0301 7189650	

Date-5-09-2020

Attendance Sheet

Subject: Consultation with DPs of Chak # 111 9/L-3
Sahival (South Pumping Station)

(1)	Amanat Ali s/o Mian Khola	
(2)	زمان ولد بیابان قوم ماچی سیال	
(3)	سکندر ولد حامد قوم ماچی سیال (فوت شد) (محمد اسلم لیبر مستوفی)	
(4)	سلطان ولد عادل قوم جوئیہ (فوت شد) ابرار حسین لیبر مستوفی	ابرار حسین
(5)	حسین ولد دریا قوم جوئیہ (فوت شد) (علی عمران لیبر مستوفی)	علی عمران
(6)	شیخا نند ولد مانند قوم ماچی سیال (فوت شد) (عندم سر بھتیجا) لد ولد	
(7)	محمد نواز ولد رمضان قوم ماچی سیال (فوت شد) (الطاف نواز لیبر مستوفی)	لطاف نواز
(8)	امتیاز الحسن ولد سلی قوم جوئیہ	امتیاز
(9)	ہیتم سلی ولد دھولرخال قوم جوئیہ	ہیتم علی
(10)	عاشق سلی ولد بیابان قوم ماچی سیال	
(11)	ابلیس ولد فرید قوم ماچی سیال	
(12)	احمد ولد مانند قوم ماچی سیال (فوت شد) (عندم سر بھتیجا) لد ولد	

Attendance Sheet Date: 5-09-2020
Subject: Consultation with DPS of Chak # $\frac{111}{9-2}$
Sahiwal (South Pumping Station)

(13)	عبد الحمید شیخ	Abdul Haameed
(14)	سحرش اشرف	Schrish Ashrif
(15)	دینور زامن پٹواری حلقہ $\frac{111}{9-2}$	دینور زامن پٹواری $\frac{111}{9-2}$
(16)	سائیت علی	سائیت علی

Annex-J
List of the DPs with Allowances

Sr. No.	Name of the land owner	Allowances		
		Severity	Vulnerability	Shifting
1	Haitam Ali S/o Dhollar Khan	-	-	10,000
2	Muhammad Hussain S/o Waryam	-	60,000	-
3	Muhammad Zafar S/o Muhammad Hussain	-	60,000	-
4	Zafar Iqbal S/o Muhammad Hussain	-	-	-
5	Sardaran Bibi Wd/o Sultan	60,000	60,000	-
6	Ibrar Hussain S/o Sultan	-	-	-
7	Altaf Hussain S/o Sultan	60,000	-	-
8	Ijaz Ahmad S/o Sultan	-	-	-
9	Rubina Bibi D/o Sultan	-	-	-
10	Rozina Bibi D/o Sultan	-	60,000	-
11	Yasmeen Bibi D/o Sultan	60,000	-	-
12	Sabran Bibi D/o Sultan	-	-	-
13	Fareed S/o Mahmoon	-	60,000	-
14	Mureed S/o Mahmoon	-	-	-
15	Mehmood S/o Mahmoon	-	60,000	-
16	Rehmaa S/o Mahmoon	-	-	-
17	Namaa S/o Mahmoon	-	-	-
18	Sataan D/o Mahmoon	-	-	-
19	Akbar S/o Fareed	-	-	-

20	Muhammad Zaman S/o Mian	-	60,000	-
21	Ghulam S/o Rehmaan	-	-	-
22	Zainab Wd/o Muhammad Nawaz	-	60,000	-
23	Altaf Nawaz S/o Muhammad Nawaz	-	-	-
24	Mushtaq Nawaz S/o Muhammad Nawaz	-	-	-
25	Sarfraz Nawaz S/o Muhammad Nawaz	-	-	-
26	Ishfaq Nawaz S/o Muhammad Nawaz	-	-	-
27	Asghar Nawaz S/o Muhammad Nawaz	-	-	-
28	Nasim Bibi D/o Muhammad Nawaz	-	-	-
29	Azraan Nawaz D/o Muhammad Nawaz	-	-	-
30	Yasmeen Nawaz D/o Muhammad Nawaz	-	-	-
31	Imtiaz-ul-Hassan S/o Muhammad Ali	-	-	-
32	Imanat Ali S/o Mian Khan	-	-	-
33	Sardaran Wd/o Sikandar	60,000	60,000	-
34	Muhammad Anwar S/o Sikandar	-	-	-
35	Manzoor S/o Sikandar	60,000	60,000	-
36	Noor S/o Sikandar	60,000	-	-
37	Ghafoor S/o Sikandar	60,000	-	-
38	Aslam S/o Sikandar	-	-	-
39	Akbar S/o Sikandar	60,000	-	-
40	Zohraan Bibi(Widow) D/o Sikandar	60,000	60,000	-
41	Saber Ali S/O Nayamat Ali	-	60,000	10,000

Annex-K
Evidence for the Compensation Rate Derived from the Respective Departments



OFFICE OF THE
LAND ACQUISITION COLLECTOR/
ASSISTANT COMMISSIONER
SAHIWAL

No. 618 RA/AC/SWL Dated 6-8-2020

To,
The Program Director,
PICIP, LG&CD Department,
Lahore.

Subject: SUMMARY OF PRELIMINARY ASSESSMENT OF COST LAND AND ASSESSMENT OF TREES, CROPS AND OTHER CONSTRUCTIONS/INSTALLATIONS etc AT MOUZA CHAK # 111/9-L, TEHSIL, DISTRICT SAHIWAL FOR PUMPING STATION (SOUTH ZONE), SAHIWAL.

Please refer to the subject cited above.

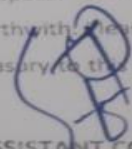
With reference to your letter No. LG&CD/PICIP/CIU-LA/01-01/2019 6th July, 2020 wherein you have requested to provide the assessment of Land Cost and structures (Trees, Crops, Tubewells, House etc.) cost on Proposed Land for Pumping Station, (South Zone) at Chak# 111/9-L Sahiwal.

2. A committee was constituted by this office for assessment of land, trees, crops and other constructions/installations etc. vide this office letter No 538-RA/AC/SWL Dated 11-07-2020 (Copy Enclosed).

3. As per preliminary assessment by committee and other relevant department the following amount is calculated: -

1	Cost of land measuring 4 Acres 6 Kanals & 10 Marlas (as per theses muraba # and Khasra # 64//10,11/1,11/2,20,21/1,21/2 78//1,10,11,20,21 90//1,10,2/2 91//5,6 at Chak 111/9-L)	92,62,983/-
2	15% Compulsory Acquisition Charges, on the market value of the land	13,89,447/-
3	Value of standing trees, crops, superstructures, tube wells etc.	Rs. 5,04,767/-
TOTAL		Rs. 1,11,57,197/-

3. You are requested to please arrange the amount of compensation, detailed above into the Government treasury under head "Revenue Deposit No G-11215" at the disposal of Land Acquisition Collector/Assistant Commissioner, Sahiwal, for its disbursement to the land owners forthwith. Please send a copy of the Bank Challan after depositing of the above said amount into the Government treasury to this office to proceed further in the matter.


6/8/20
ASSISTANT COMMISSIONER/
LAND ACQUISITION COLLECTOR
SAHIWAL

C.C:-

1. Secretary, (S&C), Board of Revenue, Punjab, Lahore.
2. Assistant Commissioner, District, Sahiwal.
3. Additional Deputy Commissioner, (Revenue), Sahiwal.
4. Chief Corporation Officer, MC Sahiwal.

SHOT ON OPPO

Plant (South Zone) at Sahiwal under "Punjab Intermediate cities Improvement Investment Program ".Local Government & Community Development Department. The Gazette Notification under Section – 4 of the Land Acquisition Act, 1894 has been published accordingly in the official gazette (Extra Ordinary Issue) on 13.03.2020 at page No.3667 to 3675.

3. After publication of the Gazette Notification in the official gazette, the fact finding report about the prevailing market price of the land under acquisition was called from the Tehsildar / Assistant Commissioner, Sahiwal, Executive Engineer (LBDC), and Excise & Taxation Officer, Sahiwal, which was duly received.

4. It has been reported that the prevailing market price of the land comprising Khasra Nos.64//10, 11/1-min, 11/2-min, 20, 21/1-min, 21/2-min is Rs.72,73,650/- Per Acre and the land comprising Khasra Nos.78//,90//,91//,92//,102//,103//,114//,115// is Rs.15,61,260/- per Acre by the Tehsildar and Assistant Commissioner, Sahiwal respectively, in accordance with the notified Schedule rate for the year, 2019-20.

5. Accordingly the case was placed before the District Price Assessment Committee for assessment of prevailing market price of the land under acquisition keeping in view 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-S.IV, dated 14-05-2019.

6. After due consideration keeping in view the situation / status / quality / importance of the land under acquisition, the District Price Assessment Committee, Sahiwal has unanimously assessed the prevailing market price of the said land, as per details below:

Sr. #	Name of Chak	Area involved		Khasra #	Notified Schedule Rate for the year, 2019-20	Market Price, assessed by DPAC
		K	M			
1	111/9-L, Tehsil Sahiwal	31	11	64//10,11/1-min,11/2-min, 20, 21/1-min, 21/2-min	Rs.72,73,650/- Per Acre	Rs.72,73,650/- Per Acre
2		1097	00	78//,90//,91//,92//,102//,103//,114//,115//,	Rs.15,61,260/- Per Acre	Rs.15,61,260/- Per Acre

7

Rough estimated cost of the land under Acquisition is worked out, as under -

Sr #	Name of Chak	Area involved		Khasra #	Market Price, Market Price, assessed by DPAC	Total Amount (In Rs.)
		K	M			
1	111/9-L, Tehsil Sahiwal	31	11	64//10,11/1-min,11/2-min, 20 21/1-min, 21/2-min	Rs.72.73.650/- Per Acre	2,86,85,457/-
2		1097	00	78//,90//,91//,92//,102//, 103//,114//,115//,	Rs.15.61.260/- Per Acre	21,40,87,778/-
TOTAL						24,27,73,235/-

8 As per direction contained in letter No.344-2018/224-S-I, dated 28.03.2018, issued by the Secretary (Settlement & Consolidation), Board of Revenue, Punjab, Lahore, the estimated cost of the land worked out under clause (iii) of sub-rule (1) of Rule - 10 of the Land Acquisition Rules, 1983, shall be approved by the following -

(I) Up-to Rs. 25- Million

District Collector

(II) Above Rs. 25-Million but less than 100-Million


Commissioner

(III) Above Rs. 100-Million

Board of Revenue


Executive Engineer (LBDC)
Sahiwal


District Officer (E&T)
Sahiwal


Colony Assistant
Sahiwal


Assistant Commissioner
Sahiwal


Deputy Commissioner/
District Collector
Sahiwal

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
Notification of Grievance Redress Mechanism



COMMITTEE NOTIFICATION

Grievances Redressal Committee at Field Level, Sewage Treatment Plant (North zone) Sahiwal (1st Tier)

The composition of the GRC at Field level is as follows:

Sr. No.	OFFICIAL DESIGNATION	COMMITTEE DESIGNATION
1	Chief Corporation Officer, (MC), Sahiwal	Chairman
2	City Head (CIU) / Infrastructure Engineer Sahiwal	Secretary
3	Research Analyst (Social Safeguard CIU)	Member
4	Research Analyst (Gender CIU)	Member
5	Research Analyst (Environment)	Member
6	Rep of AC office (Concerned Patwari)	Member
7	Public Representative	Member
8	Lamberdar of Muhammad Pur	Member
9	Lamberdar of Chak#66 GD	Member

TOR Grievances Redressal Committee:

- i. This GRC will work closely with the Communities and CIU at field level
- ii. To receive and facilitate the application and grievances of Affected/ displaced persons.
- iii. To explain how the procedures are accessible to DPs.
- iv. The committee will give resolution of the dispute within 10 days of complaint registration.
- v. To inform the displaced persons of their rights and of the procedures for addressing complaints whether verbally or in writing during consultation, survey, and time of compensation.
- vi. To inform the DPs, that they can register their complaints in the register placed at CIU office, Sahiwal and Contractor Office at site.
- vii. To enter the complaint on community complaint register (CCR) consisting the minimum information of name and address of complainer, description of complaint, action taken, status of resolution of complaints and other necessary information/ record and reasons in case the issue is not satisfactorily resolved.

(N)



PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT (PICIIP)



- viii. Proper consideration will be given to avoid the grievances rather than going through a redress process.
- ix. To ensuring full participation and consultation with the DPs and by establishing extensive communication and coordination between the community and PMU.
- x. To inform the displaced persons about GRC and mechanism by pasting the information at prominent places. Names and contact numbers of the members of the GRC members and will be disseminated to DPs through information brochures.
- xi. The issues/ community concerns relating to the land will be addressed by the revenue department (LAC)/ and or can be referred to GRC, while issues other than land will be directly addressed by the CIU/PMU and can be placed with GRC at project level to resolve the community issues.
- xii. Inform the DPs on the status of resolution of their complaints and the way forward.
- xiii. Documentation and collection of all investigations including field visits, consultation with the DPs and audio-visual evidence.
- xiv. Preparation of a final report with recommendations and solutions and submission of the same to PD PMU.

Note: The Chair may co-opt any other member(s) if it considers appropriate.

PROGRAM DIRECTOR (PICIIP)
LG&CD DEPARTMENT

C.C:-

A copy is forwarded for information and further necessary action to:-

1. PSD to Secretary LG&CD Department
2. PA to Commissioner, Sahiwal
3. PA to Deputy Commissioner, Sahiwal
4. PA to Assistant Commissioner, Sahiwal
5. All Members of the Committee
6. Office file



COMMITTEE NOTIFICATION

Grievances Redressal Committee at Worthy Commissioner Office Level, Sahiwal (2nd Tier)

In case of dissatisfaction of the DP, his complaint will be referred by GRC to second level of GRC within 07 days after communication of decision by the GRC.

The composition of the GRC at Division level is as follows;

Sr. No.	OFFICIAL DESIGNATION	COMMITTEE DESIGNATION
1.	Director LG&CD Department, Sahiwal	Chairman
2.	Assistant Commissioner/LAC, Sahiwal	Secretary
3.	Infrastructure Engineer (PMU)	Member
4.	Resettlement Specialist (PMU)	Member
5.	Social Safeguard Specialist (CIU)	Member
6.	Gender Specialist	Member
7.	Environment Specialist	Member
8.	Concerned Tehsildar District/Tehsil	Member
9.	Others (Concerned Department Rep of District Administration)	Member
10.	Rep of the Contractor and Implementation Consultants	Member

TORs of Grievances Redressal Committee:

- i. The PMU will acknowledge the complainant,
- ii. Will scrutinize the record of the GRC,
- iii. Work closely with Municipality and GRC at field level.
- iv. Investigate the remedies available and request the complainant to produce any record in favour of the claim. After thorough review and scrutiny of the available record on complaint,
- v. Visit the field and collect additional information and hear the complainant if required.
- vi. Once the investigations are completed the PMU shall forward recommendations through Project Director (PD) PMU to the CIU headed by City manager for implementation and
- vii. Communicate to the complainant accordingly within 21 days of receipt of the complaint regarding the status and the proposed solutions to address the complaints.

(N)



PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT (PICIIP)



- viii. To facilitate the Affected/ displaced persons to appeal against any decision, practice or activity arising from land or other assets compensation.
- ix. Closure of the complaint process: upon implementation of GRC decision, the GRC with consultation of complainant recorded and signed-off by the complainant and Project GRC will close the complaint in register after approval by the PD PMU.

Note: The Chair may co-opt any other member(s) if it considers appropriate.

**PROGRAM DIRECTOR (PICIIP)
LG&CD DEPARTMENT**

C.C:-

A copy is forwarded for information and further necessary action to:-

1. PSO to Secretary, LG&CD Department
2. PA to Commissioner, Sahiwal
3. PA to Deputy Commissioner, Sahiwal
4. PA to Assistant Commissioner, Sahiwal
5. All Members of the Committee
6. Office file



COMMITTEE NOTIFICATION

Grievances Redressal Committee at Local Government and Community Development Department (LG&CD) Level (3rd Tier)

Proposed composition of the GRC at Local Government and Community Development Department Level as follows:

Sr. No.	OFFICIAL DESIGNATION	COMMITTEE DESIGNATION
1	Additional Secretary Development	Chairman
2	PD, PICIIP	Secretary
3	Chief Engineer, PICIIP	Member
4	Director M&E, PICIIP	Member
5	Resettlement Specialist, PICIIP	Member
6	Social Safeguard Specialist, PICIIP	Member
7	Gender Specialist	Member
8	Environment Specialist	Member

TORs of Grievances Redressal Committee:

This GRC-3rd tier, through authorized representative, will acknowledge the complainant about his complaint, scrutinize the record of the GRC-P, investigate the remedies available and request the complainant to produce any record in favour of his claim. Once the investigations are completed, the GRC-HQ shall give decision within 21 days of receipt of the complaint. If the complainant is still dissatisfied with the decision, he can go to the court of law, if he/she wishes so

- i. This GRC, through authorized representative, will acknowledge the complainant about his complaint.
- ii. PMU to facilitate the DP in resolving the grievance to the extent possible.
- iii. Project Director who will then organize a special meeting to address the problem and identify a solution
- iv. Scrutinize the records, investigate the remedies available and request the complainant to produce any record in favour of his claim (if required).
- v. The GRC may plan the field visit and collect additional information, (if required).The committee after thorough review and based on the field visit identify responsibilities and an action plan.
- vi. Once the investigations are completed the PMU shall forward recommendations through Project Director (PD) PMU to the CIU headed by City manager for implementation and



PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT (PICIIP)



- vii. Communicate to the complainant accordingly regarding the status and the proposed solutions to address the complaints. The agreed action thus determined should be implemented within seven working days (if additional time is needed to implement the corrective action, it should be discussed and decided during the meeting).
- viii. In case, the grievance redressal system does not satisfy the Affected/ displaced persons, then they can pursue further by submitting their case to the appropriate court of law as per the process set out in Section 18 to 22 of the LAA 1894.
- ix. In such cases, the PMU will also inform the Bank Team of persistent problems and/or where solutions need to be found at higher levels of government.
- x. To facilitate the Affected/ displaced persons to appeal against any decision, practice or activity arising from land or other assets compensation.

Note: The Chair may co-opt any other member(s) if it considers appropriate.

**PROGRAM DIRECTOR (PICIIP)
LG&CD DEPARTMENT**

C.c:-

1. Worthy Secretary, LG&CD Department
2. Section Officer (Projects), LG&CD Department
3. All Members of the Committee

Annex-M
Independent Valuation Study



INDEPENDENT VALUATION STUDY REPORT

ON
PUMPING STATION SOUTH ZONE (LOT-4) - 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 4.923 acres is situated at Chak 111/9L, Pakpattan 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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Background of Valuation Study:	5
Term Of Reference, Objective Of Study, SPS 2009 Requirements for Replacement Cost:	7
Valuation Study:	13
A: Subject Land Assessed:	15
Land parcel and affected persons:	16
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C: Methodology for the Determination of Replacement Cost:	35
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F: Description of Valuation Scheduled of Non-Land Assets:	49
G: Summary of Criteria and Factors to Considered and Applied to Determine the Replacement Cost of the Affected Land:	52
Photographs of Affected Land :	54

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 South Zone (Lot-4) - 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 February 22, 2021.
Particular of Property:	Agricultural Land.
Location of Property:	The affected land measuring 4.923 acres is situated at Chak 111/9L, Pakpattan Road, Tehsil & District Sahiwal.
Area of Affected Land of Sub Project:	4.923 Acres.
Property Utilization:	Agricultural.
Neighborhood:	Agricultural.
Occupancy Status:	Status not provided.

Representative from PICIIP

Provided the coordinated services: Mr. Waqas Afzal

Ms. Sehrish Ashraf.

Research Analyst (Social Safeguard),
PICIIP,

Local Government and Community Development
Department, Punjab., and
Rai Ilyas (Patwari).

Surveyed and Appraised 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. 13,086,998/-

(B) Current Replacement Cost of Non-Land Assets: Rs. 1,206,525/-

(A+B) Total Replacement Cost of Affected Land: Rs. 14,293,523/-

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 57 pages including Photographs pages.

For Anderson Consulting (Pvt.) Ltd.

Issued Date: 02 March, 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.

8. 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.
9. 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.
10. 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.
11. 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:

12. 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.
13. 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.
14. 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
15. 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

16. 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

17. 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.
18. 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 :

19. Pumping Station South Zone (Lot-4) - PICIIP-3-Water and Sanitation, Sahiwal.

Location of Affected Land:

20. The affected land of the above mentioned subproject is located at Chak 111/9-L, Pakpattan Road, Tehsil and District Sahiwal. Chak 111/9-L is located at the southern side of the city and it has distance 13 kilometers from the Pakpattan Chowk on Pakpattan Road, which is the famous benchmark and well known location in the Sahiwal.
21. On the way to the affected land on Pakpattan Road, there are small commercial properties (shops) and small towns are located up to 2 to 3 kilometers and after this there is no any commercial activity and nor proper residential area is located till the affected land area. However, a small-town known as Jahan Khan is located at opposite side of the affected land. Several small industrial units are also located on the Pakpattan Road.
22. To reach the central area of the sub-project (pumping station) there is a proposed 6.000 meters wide and 525.000 meters long access passage from Pakpattan Road, since, the main area of affected land of sub-project is located at the off Road.
23. The entire area Chak 111/9-L is comprised of 2,801 acres land area and the nature of the its land is agricultural. There is some variety of seasonal crops are produced. It includes mostly Wheat, Maize, Sugarcane, Potatoes and other variety of vegetable and animal fodder. Currently, there is Burseem and Chari (animal fodder) and Maize crops are being produced.

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



A. – SUBJECT LAND ASSESSED

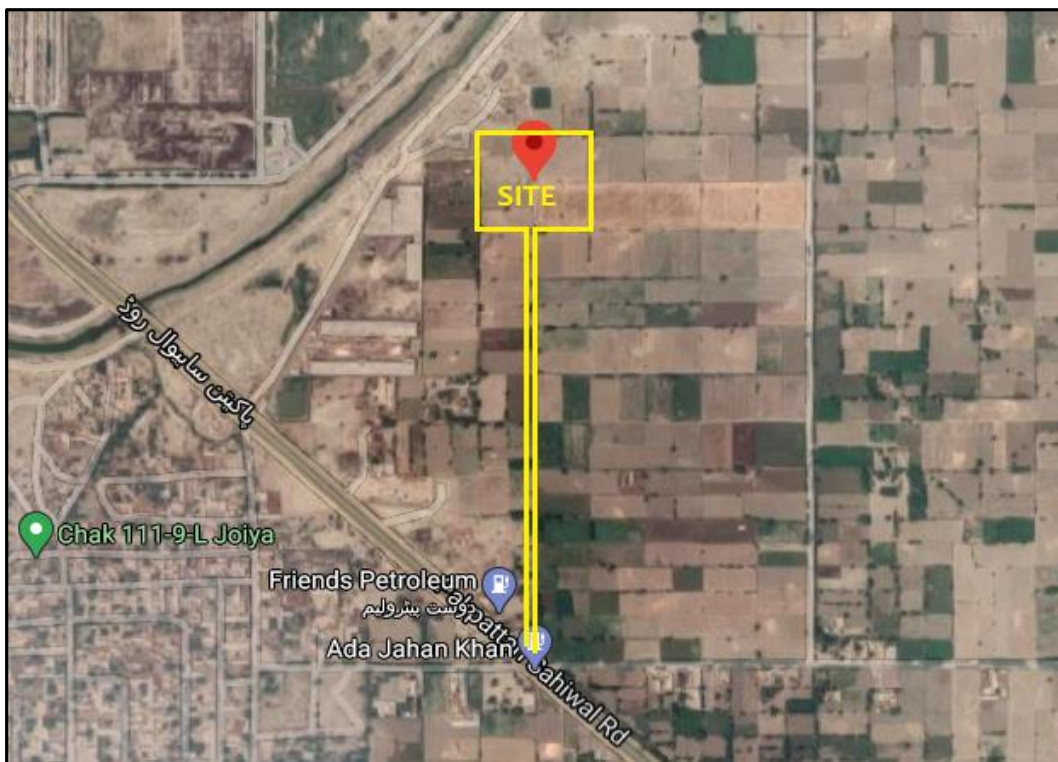
A1. The total area of affected land of proposed Pumping Station in South Zone Sahiwal (Lot-4 of PICIIP-3-Water and Sanitation Sahiwal) is **4.923 acres** and same has been evaluated in subject IVS report.

24. The main area of the affected land for Pumping Station is located at approximately 525.000 meters away from the Pakpattan Road. It has access through 525.000 meters long and 6.000 meters wide owned passage, and it proposed passage is part of the affected land.

The area of affected land is bifurcated as follows:

- | | |
|------------------------------------------------------------------------------------------------|---------------------|
| (i) Area of affected land for proposed access passage from Pakpattan Road to Pumping Station : | 0.441 Acre |
| (ii) Area of affected land for proposed Pumping Station : | 4.482 Acres |
| Total area of affected land area for sub-project: | 4.923 Acres. |

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



Google Earth Coordinates : 30.553469, 73.171840
(centre of the main affected land area.)

A2. Land Parcel and Affected Persons :

25. Since the affected 4.482 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	1. Mr. Muhammad Zaman S/o Mr. Mian	78/1	0.441	Access Passage	30.554292, 73.171817
	2. Mr. Iltaf Nawaz S/o Mr. Nawaz	78/10			30.554858, 73.171835
	3. Mr. Mushtaq Nawaz S/o Mr. Muhammad Nawaz	78/11			30.555658, 73.171809
	4. Mr. Sarfaraz Nawaz S/o Mr. Muhammad Nawaz	78/20			30.558753, 73.171775
	5. Mr. Ishfaq Nawaz S/o Mr. Muhammad Nawaz	78/21			30.557948, 73.171796
	6. Mr. Asghar Nawaz S/o Mr. Muhammad Nawaz	64/10			30.558101, 73.171786
	7. Mr. Asghar Nawaz S/o Mr. Muhammad Nawaz	64/11/1			30.557440, 73.171806
	8. Mst. Naseem Bibi D/o Mr. Muhammd Nawaz	64/11/2			30.555005, 73.171817
	9. Mst. Azra Nawaz D/o Mr. Muhammad Nawaz	64/20			30.555529, 73.171811
	10. Mst. Yasmeen Nawaz D/o Mr. Muhammad Nawaz	78/10			30.555801, 73.171805
	11. Mr. Imtiaz ul Hassan S/o Mr. Muhammad Ali Joya	64/21/1			30.556541, 73.171816
	12. Mr. Hattaim Ali S/o Mr. Dhular Khan				
	13. Mr. Fareed S/o Mr. Mamon				

	S/o Mr. Sikandar				
	16. Mr. Manzoor S/o Mr. Sikandar				
	17. Mr. Noor. S/o Mr. Sikandar				
	18. Mr. Ghafoor S/o Mr. Sikandar				
	19. Mr. Aslam S/o Mr. Sikandar				
	20. Mr. Akbar S/o Mr. Sikandar				
	21. Mst. Zahran D/o Mr. Sikandar				
	22. Mr. Muhammad Zaman S/o Mr. Mian				
	23. Mr. Ghulam S/o Mr. Rehman				
	Total Area of Affected Land		4.923 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 4.923 Acres with the Legal Identification Number.

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 4.923 acres is giving in the following section:

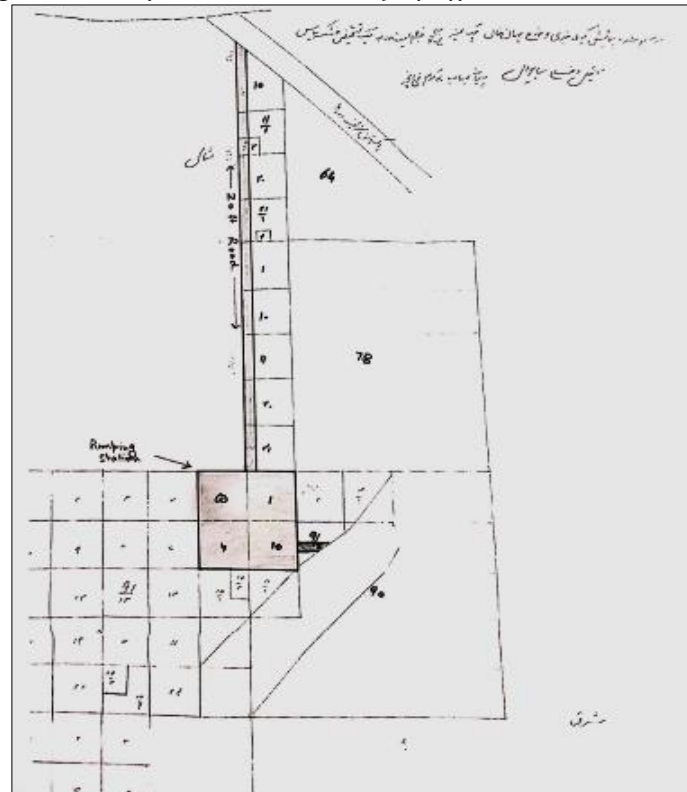
B1. Aks Shajra.

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 4.923 acres and conducted the field survey accordingly.

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



B2 Detail of Affected Land 4.923 Acres with the Legal Identification Number:

(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 Pakpattan Road to Pumping Station : 0.441 Acre
- (ii) Area of affected land for proposed Pumping Station : 4.482 Acres
- Total area of affected land area for sub-project: 4.923 Acres.**

Land Identification and Revenue Particulars:

Village / Chak	Marble/Square Number	Killa / Khasra No.	Area of Land		
			Kanal	Marlas	Sarsai
111/9-L	64	10 min	1	04	2
		11/1 min	0	10	0
		11/2 min	0	03	6
		20 min	0	14	5
		21/1 min	0	14	5
Sub Total			3	07	0
	78	1 min	0	14	5
		10 min	0	14	5
		11 min	0	14	5
		20 min	0	14	5
		21 min	0	14	5
Sub Total			3	12	7
	90	1	8	00	0
		9/2 min	0	08	0
		10	10	00	0
Sub Total			16	08	0
	91	5	8	00	0
		6	8	00	0
Sub Total			16	00	0
Grand Total			39	07	7
Grand Total			4.923 Acres		

33. The details of affected land as per the revenue records are provided in figure 4.1, 4.2, 4.3 4.4 below (Fig 4.1 to 4.4 is original Urdu version of affected person document and 4.5 to 4.8 is translated English version):

Fig 4.1: Details of the land owner along with affected land and location

تعمیل	مردم	کدیف نمبر	نام مالک و احوال	رقبہ ایکڑ شہادہ	کل رقبہ مربع میٹر
سایپول	III 9.6	133	1. محمد رفیق ولد دریا	5-0-6	6-0-0
			2. محمد ظفر ولد محمد رفیق	5-0-1	6-0-0
			3. ظفر اقبال ولد محمد رفیق	5-0-1	6-0-0
			4. سردار اناجی بیوہ سلطان	5-0-1	6-0-0
			5. ابرار حسین ولد سلطان	5-0-8	6-0-0
			6. اللہ حسین ولد سلطان	5-0-8	6-0-0
			7. عویز احمد ولد سلطان	5-0-8	6-0-0
			8. روبینہ دختر سلطان	5-0-14	6-0-0
			9. روزینہ بی بی دختر سلطان	5-0-14	6-0-0
			10. آسیہ دختر سلطان	5-0-14	6-0-0

Fig 4.2: Details of the land owner along with affected land and location

تعمیل	مردم	کدیف نمبر	نام مالک و احوال	رقبہ ایکڑ شہادہ	کل رقبہ مربع میٹر
سایپول	III 9.6		1. زینب بی بی بیوہ محمد نور	6-2-0	0-2-0
			2. انانت علی ولد عباس	1-17-2	0-2-0
			3. سردار اناجی بیوہ سلطان	0-1-1	0-2-0
			4. محمد نور ولد محمد رفیق	0-3-1	0-2-0
			5. شہزادہ محمد رفیق	0-3-1	0-2-0
			6. نور محمد رفیق	0-3-1	0-2-0
			7. شہزادہ محمد رفیق	0-3-1	0-2-0
			8. اسد محمد ولد محمد رفیق	0-3-1	0-2-0
			9. اکبر محمد رفیق	3-10-11	0-2-0
			10. زینب بی بی دختر محمد رفیق	0-12-0	0-2-0

Fig 4.3: Details of the land owner along with affected land and location

تعمیر	دفعہ جگہ	کیرٹنڈ	نام مالک	رقبہ ایکڑ	محل
سایہال	111/9L	133	سرکارانہ زمین	2-3-4	3-8-4
			الطاف ٹورنڈ	0-2-0	
			اشفاق ٹورنڈ	0-4-8	
			سرفراز ٹورنڈ	0-2-8	
			اشفاق ٹورنڈ	0-2-8	
			امجد ٹورنڈ	0-2-8	
			نیم بی	0-1-5	
			مظفر ٹورنڈ	0-1-5	
			بکسوں ٹورنڈ	0-1-5	
			بسیار الحسن	0-3-8	

Fig 4.4: Details of the land owner along with affected land and location

تعمیر	دفعہ جگہ	کیرٹنڈ	نام مالک	رقبہ ایکڑ	محل
سایہال	111/9L	60	سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	
			سرکارانہ زمین	0-2-0	

Fig 4.5: Details of the land owner along with affected land and location (English Version)

**Particulars of Owners for Belt (Pumping) Acquired Area Chak No. 111/9-L
Tehsil & District Sahiwal**

Tehsil	Moza	Khewat No.	Square No.	Area	Owner Name with Remarks	Area
Sahiwal	Chak No. 111/9-L	133	91/5	$\frac{KMS}{800}$	Muhammad Hussain S/O Waryam Area 6/K-0/M-0/S	
			6	$\frac{KMS}{800}$	Muhammad Zafar S/O Muhammad Hussain Area 1/K- 0/M-0/S	
			90/1	$\frac{KMS}{800}$	Zafar Iqbal S/O Muhammad Hussain Area 1/K-0/M-0/S	
			9/2	$\frac{KMS}{080}$	Sardaran Bi Bi W/O Sultan Area 1/K-0/M-0/S	
			10	$\frac{KMS}{800}$	Abrar Hussain S/O Sultan Area 1/K-8/M-0/S	
			32-8-0		Altaf Hussain S/O Sultan Area 1/K-8/M-0/S	
					Ejaz Ahmad S/O Sultan Area 1/K-8/M-0/S	
					Robina D/O Sultan Area 0/K- 14/M-0/S	
					Robina Bi Bi D/O Sultan 0/K- 14/M-0/S	
					Yasmeen D/O Sultan 0/K-14/M- 0/S	
		Sabran D/O Sultan 0/K-14/M-0/S				
			$\frac{KMS}{1680}$			

Fig 4.6: Details of the land owner along with affected land and location (English Version)

**Particulars of Owners for Belt (Walkway) Acquired Area Chak No. 111/9-L
Tehsil & District Sahiwal**

Tehsil	Moza	Khewat No.	Square No.	Area	Owner Name with Remarks	Area		
Sahiwal	Chak No. 111/9-L	60	64/10	$\frac{K M S}{1 \ 4 \ 2}$	Haitam Ali S/O Dholar Khan Caste Joiya			
			11/1	$\frac{K M S}{0 \ 10 \ 0}$				
			11/2	$\frac{K M S}{0 \ 3 \ 6}$				
			20	$\frac{K M S}{0 \ 14 \ 5}$				
		133	78/10	$\frac{K M S}{0 \ 3 \ 5 \ 1/2}$				
			1/2	$\frac{K M S}{2 \ 16 \ 1/2}$				
		133	64/21/1				$\frac{K M S}{0 \ 14 \ 5}$	Fareed S/O Mamun Area 0/K-0/M-5/S
								Mureed S/O Mamun 0/K- 0/M-5/S
								Mehmood S/O Mamun 0/K- 0/M-5/S
								Rehman S/O Mamun 0/K- 0/M-5/S
Naman S/O Mamun 0/K- 3/M-3/S								
Sattan D/O Mamun 0/K-2/M- 0/S								
Akbar S/O Fareed 0/K-7/M- 0/S								
				$\frac{K M S}{0 \ 14 \ 5}$				

Fig 4.7: Details of the land owner along with affected land and location (English Version)

**Particulars of Owners for Belt (Pumping) Acquired Area Chak No. 111/9-L
Tehsil & District Sahiwal**

Tehsil	Moza	Khewat No.	Square No.	Area	Owner Name with Remarks	Area
Sahiwal	Chak No. 111/9-L	133			Zainab BiBi W/O Muhammad Nawaz 0/K- 2/M-6/1/2/S Amanat Ali S/O Mian 2/K-17/M-1/S Sardaran BiBi W/O Sikandar 1/K-1/M-0/S Muhammad Anwar S/O Sikandar 1/K-3/M-0/S Manzoor S/O Sikandar 1/K-3/M-0/S Noor S/O Sikandar 1/K- 3/M-0/S Ghafoor S/O Sikandar 1/K-3/M-0/S Aslam S/O Sikandar 1/K- 3/M-0/S Akbar S/O Sikandar 1/K- 3/M-0/S Zohran D/O Sikandar 0/K-12/M-0/S	
						$\frac{\text{K M S}}{11\ 107\ 1/2}$

Fig 4.8: Details of the land owner along with affected land and location (English Version)

**Particulars of Owners for Belt (Walkway) Acquired Area Chak No. 111/9-L
Tehsil & District Sahiwal**

Tehsil	Moza	Khewat No.	Square No.	Area	Owner Name with Remarks	Area
Sahiwal	Chak No. 111/9-L	133	78/1	$\frac{K M S}{0 14 5}$	Muhammad Zamman S/O Mian Caste Machi Area 2/K- 3/M-6/S	
			10	$\frac{K M S}{0 7 3}$	Altaf Nawaz S/O Muhammad Nawaz Area 0/K-2/M-8/S	
			11	$\frac{K M S}{0 14 5}$	Mushtaq Naveed S/O Muhammad Nawaz Area 0/K- 2/M-8/S	
			20	$\frac{K M S}{0 14 5}$	Sarfraz Nawaz S/O Muhammad Nawaz Area 0/K- 2/M-8/S	
			21	$\frac{K M S}{0 14 5}$	Ashfaq Nawaz S/O Muhammad Nawaz Area 0/K- 2/M-8/S	
					Asghar Nawaz S/O Muhammad Nawaz Area 0/K- 2/M-8/S	
					Naseem BiBi D/O Muhammad Nawaz Area 0/K-5/M-5/S	
					Azra Nawaz D/O Muhammad Nawaz Area 0/K-5/M-5/S	
					Yasmeen Nawaz D/O Muhammad Nawaz Area 0/K- 5/M-5/S	
					Imtiaz UI Hasan S/O Muhammad Ali Joiya Area 0/K-3/M-6/S	
			$\frac{K M S}{3 6 4}$			
			$\frac{K M S}{3 5 5/8}$			

Fig 4.9: Details of the land owner along with affected land and location (English Version)

**Particulars of Owners for Belt (Pumping) Acquired Area Chak No. 111/9-L
Tehsil & District Sahiwal**

Tehsil	Moza	Khewat No.	Square No.	Area	Owner Name with Remarks	Area
Sahiwal	Chak No. 111/9-L	133			Muhammad Zaman S/O Mian Area 4/K-12/M-3/S Ghulam S/O Rehman Area 0/K- 7/M-5/S	
				K M S 4 198		

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. 7,273,650/- per acre facing the Road (access passage) and the land at off road (main land of sub-project) at Rs. 1,561,260/- per acre. The rate has been decided under a meeting convened by the main official of Board of Revenue, Sahiwal.

Fig. 5.1: Minutes of the DPAC meeting (Page 1/3)

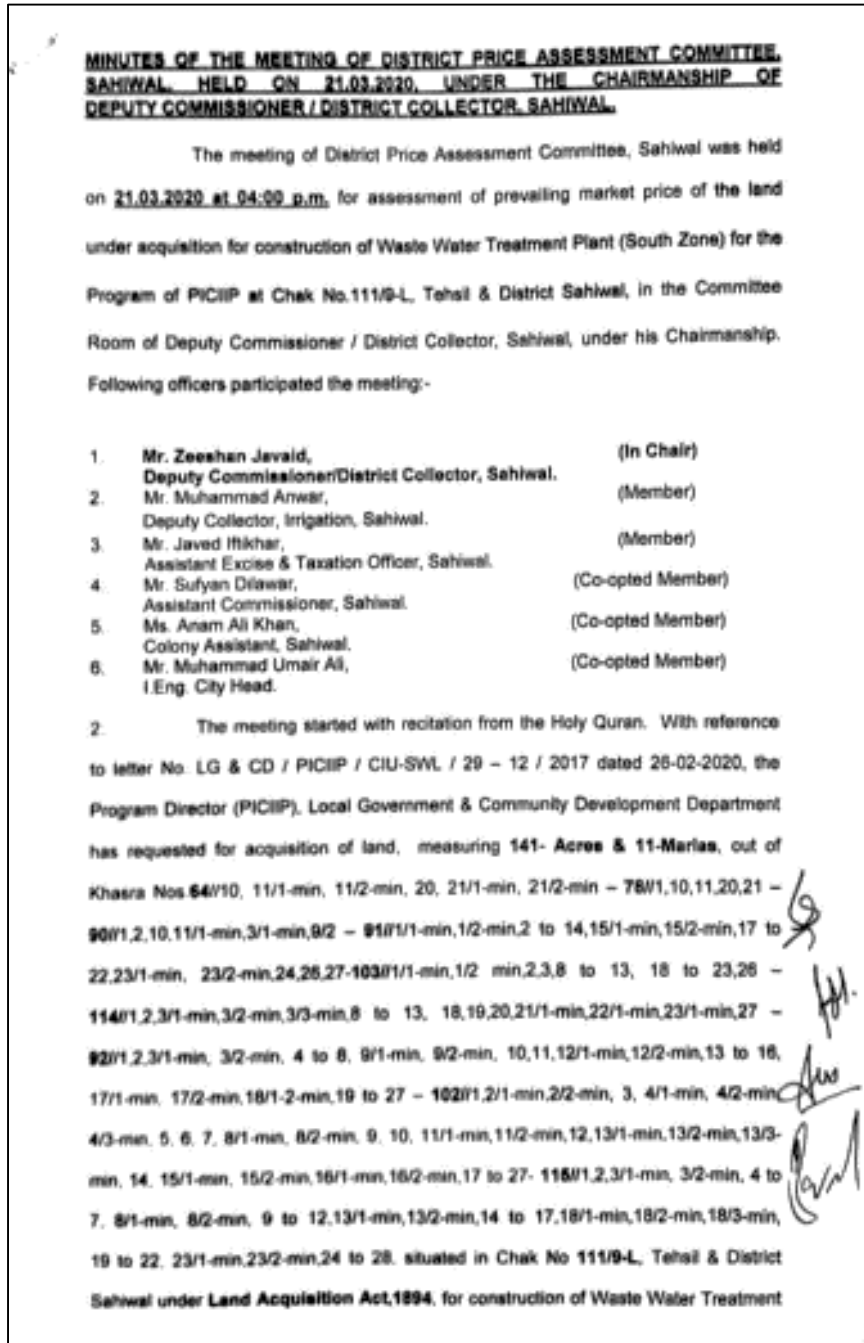


Fig. 5.2: Minutes of the DPAC meeting (Page 2/3)

Plant (South Zone) at Sahiwal under "Punjab Intermediate cities Improvement Investment Program", Local Government & Community Development Department. The Gazette Notification under Section - 4 of the Land Acquisition Act, 1894 has been published accordingly in the official gazette (Extra Ordinary Issue) on 13.03.2020 at page No.3667 to 3675.

3. After publication of the Gazette Notification in the official gazette, the fact finding report about the prevailing market price of the land under acquisition was called from the Tehsildar / Assistant Commissioner, Sahiwal, Executive Engineer (LBDC), and Excise & Taxation Officer, Sahiwal, which was duly received.

4. It has been reported that the prevailing market price of the land comprising Khasra Nos.64//10, 11/1-min, 11/2-min, 20, 21/1-min, 21/2-min is Rs.72,73,650/- Per Acre and the land comprising Khasra Nos.78//,90//,91//,92//,102//,103//,114//,116// is Rs.15,61,260/- per Acre by the Tehsildar and Assistant Commissioner, Sahiwal respectively, in accordance with the notified Schedule rate for the year, 2019-20.

5. Accordingly the case was placed before the District Price Assessment Committee for assessment of prevailing market price of the land under acquisition keeping in view various parameters for fixing the price in accordance with the instructions given by the Board of Revenue, Punjab, Lahore, contained in letter No. 229-2019/282-S.IV, dated 14-05-2019.

6. After due consideration keeping in view the situation / status / quality / importance of the land under acquisition, the District Price Assessment Committee, Sahiwal has unanimously assessed the prevailing market price of the said land, as per details below:

Sr. #	Name of Chak	Area involved		Khasra #	Notified Schedule Rate for the year, 2019-20	Market Price, assessed by DPAC
		K	M			
1	111/9-L, Tehsil Sahiwal	31	11	64//10, 11/1-min, 11/2-min, 20, 21/1-min, 21/2-min	Rs. 72,73,650/- Per Acre	Rs. 72,73,650/- Per Acre
2		1097	00	78//,90//,91//,92//,102//, 103//,114//,116//	Rs. 15,61,260/- Per Acre	Rs. 15,61,260/- Per Acre

[Handwritten signatures and initials on the right side of the page, including a large signature and the initials 'AN' and 'H']

Fig. 5.3: Minutes of the DPAC meeting (Page 3/3)

7 Rough estimated cost of the land under Acquisition is worked out, as under -

Sr #	Name of Chak	Area involved		Khasra #	Market Price, Market Price, assessed by DPAC	Total Amount (In Rs.)
		K	M			
1	111/6-L Tehsil Sahiwal	31	11	64/10, 11/1-min, 11/2-min, 20, 21/1-min, 21/2-min	Rs 72,73,650/- Per Acre	2,86,85,457/-
2	Sahiwal	1097	00	76/96/91/92/102/103/114/115/	Rs 15,61,260/- Per Acre	21,40,87,778/-
TOTAL						24,27,73,235/-

8 As per direction contained in letter No 344-2018/224-S-I, dated 28.03.2018, issued by the Secretary (Settlement & Consolidation), Board of Revenue, Punjab, Lahore, the estimated cost of the land worked out under clause (iii) of sub-rule (1) of Rule - 10 of the Land Acquisition Rules, 1963, shall be approved by the following:-

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


Executive Engineer (LBDC)
Sahiwal


District Officer (E&T)
Sahiwal


Colony Assistant
Sahiwal


Assistant Commissioner
Sahiwal


Deputy Commissioner/
District Collector
Sahiwal

B4. Evidences of Lands transactions 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 transaction of agricultural land measuring 0.4375 acre in same Chak 111/9L. It has been sold in Rs. 3,600,000/- @ Rs. 8,228,571/- per acre on dated 17-12-2020. This transacted land is located at the main Pakpattan Road. Evidence of the transaction is provided in the figure below:

Fig 6: The evidence of transaction of land in Chak 111/9L:

Fig 6.1: The evidence of transaction of land in Chak 111/9L (English version):

Registered Enter/ Emitted						
Page No. 2/2	Year 2019-20	District Sahiwal	Tehsil Sahiwal	No. 458	Chak 111/9L	Mahal (Location)
Total Area	Name of Owner (Seller)	Survey / Khasra No. (If any).	Specific Share in Shared Account in Land Area	Name of Owner (Purchaser)	Khata No.	Sr. No.
3 Kanals and 10 Marlas	Muhammad Naem	Accumulated Shared	702333	Muhammad Shaban	85 540 to 557	2025
3 Kanals and 10 Marlas	Total Sold Area	Rs. 3,600,000		Total Amount of sell land		
17/12/2020	Date					

Fig 6.2: Location of the land transaction in relation to the project site



B4.2. Another piece of agricultural land measuring 2.750 acre located at the Chak 110/9L at the western side of the subject affected land area (Fig 7 below:). It has been sold in **Rs. 7,287,500/- @ Rs. 2,650,000/- per acre** on dated 20 January, 2021. This transacted land is located at the **off Road / Pakpattan Road**. Evidence of the transaction is provided in the figure below:. The evidence of the transaction is provided in the figure below:

Fig 7: The evidence of transaction of land in Chak 110/9L:

رجسٹر داکٹریٹ											
حق نمبر		کتاب نمبر		سال		تاریخ		قیمت		حالات نمبر	
1	2	3	4	5	6	7	8	9	10	11	12
172-0-0	25	22-0-0	1188	22-0-0	1188	22-0-0	1188	22-0-0	1188	22-0-0	1188
<p>منظور</p> <p>75/96</p> <p>65/93</p>											
<p>2021/01/20</p> <p>20/01/2021</p>											

Fig 7.1: The evidence of transaction of land in Chak 110/9L:

Registered Enter/ Emitted						
Page No. 2/2	Year 2019-20	District Sahiwal	Tehsil Sahiwal	No. 458	Chak 110/9L	Mahal (Location)
Total Area	Name of Owner (Seller)	Survey / Khasra No. (If any).	Specific Share in Shared Account in Land Area	Name of Owner (Purchaser)	Khata No.	Sr. No.
22 Kanals only	Ghulam Ali	Accumulated Shared	1178	Muhammad Nawaz	59 319 to 323	273
22 Kanals only	Total Sold Area	Rs. 7,287,500		Total Amount of sell land		
20/01/2021	Date					

Fig 7.2: Location of the land transaction in relation to the project site



36. 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.

B4.3. Minutes of the meeting of the DPAC:

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. 7,273,650/- per acre facing the Road (access passage) and the land at off road (main land of sub-project) at Rs. 1,561,260/- per acre.** The rate has been decided under a meeting convened by the mainofficial of Board of Revenue, Sahiwal. Minutes of the DPAC meeting is mentioned at Fig. 5.

B4.4. Valuation Table of Board of Revenue:

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 land located at the main Pakpattan Road is Rs. 7,273,650/- per acre and off Pakpattan Road the rate of land is Rs. 1,561,260/- per acre.**

37. 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:

38. 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:

39. 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.
40. The evidence of sold properties in the vicinity and immediate neighborhood, as discussed earlier in the report.

C3. Consideration of Accessibility:

41. The subject land has the access from this Pakpattan Road.

C4. Consideration of land type and use:

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

C5. Consideration of availability of sources of Water:

43. 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:

44. 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:

45. The Jahan Khan village is located opposite / across the road of the subject affected land. Except this nearest village some small towns and developed societies are located in-between 2 to 3 kilometers of the subject land.

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

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

47. 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.
48. Many agricultural lands in different area of Sahiwal City and some on the National Highway are converting in to the housing societies.

C9. Consideration of all transaction costs

49. 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:

50. We have checked the rates of structures (shop) 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:

51. 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:

52. 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 South Zone (Lot-4) - 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.

53. 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.
54. 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.
55. 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.
56. 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. Muhammad Zaman S/o Mr. Naeem Machi Mr. Iltaf Nawaz S/o Mr. Nawaz Mr. Mushtaq Nawaz S/o Mr. Muhammad Nawaz Mr. Sarfaraz Nawaz S/o Mr. Muhammad Nawaz Mr. Ishfaq Nawaz S/o Mr. Muhammad Nawaz Mr. Asghar Nawaz S/o Mr. Muhammad Nawaz Mst. Naseem Bibi D/o Mr. Muhammd Nawaz Mst. Azra Nawaz D/o Mr. Muhammad Nawaz Mst. Yasmeen Nawaz D/o Mr. Muhammad Nawaz Mr. Imtiaz ul Hassan S/o Mr. Muhammad Ali Joya Mr. Hattam Ali S/o Mr. Dhoolr Khan Mr. Fareed S/o Mr. Mamon Mr. Mureed S/o Mr. Mamon Mr. Hamood S/o Mr. Mamon Mr. Rehman S/o Mr. Mamon Mr. Naman S/o Mr. Mamon Mst. Satan D/o Mr. Mamon Mr. Akbar S/o Mr. Fareed	78/1, 78/10, 78/11, 78/20, 78/21, 64/10,64/11/1, 64/11/2, 64/20, 78/10, 64/21/1	0.441 (Access Passage)

Index No.	Name of Displaced persons	Administrative Nos. (Square Nos. / Khasra Nos.)	Their Affected Area of Land (Acres)
D3.1.2	Mr. Muhammad Hussain S/o Mr. Waryam Mr. Muhammad Zafar S/o Mr. Muhammad Hussain Mr. Zafar Iqbal S/o Mr. Muhammad Hussain Mst. Sardaran Bibi W/o Mr. Sultan Mr. Ibrar Hussain S/o Mr. Sultan Mr. Iltaf Hussain S/o Mr. Sultan Mr. Ijaz Hussain S/o Mr. Sultan Mst. Robena D/o Mr. Sultan Mst. Yasmin D/o Mr. Sultan Mst. Sabran D/o Mr. Sultan Mst. Zainab Bibi W/o Mr. Hamid Nawaz Mr. Imanat Ali S/o Mr. Mian Mst. Sardaran Bibi W/o Mr. Sikandar Mr. Muhammad Anwar S/o Mr. Sikandar Mr. Manzoor S/o Mr. Sikandar Mr. Noor. S/o Mr. Sikandar Mr. Ghafoor S/o Mr. Sikandar Mr. Aslam S/o Mr. Sikandar Mr. Akbar S/o Mr. Sikandar Mst. Zahran D/o Mr. Sikandar Mr. Muhammad Zaman S/o Mr. Mian Mr. Ghulam S/o Mr. Rehman	91/5, 91/6, 90/1, 90/9/2, 90/10	4.482 (Main Land)
Total Area of Affected Land			4.923 Acres

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

Syed Romi Hassan Shah (Tehsildar).

Rai Muhammad Yasin (Naib Tehsildar)

Mr. Rub Nawaz (Patwari)

Mr. Nasir Iqbal (Assistant Patwari)

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

57. 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.
58. 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.
59. 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.
60. As stated in the report that the entire area is purely agricultural in nature and the subject land 4.923 acres is also being used as agriculture. Since the affected 4.923 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 year 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. 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., and

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:

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.

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

64. 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.

65. 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 is not prevalent in the area.
 66. We have considered the market competitiveness and the prevailing economic environment in the country affecting real estate.
 67. 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.
 68. Many agricultural lands in different area of Sahiwal City and some on the National Highway are converting in to the housing societies.
 69. 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.
 70. 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.
- 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 :

71. 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):

72. After the considering the above criteria and factors, gathered information, sale purchase of lands in the surrounding area of subject land, Revenue Record of sale purchase of lands, DPAC Valuation, Land valuation report of Halqa Patwari of the related area and assessment of location, we have determined the current market value of subject land is as per the following valuation description:
73. **As shown in the Site Map (Fig 2), the subject land has access through 6.000 meters wide and 525.000 meters long passage which is linked with the Pakpattan Road and having area 0.441 acre, we have applied the rate Rs. 7,500,000/- per acre, since, it is located at the main Road.**
74. **Similarly, as shown in the Site Map (Fig 2), the main area of land (Project Site) heaving area 4.982 acres is located at the away from the road, therefore, we have applied the rate Rs. 1,600,000/- per acre.**
75. In above scenario of locations of both lands as "on Road" and "off Road", we have determined the values of lands individually as mentioned in **Table E4.1.**

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

Index No.	Sub-Section of Report	Description of Property	Area of Land (Acres)	Rate / Acre (Rs.)
Access Passage Affected Land 0.441 Acre				
E2.1.1	B4.1	A matured transection of agricultural land measuring 0.4375 acre in same mouza / chak has been sold in Rs. 3,600,000/- @ Rs. 8,228,571/- per acre at main Road on dated December 17, 2020 (provided in section B Fig 6)	0.4375	8,228,571 Main Road
E2.1.2	B4.2	Another piece of agricultural land measuring 2.750 acre located at adjacent Chak 110/9L at the western side of the subject affected land area It has been sold in Rs. 7,287,500/- @ Rs. 2,650,000/- per acre at off Road on dated 20 January, 2021. The evidence of the transaction is provided in the figure 7:	2.750	2,650,000 Off Road
E2.1.3	B4.3	The awarded rates of the DPAC by the Board of Revenue (BOR) Sahiwal dated 21-03-2020 (provided in section B Fig 5.1)". the price assessed by DPAC of land located at the main Pakpattan Road is Rs. 7,273,650/- per acre, and off Pakpattan Road the rate of land is Rs. 1,561,260/- per acre.	1.000	7,273,650 Main Road 1,561,260 Off Road
E2.1.4	B4.4	As per the Valuation Table of District Revenue Office, Sahiwal of relevant area, the rate of land located at the main Pakpattan Road is Rs. 7,273,650/- per acre and off Pakpattan Road the rate of land is Rs. 1,561,260/- per acre.	1.00	7,273,650 Main Road 1,561,260 Off Road

76. To get the balance rate of an acre at **on main Pakpattan Road**, we have calculated the a **rationale percentage 6.50%** (table E4.1) and has applied to transacted land rate and DPAC Assessment for determining the rate of affected land.

77. Similarly, to get the balance rate of an acre at **off Pakpattan Road**, we have calculated the a **rationale percentage 25%** (table E4.1) and has applied to transacted land rate and DPAC Assessment for determining the rate of affected land at main Pakpattan Road.

78. We have established Mathematical Schedule of Maximum and Minimum Values per acre which is as follows:

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

Index No.	Sub-section of Report	Rate Per Acre (Rs.)	Remarks	Ratio	Increased / Decreased Amount (Rs.)	Total Value (Rs.)
Access Passage Affected Land 0.441 Acre						
E4.1	B4.1.	8,228,571	Maximum	6.50% (-)	534,857	7,693,714
E4.2	B4.3	7,273,650	Minimum	6.50% (+)	472,787	7,746,437
Main Land at off Road 4.482 Acres						
E4.3	B4.2	2,650,00	Maximum	25% (-)	390,315	1,951,575
	B4.4	1,561,260	Minimum	25% (+)	662,500	1,987,500

79. After the above calculation, we have determined the market value of **access passage affected land 0.441 acre on Pakpattan Road** in-between the above total values and that is **Rs. 7,500,000/- per acre** and **replacement values Rs. 8,100,000/- acre** as given below Table E4.2.

80. Same as, the **affected main land 4.482 Acres located at off Road**, we have determined the market value of in-between the above total values and that is **Rs. 1,965,000/- per acre** and **replacement values Rs. 2,122,200/-acre** as given below Table E4.2..

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

Index No.	Description and Area of Land	Assessed Market Value / Acre. (Rs.)	Assessed Market Value of Total Land (Rs.)
E4.2.1	Access Passage Affected Land		
A	0.441 Acre	7,500,000	3,307,500
B	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.	600,000	264,600
	Replacement Cost of Access Passage Affected Land	8,100,000	3,574,676
E4.2.2	Main Affected Land Area off Road		
A	4.482 Acres	1,965,000	8,807,706
B	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.	157,200	704,616
	Replacement Cost of Main Affected Land Area off Road	2,122,200	9,512,322
	Replacement Cost of Total Land		13,086,998

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

81. 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 / Acre (Rs.)	IVS Assessed Rates / Acre (Rs.)	Difference (In Rupees)	Difference
Access Passage Affected Land 0.441 Acre				
E5.1A	7,273,650	8,100,000	826,350	11.36%
Main Affected Land Area off Road 4.482 Acres				
E5.1B	1,561,260	2,122,200	560,940	35.92%

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

F1. Buildings / Construction.

82. We have conducted the survey of buildings / construction on subject 4.923 acres affected land. There are only one shop and one tube well pump room which are constructed with same type of construction standard and materials.
83. 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.
84. We have taken the physical measurements of both rooms and calculated the covered area.
85. 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 / Sq. ft. (Rs.)	Cost of Labor and Transportation (Rs.)	Replacement Rate / Sq. ft. (Rs.)	Covered Area (Sq. ft.)	Replacement Cost (Rs.)
F1.1	Shop	800	200	1,000	136.125	136,125
Total Replacement Cost of Buildings / Construction						136,125

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

86. We have conducted the survey of tree on subject 4.923 acres affected land. There are total of thirty (30) trees of 2 different types. The type of trees is provided in table F2.1 below.

F2.1: Tress:

87. 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.
88. For the valuation of 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.

89. 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. (Unit)	Total Replacement Cost of Trees (Rs.)
F2.1.1	Sheesham Tress.	1,250	312.500	1,562.500	7	10,937.500
F2.1.2	Other	750	187.500	937.500	23	21,562.500
Total Replacement Cost of Trees					30	32,500

F2.2. Bore / Tube Well:

90. Similarly, 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:

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/-	867,500/-
Total Replacement Cost of Electric Tube Well			867,500

F2.3. Crop :

91. We have taken the two seasonal different crops in one year as Winter Season and Summer Season. During the survey, the following crops are standing on the specific area on the affected land:

Table F2.3: Cropping Area

Index No.	Nature of Crops	Crop Location (Location by Administrative Unit) (Square No. / Khasra No.)	Cropping Area (Acre)	Production of Crop per Acre (Mound)
	Summer Season			
F2.3.1	Wheat (only)	78/21,20, 11 78/21,20, 11 90/1,10	1.00	40
	Winter Season			
F2.3.2	Burseem (Animal Fodder)	78/21,20, 11	0.500	240
F2.3.3	Chari (Animal Fodder)	64/21,20, 11,10	0.250	200
F2.3.4	Maize	90/1,10	0.250	192

92. 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 F2.4.**

Table F2.4: Detail of calculation of per acre replacement cost of the Crops :

Index No.	Crops	Qty of Crop on specific Area (Mound / 40 kgs)	Rate / Mound (40 kgs) (Rs.)	Market Value of Crop (Rs.)	Cost of Seeds, Labour, and Transportation etc.	Replacement Cost of Crop (Rs.)
	Summer Season					
F2.4.1	Wheat	40	1,450	58,000	5,000	63,000
	Winter Season					
F2.4.2	Burseem (Animal Fodder)	120	123.35	14,800	2,500	17,300
F2.4.3	Chari (Animal Fodder)	50	90	4,500	2,000	6,500
F2.4.4	Maize	48	1,700	81,600	2,000	83,600
	Total Replacement Cost of Crop			158,900	11,500	170,400

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 4.923 acres land.
- Location of the subject land.
- Checked the surrounding area of affected 4.923 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.	13,086,998
		Total Replacement Cost of Affected Land	13,086,998
		Non-Land Assets:	
G2	F1	Replacement cost of Buildings / Construction	136,125
G3	F2.1	Replacement Cost of Trees	32,500
G4	F2.2	Replacement Cost of Electric Tube Well	867,500
G5	F2.3	Replacement Cost of Crop	170,400
		Total Replacement Cost of Non-Land Assets	1,206,525
Total Replacement Cost of Affected Land and non-land assets of Sub-Project (Pumping Station South Zone (Lot-4) - PICIIP-3-Water and Sanitation, Sahiwal).			14,293,523

PHOTOGRAPHS OF PROPERTY

PHOTOGRAPHS OF AFFECTED LAND 4.923 ACRES

View from the main Pakpattan Road and entrance of access passage of affected land



Another view from the main Pakpattan Road and entrance of access passage of affected land

Shop is also showing in the view



Views of the Access Passage of affected land



Views of Main Affected Land area off Road



Photo Gallery



Meeting under the chairmanship of MC, Sahiwal



Meeting with CIU Sahiwal



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



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



Information Brochure is distributed to the DPs