

Land Acquisition and Resettlement Plan (LARP)

August 2021

PAKISTAN: Punjab Intermediate Cities Improvement Investment Project, Pumping Station (Lot-3) - PICIIP-11-Water and Sanitation, Sialkot 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., FY2020 ends on 30 June 2020.

- (ii) In this report "\$" refer to US dollars.

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CURRENCY EQUIVALENTS

(As of 28 March 2021)

Currency unit	-	Pakistani Rupee
PRs. 1.00	=	\$ 0.0063
\$1.00	=	PRs.157

ABBREVIATIONS

ADB	Asian Development Bank
AFs	Affected Families
CAP	Corrective Action Plan
CDIA	Cities Development Initiative for Asia
CIU	City Implementation Unit
DDR	Due-diligence Report
DPs	Displaced Persons
DPAC	District Price Assessment Committee
EA	Executing Agency
EPCM	Engineering, Procurement, and Construction Management
GoPb	Government of Punjab
GRC	Grievance Redress Committee
GRM	Grievance Redress Mechanism
IA	Implementing Agency
IR	Involuntary Resettlement
IPs	Indigenous Peoples
IVS	Independent Valuation Study
LAA	Land Acquisition Act 1894
LAR	Land Acquisition and Resettlement
LARP	Land Acquisition and Resettlement Plan
LARF	Land Acquisition and Resettlement Framework
LG& CD	Local Government and City Development
MC	Metropolitan Corporation
NESPAK	National Engineering Services Pakistan
PAM	Project Administrative Manual
PICIIP	Punjab Intermediate Cities Improvement and Investment Program
PLGA	Punjab Local Government Academy
PMU	Program Management Unit
ROW	Right of Way
SDDR	Social Due Diligence Report
SES	Socio Economic Survey
SPS	Safeguard Policy Statement 2009
SSR	Social Screening Report
STP	Sewerage Treatment Plant
TMA	Tehsil Municipal Administration
TOR	Term of Reference

GLOSSARY

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

(iv) gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.

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



PROGRAM MANAGEMENT UNIT

Government of Punjab

**Local Government & Community Development Department
LG & CD, Department**



Project Number: 46526-007

Loan Number: 3562-PAK



Final Land Acquisition and Resettlement Plan

for the

**Sewage Pumping Sation (Lot-3) - PICIP-11-Water and Sanitation, Gohad Pur, Mouza Malka
Khurd and Mouza Korpur, Airport Road, Tehsil & District Sialkot
(Revised)**

August 11, 2021

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

TABLE OF CONTENTS

TABLE OF CONTENTS	8
LIST OF TABLES	10
LIST OF FIGURES	11
SECTION 1.....	16
PROJECT DESCRIPTION	16
1.1. Background of the Project.....	16
1.2. Design Status	17
1.3. Scope of Land Acquisition and Resettlement	17
1.4. Sb-project Categorization.....	17
1.5. Exploring of Design Alternatives	17
1.6. Objectives of Land Acquisition and Resettlement Plan	18
1.7. LAR Requirements of Project.....	18
SECTION 2.....	20
SCOPE OF LAND ACQUISITION AND RESETTLEMENT	20
2.1 Approach and Methodology	20
2.2 Subproject Impacts	20
2.2.1 Subproject Impact on Land	21
2.2.2 Impact on Crops	21
2.2.3 Affected Trees	22
2.2.4 Impacts on Structures	22
2.2.5 Loss of Income	22
2.2.6 Loss of Employment.....	22
2.2.7 Impact on Community Assets	22
2.2.8 Impact Severity.....	22
2.2.9 Impact on Vulnerable Groups	22
2.2.10 Impact on Women/Child Headed Household	23
2.2.11 Indigenous Peoples (IPs).....	23
2.2.12 Temporary Acquisition of Land (On Lease) for Contractor’s Camp and Other Facilities.....	23
SECTION 3.....	24
SOCIO ECONOMIC INFORMATION AND PROFILE.....	24
3.1 General.....	24
3.2 Population Profile	24
3.2.1 Age Structure	24
3.3 Literacy Level	24
3.4 Material Possessions	24
3.5 Habitation	25
3.6 Toilet Facility	25
3.7 Household Income Sources	25
3.8 Household Income	25
3.9 Expenditure	26
3.10 Access to Civic Facilities.....	26
3.11 Gender Situation	27
SECTION 4.....	28
INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION	28
4.1 General.....	28
4.2 Consultation with Stakeholders.....	28
4.3 Stakeholders’ Perceptions about the Project	28
4.4 Meetings with the Government Officials	33
4.5 Gender Involvement in the Consultation Process	33
4.5.1 Fears and Concerns about the project.....	33
4.5.2 Responses to the Fears and Concerns raised by women	33
4.6 Disclosure of LARP	33
SECTION 5.....	35
LEGAL FRAMEWORK	35
5.1 National Legal Instruments.....	35
5.1.1 Constitution of the Islamic Republic of Pakistan	35

5.1.2	National Legislation	35
5.1.3	Pakistan's Law and Regulations on Land Acquisition and Resettlement	35
5.2	ADB's Safeguard Policy Statement 2009	36
5.3	Comparison of Key Principles and Practices of Pakistan's LAA and ADB's IR Safeguards-SPS 2009....	37
5.4	Subproject Resettlement policy.....	39
5.5	Legal and Administrative Impediments	40
	SECTION 6.....	41
	ENTITLEMENTS ASSISTANCE AND BENEFITS	41
6.1	Eligibility	41
6.1.1	Cut-off date.....	41
6.2	Independent Valuation Study	41
6.3	Entitlements.....	45
6.3.1	Compensation and Entitlement Policy	45
	SECTION 7.....	49
	INCOME RESTORATION AND REHABILITATION.....	49
	SECTION 8.....	51
	RESETTLEMENT BUDGET AND FINANCING PLAN.....	51
	SECTION 9.....	56
	GRIEVANCE REDRESS MECHANISM.....	56
	SECTION. 10.....	57
	INSTITUTIONAL ARRANGEMENTS	57
10.1	Introduction.....	57
10.2	Local Government and community Development	57
10.3	City Implementation Unit (CIU)	58
10.4	Construction Supervision Consultants	58
10.5	Grievance Redress Committees (GRCs).....	59
10.6	District Government	59
10.7	Displaced Persons Committee.....	59
10.8	Independent Valuation Expert.....	59
10.9	Asian Development Bank (ADB).....	59
10.10	Organizational Chart	60
	SECTION 11.....	62
	IMPLEMENTATION SCHEDULE	62
	SECTION 12.....	65
	MONITORING AND REPORTING	65
	Annex-A: Package wise details of the PICIIP subprojects	68
	Annex-B: Socio Economic Questionnaires	79
	Annexure C: Attendance Sheet	87
	Annex-D: Disclosure Summary (English & Urdu)	97
	Annex-E: Land Compensation of the DPs	112
	Annex-F: Compensation Payment of Structures.....	114
	Annex-H: Detail of Allowances.....	114
	Annex-I: Guidance Note	116
	Annex-G: Compensation for Trees	129
	Annex-J: Evidence for the compensation rate derived from the respective department	130
	Annex-K: Independent Valuation Study	134
	Photo Gallery	135

LIST OF TABLES

Table ES. 1: Type of LAR impacts	12
Table 2. 1: Type of LAR impacts	21
Table 3. 1: Possession of Household Goods	24
Table 3. 2: Monthly Income Category and Households	25
Table 3. 3: Detail of Household Expenditures	26
Table 3. 4: Access to Social Amenities in the Sub-project Area	26
Table 4. 1: Detail of Consultation Meetings	29
Table 4. 2: Concerns of DPs and Responses by Consultant	30
Table 5. 1: Relevant Sections of the Land Acquisition Act 1894.....	35
Table 5. 2: Measures to address gaps between LAA and SPS	38
Table 6. 1: Comparison of DPAC and Independent Valuation Study Land Assessment.....	43
Table 6. 2: Showing the difference on Trees Replacement Cost between Assessment by Forest Department and IVS:	44
Table 6. 3: Comparison of Shop/Room/Boundary Wall Rate determined by Building Department & IVS	44
Table 6. 4: Eligibility and Entitlement Matrix.....	46
Table 8. 1: Summary of Land Acquisition and Resettlement Cost.....	50
Table 10. 1: Roles and Responsibilities in LARP Implementation	57

LIST OF FIGURES

Figure 1.1: Showing the location of subproject Area	19
Figure 3.1: Construction Types	25
Figure 10.1: Institutional set-up for the Implementation of Land Acquisition and Resettlement Plan	61
Figure 11. 1: RP Implementation Schedule.....	63

EXECUTIVE SUMMARY

1. **The Project:** The PICIIP project is comprised of two phases, phase-1 includes two cities, Sialkot and Sahiwal, and phase-II extended to seven cities, namely Multan, Sargodha, Muzaffargarh, Rahimyar Khan, Bahawalpur, Rawalpindi and Rajanpur. The PICIIP aims to improve the quality of life of the residents living in the selected cities of Punjab. It will transform the intermediate cities into urban centers which are more efficient, accountable and can serve as an engine of economic growth and sustainable development as per concept note. This aim will be achieved by addressing urban development challenges at the city level including city integrated planning, improved institutional framework for urban services, and improved urban infrastructure. Additionally, two cities, Lahore and Lala Musa are also included for institutional support and capacity development.

2. The sub-projects under the scope of PICIIP have been divided into 27 packages. Among the total packages, this LARP is prepared for Sewage pumping station of Lot-3 for contract Package-11, Water and sanitation component, Sialkot. The subproject has two components, one is access route for pumping station (passing through private land of 0.21 acre), and second is the sewage pumping station developed in an area of 2.133 acres. The project is located into two Mouzas, i) Korpur and ii) Malkha Khurd, the total land to be acquired is 2.343 Acres

3. **Detailed Design:** The design was completed in May 2020 and the project has already been gone under bidding and the contract is expected to be awarded in April, 2021 upon the approval of LARP. This LARP is prepared based on the final design.

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

Table ES. 1: Type of LAR impacts

S/No	Description	Qty/Nos.	No of DPs	Remarks
1	Land in Acres	2.343	28	Total area to be acquired for pumping station is 2.343 acres in which 2.133 acres falls in the pumping station while the remaining 0.21 acres are required for access route. There are actual 42 DPs (28 are land owners, 2 DPs are the shop renters & 12 employees of business activities).
2	Wood Trees	6	3	Multiple counts, DPs being affected due to impact on land and trees.
3	Fruit Trees	12	5	Multiple counts, DPs being affected due to impact on land and fruit trees.
4	Boundary walls	6	5	Multiple counts, DPs being affected due to impact on land and boundary walls
5	Shops	3	3	Multiple counts, 1 DPs being affected due to impact on land of the shop, while 2 DPs are the shop renters.
6	Business (Construction materials)	1	1	Multiple counts, DP being affected due to impact on land and business of construction materials
7	Business of tannery work	1	1	Multiple counts, DP being affected due to impact on land and business of tannery work
8	Loss of employment	-	12	The employees will lose their job owing to the i) acquiring of shops (4 DPs), ii) place used for loading and unloading the construction material (5 DPs) and iii) placed used for tannery purpose (3 DPs).

9	Impact Severity	-	4	These DPs are severely impacted as they will lose their complete (100%) income sources.
10	Vulnerability	-	6	These DPs have been recognized more vulnerable due to their low income than the government fixed minimum wage rate, i.e., Rs.17, 500.
11	Total DPs	-	42	There are actual 42 DPs (28 are land owners, 2 DPs are the shop renters & 12 employees of business activities).

5. **Cut-Off Date:** The census was completed on March 28, 2021. Hence, March 28, 2021 has been formally established as the cut-off date for WATSAN Sialkot pumping station (Lot-3) to define impacts and compensation entitlements. The cut-off date was communicated and/or informed to the DPs through consultation meetings.

6. **Subproject Categorization:** The subproject impacts are deemed insignificant as none of DPs are required to physically move out of their residence or less than 200 DPs (owner/renter/employee/and user and their household members) are losing 10% or more of their income generating resources. For instance, the subproject has the impact on the livelihood of four DPs including 24 household members those are losing 10% or more of their income generating resources., i.e., i) 3 shops (of 1 DP) are fully impacted, ii) The business (selling the construction material) of 1 DP is completely impacted, iii) business of 2 DPs shops renters (tenant) will be completely affected. Therefore, the subproject can be categorized as B for Involuntary Resettlement (IR) and C for Indigenous Peoples (IPs) as no Indigenous Peoples (IPs) as described in SPS 2009 exist in and around the subproject areas.

7. **Socioeconomic Information and Profile:** Socioeconomic section was developed based on the information collected from the field for all 42 DPs through survey. According to socio economic and census survey of DPs households (which are comprised of 243 family members), 127 (52.26% of the members are females as compared to 116 (47.74%) males. The average family size in the subproject area is 5.8 persons. The literacy level of project area is 208 (86%). In terms of income level, the monthly average income of the respondents is Rs. 61,975. Six (6) surveyed households fall below the poverty line as their monthly income is less than the government fixed minimum wage rate of Rs, 17500 per month. In addition to the low-income category of vulnerability, all other categories like the elderly, those without legal title to assets, landless, women, children and indigenous people were not identified in the project area. In terms of access to social amenity, all 100% (42) houses in the subproject areas are electrified. Sui Gas is ranked as the top priority demand of women of the area and is available to 71% (30), of the households. Potable drinking water supply is accessible to 57% (23) with most of the people relying on groundwater, extracted either manually through hand pump or electrically through the electric pump. Only 55% (23) of the households have access on the sewerage and drainage system while 45% (19) are still looking to have this facility. Health and education facilities are available to 86% (36) and 93% (39) of the households respectively.

8. **Gender Issues:** Based on the outcomes of detailed consultations, the females pointed out their major concerns relating to the sub-project like i) compensation as per the market value of the lost land, and assets ii) malodors resulting from the sub-project which will affect the surrounding population iii)) the construction activity may affect accessibility and transportation in case of emergencies, iv) availability of potable water, Sui gas, and iv) provision of subproject-related jobs for unemployed educated women.

9. **Information Disclosure, Consultations and Participation:** The consultation meetings with the stakeholders are going on since March, 2020. Separate meetings are arranged with the women keeping in view the cultural limitation and to give the women a free environment to discuss

their issue. The consultation with the DPs and general public mainly focused on the compensation rate as per the market value of the affected assets, provision of compensation for non-titled land owners, shifting of the pumping station outside the city, provision of jobs for locals, timely completion of civil work, hindrance in movement of the locals due to construction work and provision of adequate time for relocation.

10. The information related to the subproject, its components, possible impacts, mitigation measures, entitlements including the grievance redress mechanism were shared with the participants during the consultation meetings. In addition, the social team of PMU also shared the subproject Information Brochure with the local community in both English and Urdu languages dated September 26, 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, thus gaps exist regarding compensation of DPs which are reconciled through the 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. **Entitlements Matrix:** have been determined as per the replacement cost of the lost assets like land, trees and structure and is 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. 102.35 million (US\$ 0.65 million). The compensation payments for land acquisition are Rs. 66.94 million, Tree compensation is Rs. 0.04 million, and building structure (shops, foundation work & boundary wall) is Rs. 3.19 million. Livelihood restoration measures amounting to Rs.2.94 million. Other cost categories include administrative costs (Rs. 7.3 million, monitoring and evaluation Rs 14.6 million and contingencies Rs.7.3 million).

14. **Differential Cost:** The Independent Valuation Study (IVS) worked out the differential of -6.09% for the land affected in khasra No. 467 located at main Airport Road (Eastern Part) comprising of 0.069 Acre, similarly differential of 36.10% for the land affected in khasra No. 470, Land at Link Road (Eastern Part) comprising of 0.137 Acre, Whereas, differential of 20.39% is worked out for the land affected in khasra No. 459, 460, 463, 464, 465 located Link Road (Western Part) comprising of 1.712 Acre. Furthermore, there is a differential of -1.67% for the land affected in khasra No. 44 located at Off-Road (Western Part) comprising of 0.187 Acres. Whereas, differential cost of trees is Rs. 7,000 (18.61%), Building structures is Rs. -3,437,944 (51.90%). The total differential in the form of land and non-land assets of this subproject is Rs 12,263,601/- (19.90%) worked out on the basis of highest rate prevailing between DPAC and IVS. This includes all transaction costs, interests, labor, restoration costs and all applicable payments. The differential cost in the valuation of the BOR assessed compensation rates and those determined by the third party will be bridged by PMU from the project loan proceeds. This will require a minor change memo in scope which would be processed for ADB's internal approval after receiving the request from the Local Government Punjab.

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 the 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 Government. The continuity in the flow of LAR funds will be the responsibility of PMU-LG&CD, hence the Local Government through PMU will ensure that all requisite compensation amount will be timely released for the payment of compensation and rehabilitation costs including allowances for income restoration. The compensation cost for land and other assets has already been transferred in the district treasury while the resettlement cost/ allowance has been put in the revised PC-I and submitted to P&D for approval.

16. **Grievances Redress Mechanisms:** A three tiers Grievance Redress Mechanism is already in place since May 4, 2020. It exists at the field level, city level, and PMU level. The GRM is easily accessible, gender-sensitive, culturally appropriate, widely publicized, and well-integrated in the 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 timely informed about the progress regarding their logged complaints and action 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 maintained.

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 project (through respective CIUs). The Social safeguard staff of the PMU is responsible to manage the LAR-tasks and activities including handling/resolving of any complaints or grievances of those displaced by the subproject (DPs) and fulfilling safeguard requirements. An External Monitoring Agent (EMA) is on board since 9th November, 2020 for the validation of LARP implementation process.

18. **Implementation Schedule:** Resettlement Plan will be implemented in a participatory manner with the representations of all key stakeholders namely - the government, local elected representatives, and the displaced persons. As per this final LARP, compensation payment is expected to commence immediately after the approval of LARP, i.e., by 10th of May, 2021, while the external monitoring report will be submitted immediately after the completion of compensation disbursement (and expected by the end of June, 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 hired with the concurrence of ADB. 1st safeguard external monitoring report will be submitted to ADB for acceptance before start of construction activities to be expected on 30th of June, 2021. 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 the selected cities of Punjab. It will transform the intermediate cities into urban centers which are more efficient, accountable and can serve as an engine of economic growth and sustainable development as per concept note. This aim will be achieved by addressing urban development challenges at the city level including city integrated planning, improved institutional framework for urban services, and improved urban infrastructure. Additionally, two cities, Lahore and Lala Musa are also included for institutional support and capacity development. The detail is discussed in the beneath section.

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 CIU's 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. Sub Project Description: The subprojects under the scope of PICIIP have been divided into 27 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-3 sewerage pumping station of Package-11, Water and sanitation component, Gohad Pur, Mouza Malka Khurd and Mouza Korpur, Airport Road, Tehsil & District Sialkot.. This Lot-3 has two components, one is access route for pumping station (passing through private land of 0.21 acres), and second is the main sewerage pumping station developed in an area of 2.13 acres as shown in Fig: 1.1.

1.2. Design Status

26. The design was completed in May 2020 and the proposed subproject has already undergone in 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 2.343 acres of private land will be affected due to Lot-3 implementation. In the total area, 2.133 acres fall in the sewerage pumping station while the remaining 0.21 acres will be affected due to access route to the pumping station. Section 11 of the LAA has been awarded on January 7, 2021 and preparation of compensation vouchers is under process. The Lot-3 also has impacts on six boundary walls, three shops, stock of construction material, tannery work and 18 trees including 6 wood trees. These all-lost assets including the employment due to acquisition of shops and site used for construction materials and tannery purposes will be compensated in consistent with SPS replacement costs. Further details on subproject impacts and compensation are provided in section 2 and Section 6 of this LARP respectively.

1.4. Sub-project Categorization

28. As per ADB's 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, the subproject impacts are deemed insignificant as none of DPs are required to physically move out of their residence or less than 200 DPs (owner/renter/employee/and user and their household members) are losing 10% or more of their income generating resources. The subproject has the impact on the livelihood of four DPs including 24 household members those are losing 10% or more of their income generating resources., i.e., i) 3 shops (of 1 DP) are fully impacted, ii) The business (selling the construction material) of 1 DP is completely impacted, iii) business of 2 DPs shops renters (tenant) will be completely affected. Therefore, the subproject can be categorized as B for Involuntary Resettlement (IR) and C for Indigenous Peoples (IPs) as no Indigenous Peoples (IPs) as described in SPS 2009 exist in and around the subproject areas.

29. The safeguard team of PMU carefully assessed the subproject areas for the presence of any IP communities in the subproject area but no IP groups or communities, as described in SPS, have been found in the subproject area. The local people and DPs also do not like to be called or recognized as IPs. Thus, the subproject is categorized C for IP policy. 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 subproject has been carefully conceptualized to either avoid all potential social impacts of proposed subprojects where possible

or keep impacts to insignificant thresholds through adopting no or least impacts of subproject designs.

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

- a) Avoid/Minimize the physical dislocation
- b) Avoid/Minimize the impact on agricultural land.
- c) Minimize the impacts on the commercial structures.
- d) Avoid the impact on the community and sensitive structures like Masjid, graveyard and School etc.

32. In general, as discussed earlier, the subproject has the significant impact and these will be addressed through the preparation of this LARP.

1.6. Objectives of Land Acquisition and Resettlement Plan

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

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

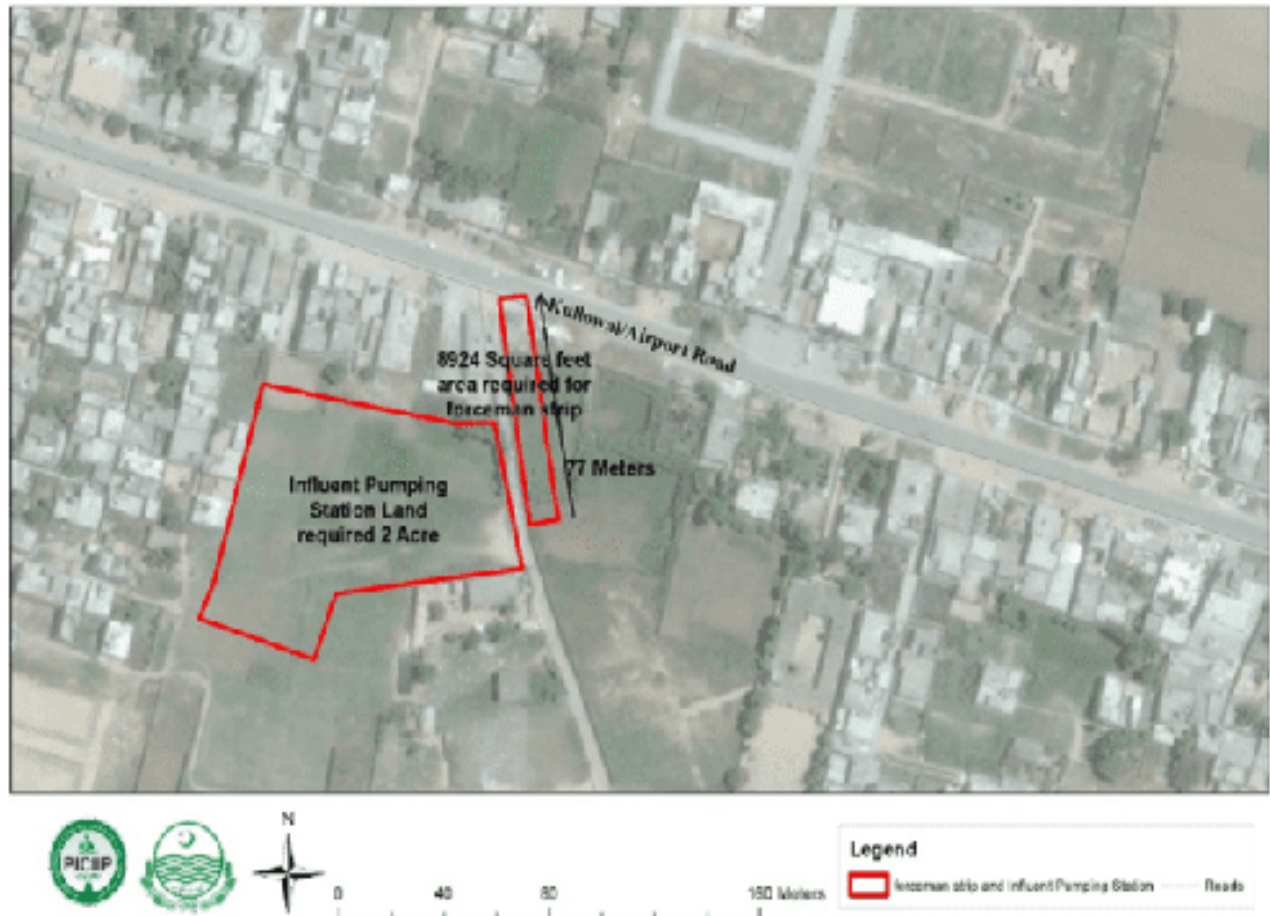
1.7. LAR Requirements of Project

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

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

Figure 1.1: Showing the location of subproject Area

Punjab Intermediate Cities Improvement Investment Program (PICIIP)
Site Plan for Land Requirement for Influent Pumping Station



SECTION 2

SCOPE OF LAND ACQUISITION AND RESETTLEMENT

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

2.1 Approach and Methodology

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

- a. Review of SDDRs, subproject design, and design parameters to identify any potential land acquisition or resettlement impacts.
- b. Field/site visits along with the design team to identify and assess and reconfirm the LAR impacts of the subproject.
- c. Public consultations with DPs and the general public on the measures adopted to minimize LAR impacts in the pumping station (Lot-3). The consultations and meetings were also held with all the subproject stakeholders, including ADB (project officer, coordinators, international experts in water supply and sanitation, and safeguard unit), P&D (Planning & Development), 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.
- 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 Subproject Impacts

37. Overall, due to the project activities 2.343 acres' land will be affected permanently. Due to the acquisition of this land 42 persons will be affected out of which 28 DPs are land owners while among the remaining 14 DPs, 2 DPs are shop renters, 2 DPs are welders, 3 DPs are tannery workers, 4 DPs are drivers, 2 DPs are helpers and 1 DP is unskilled labor. However, few DPs have reported multiple impacts e.g. out of the total 42 DPs, 3 DPs also have impacts on wood trees, 5 DPs of fruit trees, 1 DP on structure (shops owner), 5 DPs on boundary walls, 1 DP of doing business of construction material and one DP of tannery work. Among the total affected persons, 4 DPs are severely impacted as their income source is completely impacted and 6 DPs have been recognized as vulnerable due to their low income i.e. below the government fixed minimum wage rate, i.e., Rs.17,500/ month.

38. The impacts of the pumping station are summarized as in the below Table 2.1.

Table 2. 1: Type of LAR impacts

S/No	Description	Qty/Nos.	No of DPs	Remarks
1	Land in Acres	2.343	28	Total area to be acquired for pumping station is 2.343 acres in which 2.133 acres falls in the pumping station while the remaining 0.21 acres are required for access route. There are actual 42 DPs (28 are land owners, 2 DPs are the shop renters & 12 employees of business activities)
2	Wood Trees	6	3	Multiple counts, DPs being affected due to impact on land and trees.
3	Fruit Trees	12	5	Multiple counts, DPs being affected due to impact on land and fruit trees.
4	Boundary walls	6	5	Multiple counts, DPs being affected due to impact on land and boundary walls
5	Shops	3	3	Multiple counts, 1 DPs being affected due to impact on land and shop while 2 DPs are the shop renters and their businesses associated with the shop would be affected.
6	Business (Construction materials)	1	1	Multiple counts, DP being affected due to impact on land and business of construction materials
7	Business of tannery work	1	1	Multiple counts, DP being affected due to impact on land and business of tannery work
8	Loss of employment	-	12	The employees will lose their job owing to the i) acquiring of shops (4 DPs), ii) place used for loading and unloading the construction material (5 DPs) and iii) placed used for tannery purpose (3 DPs).
9	Impact Severity	-	4	These DPs are severely impacted as they will lose their complete income sources.
10	Vulnerability	-	6	These DPs have been recognized as vulnerable due to their low income than the government fixed minimum wage rate, i.e., Rs.17,500.
11	Total DPs	-	42	There are actual 42 DPs (28 are land owners, 2 DPs are the shop renters & 12 employees of business activities).

2.2.1 Subproject Impact on Land

39. The subproject has the impact on 2.343 acres of the private land owned by 28 land owners. The land assessment was made by the revenue department. The land is a mix of residential and commercial in nature. There are 28 legal land owners and have purchased the land for residential purposes, whereas 2 of 28 DPs are using the land for business purposes. Among 2 DPs who are commercially using the land, one has constructed 3 shops while the second DP is using it to sell the construction materials, i.e., bricks, cement, concrete and sand from his land plot.

2.2.2 Impact on Crops

40. As per available revenue record and field assessment including consultation with the DPs conducted during March 2020 – March 2021, the proposed subproject will not have any impact on the cropping area. The acquired land is commercial and residential in nature. Hence, no impact on crops is reported.

2.2.3 Affected Trees

41. The subproject will cause the cutting of 6 wood trees (Sukhchain & Phagwara etc) owned by 3 DPs and 12 fruit trees (Mulberry and Cumin) owned by 5 DPs. The assessment was made by the concerned forest and agriculture departments. The PMU/CIU team also participated in the assessment survey.

2.2.4 Impacts on Structures

42. The subproject does not have any impact on the residential structures thus no DPs will be required to dislocate from their housing. The subproject has the impact on 6 boundary walls (of empty residential plots) with an area of 1499.75 sq ft. These impacted structures are owned by 5 DPs who are intending to build the residential structures in future. Also, the subproject has impact on three shops with an area of 1248 sq ft. These shops belong to one DP who has rented out these shops to two persons, one of the shop renters is using 2 shops as welding workshop, whereas the remaining one shop is used by the renter as wood work/Carpenter shop.

2.2.5 Loss of Income

43. Field investigation reveals that the project caused the income losses of 5 DPs due to: (i) loss of the rental of shops (1 DP); (ii) loss of income of shop renters operating the workshop, & wood works (2 DPs) iii) loss of income of construction material stock (1 DP) and iv) loss of income from tannery business (1 DPs) tannery purpose.

2.2.6 Loss of Employment

44. The project has the impact on the employment loss of 12 DPs due to (i) loss of 3 rental shops (4 DPs), ii) loss of land used for the stock of construction material (5 DPs), iii) loss of land used for the tannery work (3 DPs).

2.2.7 Impact on Community Assets

45. As per available revenue record and field assessment including consultations with land owners, this subproject does not have any impact on the community assets like Masjids, graveyards, or common access way, etc.

2.2.8 Impact Severity

46. The subproject impacts are deemed insignificant as none of DPs are required to physically move out of their residence and/or less than 200 DPs (owner/renter/employee/and user and their household members) are losing 10% or more of their income generating resources. For instance, subproject has the impact on the livelihood of four DPs including 24 household members owing to the loss of their income sources, i.e., i) 3 shops (owned by 1 DP) are fully impacted, ii) The business (selling the construction material) of 1 DP is completely impacted, iii) business of 2 DPs shops renters (tenant) will be completely affected.

2.2.9 Impact on Vulnerable Groups

47. Distinct group of people who may suffer disproportionately from resettlement effects. The policy defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people. The subproject has the impact on 6 DPs categorized as vulnerable on account of having income lower than the national

minimum wage rate fixed by the government for the year 2020-21 i.e., Rs. 17500 per month. The subproject does not have the impact on any other type of the vulnerable groups.

2.2.10 Impact on Women/Child Headed Household

48. The subproject will not have any impact on the women/child headed household. During the census survey, no women/child headed household was reported in the subproject area.

2.2.11 Indigenous Peoples (IPs)

49. The impact assessment survey did not find any indigenous peoples as described in SPS. No people in the project area were found present with self-identification as members of a distinct indigenous cultural group and recognition of this identity by others, collective attachment to geographically distinct habitats or ancestral territories in the project area, to the natural resources in these territories, and customary cultural, economic, social or political institutions that are separate from those of the dominant society and culture. Therefore, such IPs have not been found living anywhere in the project area. Hence, ADB's Indigenous People policy is not applicable to the WATSAN Sialkot.

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

50. 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 implies 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.

51. 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

52. 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 DPs of subproject area. The study also provides information to the design in order to make the subproject interventions more effective, socially acceptable, culturally appropriate, gender sensitive and economically viable. The socio-economic questionnaire was used and that presented in Annex-B.

3.2 Population Profile

53. The total population of 42 affected households is 243 and among them 52.26% (127) of the members are females as compared to 47.74% (116) males. As per social survey, the average family size in the subproject area is 5.8 persons.

3.2.1 Age Structure

54. The data regarding the distribution of DPs by age categories indicates that around 63% (154) of the households are up to 45 years of age while the remaining 37% (89) are above this age category.

3.3 Literacy Level

55. 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, 14 % (35) respondents are reported illiterate while 86 % (208) are found literate.

3.4 Material Possessions

Table 3.1 presents the percentages of the surveyed households that possess various durable commodities, means of transportation. The table shows that televisions and mobile phones are common devices possessed by most of the households for information and communication. All households (42) possess mobile phones. The households are more likely to have a television 100% (42) and possession of a radio is 14% (6). Another indicator of household socioeconomic status is ownership 36% (15) of a computer and availability of an Internet connection. A refrigerator is available in 71% (30) of the households. About 29% (12) of households possess an Air conditioner, and 79% (33) have a washing machine. Motorcycles, car and bicycle are the most common means of transportation in the subproject area and 43% (18) percent of households own a motorcycle, and 14% (6) own a car and 7% (3) are having bicycle

Table 3. 1: Possession of Household Goods

Item	Households	Item	Households	Item	Households
Mobile Phone	100%	Television	100%	Car	14%
Air conditioner	29%	Refrigerator	71%	Motorcycle	43%
Sewing Machine	62%	Computer	36%	Radio	14%

Washing Machine	79%	Bicycle	7%	-	-
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Source; Field Survey

3.5 Habitation

56. Habitation is identified as a space occupied for dwelling purposes. It is further classified into two categories i.e. “pacca”, and “semi pacca” as reflected in Fig 3.1. Pacca houses 88% (37) are constructed with bricks, cement and concrete having wooden and steel doors and windows. Semi pacca houses 12%(5) are made of bricks (joint with mud) and their roofs are mostly of wood, iron sheet and partially bricks. As per field survey, 93% (39) of the respondents are living at their self-made shelters while 7% (3) are living in the rented houses. Surprisingly, 16% (7) of the households are living in the very small houses, comprised of 3 Marla (1Marla = 272.25 sqft). Field investigation reveals that 100 percent of house property is allotted in the names of male family members. None of the women in the Area owns any house.

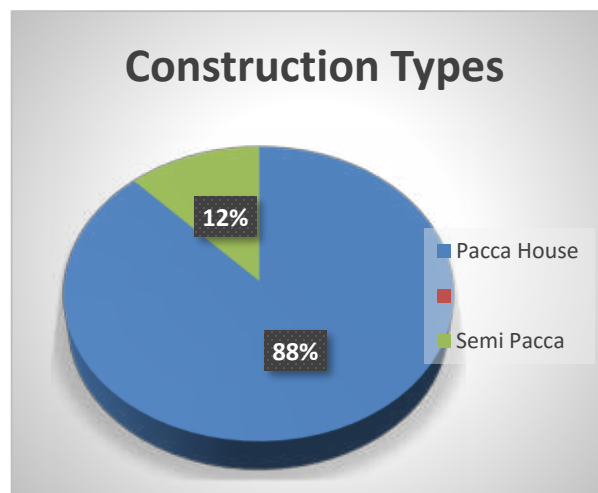


Figure 3.1: Construction Types

3.6 Toilet Facility

57. The toilet facility is available to 100 percent (42) of the households, however, few people found to use open field for defecation purposes. Field investigation reveals that 92 percent (12) of the households have flush latrine and 4 percent have pit latrines in their houses.

3.7 Household Income Sources

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

3.8 Household Income

59. In terms of income and poverty status, survey data presented in Table 3.2 shows the average monthly income of the respondent is Rs. 61975/- while the average expenditures are Rs. 47179/-. According to the survey, four different income groups were identified, i) 43% (18) of the DPs have their monthly income Rs.17,501 – 50,000/-, ii) 10% (4) earn Rs. 50,001 to Rs. 100,000, iii) 33% (14) of the surveyed households' income is above Rs. 100,000 per month and iv) 14% (6) of the surveyed household fall in the low-income category, i.e., less than Rs. 17,500/month.

Table 3. 2: Monthly Income Category and Households

S/No	Income Level (Rs. /Month)	No. of Households	% of Households
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1	Less –17,500	6	14
2	17,501- 50,000	18	43
3	50,001- 100,000	04	10
4	Above-100,000	14	33
Total		42	100

Source; Field Survey

3.9 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 income have more saving capacity than the low income who hardly meet their expenses with meager income.

Table 3. 3: Detail of Household Expenditures

S/No	Description of Expenditure (Rs.)	No. of Households	Percentage of Households
1.	Up to 17,500	06	14
2.	17,501 – 50000	20	48
3	50001 – 100,000	08	19
4.	Above 100,000	08	19
Total		42	100

Source: Field Survey

3.10 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 lifespan, reduced morbidity and mortality from various diseases, and low health costs. Table 3.4 depicts the picture of available social amenities in the sub-project area.

Table 3. 4: Access to Social Amenities in the Sub-project Area

S/No	Social Amenities	Available to Household (NO)	Available to Household (%)
1	Electricity	42	100%
2	Natural Gas	30	71%
3	Water Supply	23	57%
4	Sewerage/Drainage	23	57%
5	Hospital	36	86%
6	School	39	93%
7	Road	30	71%

Source: Field Survey

Table indicates that all 100% (42) the houses in the subproject areas are electrified. However, the people are not satisfied over the power supply. Natural Gas is ranked as the top priority demand of women of the area and is available to 71% (30), of the respondents. Potable drinking water supply is accessible to 57% (23) with most of the people relying on groundwater, extracted

either manually through hand pump or electrically through the electric pump. Similarly, 55% (23) of the households have access on the sewerage and drainage system while 45% (19) 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 86% (36) and 93% (39) of the households respectively. Surveyed households complained of the low-quality services provided in the Government hospitals and schools. Hence, they are forced to get the services from the private sources, which are more expensive.

3.11 Gender Situation

62. The women have no recognized role in the authority structure of the villages. The traditional attitude of not sending the girls to school is changing now, because parents realize and understand that the basic education is necessary for each individual regardless of sex. Most of the women stay home and only travel outside the village to go to relatives and weddings and to hospitals in nearby towns.

SECTION 4

INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

4.1 General

63. This chapter describes the project stakeholders and their attitude towards the construction of pumping station (Lot-3) subproject and the process adopted in consulting the displaced persons and general community. During peak COVID-19 period, the social distance was maintained during consultation meetings, groups were restricted to 4- 7 persons and telephonic consultations were held where physical consultations were not possible. This chapter presents the views and perceptions of the DPs and local population on the subproject as expressed during consultation meetings. It also presents the disclosure activities including project brochure.

4.2 Consultation with Stakeholders

64. In the process of preparing this LARP, individual, and focus group discussions were held with the DPs, neighboring community, general public and officials of concerned departments especially with the revenue, agriculture, forest and building departments. These meetings were held from March 2020-21. A total of 11 groups meetings were held with the DPs and other stakeholders in which a total of 97 persons participated. Separate meetings were held with the women keeping in view the local traditions so that the women can freely express their opinions and concerns regarding the subproject. A summary of the consultations done is shown in Table 4.1. These consultations will be continued by the 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 are not constrained by men and powerful more dominating sections of the communities.
- c) Individual meetings and focus group discussions (FGD) were held formally and informally, as and when the opportunity or need arises during field activities.
- d) The Consultation, Participation and Information Disclosure (CPID) activities have been recorded and documented comprehensively, including participants lists, photographs and minutes of the key issues addressed, agreements reached, observations made in the field and outstanding issues that need to be addressed.
- e) The consultations were documented in the LARP with consultation records appended and will also continue during the Resettlement implementation process as indicated in Annex-C.
- f) The Project Resettlement staff and consultants prepared a Resettlement Information Booklet (RIB) for all DPs in the local language(s) with concise information on all of the key aspects of the resettlement process, such as a 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 is given as Annex-D.

4.3 Stakeholders' Perceptions about the Project

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

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

Table 4. 1: Detail of Consultation Meetings

Sr.no	Date	Place	No. of Participants	Participants
1	18.03.2020	Municipal Corporation Office, Sialkot	10	Discussion/Consultation Session with Chief Municipal Corporation, Sialkot on WATSAN (Pumping Station Design and Area, Sialkot
2	15.05.2020	Municipal Corporation Office, Sialkot	7	Discussion/Consultation Session with Chief Municipal Corporation, Sialkot on WATSAN, Sialkot (15.05.2020)
3	12.06.2020	Korpour, Malkha Khurd Sialkot	10	Discussion/Consultation Session with General Public & DPs on WATSAN, Korpour Sialkot
4	12.09.2020	DC Office, Sialkot	19	Discussion/Consultation Session with District Administration on WATSAN, Sialkot
5	26.09.2020	Korpour, Malkha Khurd Sialkot	9	Discussion/Consultation Session with DPs, Revenue Officials & DPs on WATSAN Korpour and Malkha Khurd Sialkot
6	05.10.2020	Korpour, Malkha Khurd Sialkot	7	Consultation Session with DPs, Revenue Officials on WATSAN, Korpour and Malkha Khurd Sialkot
7	11.11.2020	Korpour, Malkha Khurd Sialkot	8	Discussion/Consultation Session with DPs, Revenue Officials & DPs on WATSAN Korpour and Malkha Khurd Sialkot
8	30.12.2020	DC office, Sialkot	5	Consultation with the DPs for the issuance of section 11 and finalize the resettlement assistance in the light of social and census survey
9	12.01.2021	Korpour, Malkha Khurd Sialkot	9	Discussion/Consultation Session with DPs, Revenue Officials & DPs on WATSAN Korpour and Malkha Khurd Sialkot
10	25.02.2021	Korpour, Malkha Khurd Sialkot	6	Discussion/Consultation Session with DPs, Revenue Officials & DPs on WATSAN Korpour and Malkha Khurd Sialkot
11	28.03.2021	Korpour, Malkha Khurd Sialkot	7	Discussion/Consultation Session with DPs, Revenue Officials & DPs on WATSAN Korpour and Malkha Khurd Sialkot

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

Table 4. 2: Concerns of DPs and Responses by Consultant

S #	Concerns of DPs	Response from Consultant	Action to be Taken	Responsibility
1	Why the government selected this particular area for the subproject although open area is located around 2 km from the side.	This site is suitable for the subproject as reported by the design consultant (NESPAK)	Different design options were considered to minimize the impact of the subproject on the local population. Now, the mitigation measures in the form of compensation at the replacement cost of the lost structures and livelihood assistance are proposed to avoid or minimize the adverse impacts of the subproject.	PMU-LG&CD & EPCM
2	The government will not give the market rate of their lost land and structures, usually 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 lost assets will be compensated as per the replacement cost of the lost land and structure.	PMU-LG&CD and revenue
3	Status of Approved rate by the BOR	The BOR has approved the rate assessed by the DPAC.	<p>Following efforts were made to ensure that fair land compensation rate will be 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 March, 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 and PPAC

S #	Concerns of DPs	Response from Consultant	Action to be Taken	Responsibility
4	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
5	Provision of jobs for skilled and qualified local should be accepted as the right of inhabitants of area	Priority of jobs will be given to local inhabitants on merit basis by following the codal procedures.	Special clause added in the contract of contractor to ensure full compliance.	PMU-LG&CD, CIU CSC & Contractor
6	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
7	Is there any forum for the complaint registration?	GRM has already been established to address the complaints of the DPs who will have the complete access over it.	A multi tiers GRC has already been notified and the detailed GRM procedure is given in section 9 of this LARP document)	PMU-LG&CD, CSC & Contractor
8	The movement towards the Masjids, School and hospitals should not be disturbed.	Special instructions will be given to the design consultant followed by the contractor to avoid the disturbance of these critical places.	Alternate route will be provided to avoid the disturbance and the issue will be discussed in the construction management plan. GRM is established to address the local complaints	PMU-LG&CD, CIU CSC & Contractor
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
10	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, reasonable amount will also be given to shift their salvage material to another place.	PMU-LG&CD & CIU

S #	Concerns of DPs	Response from Consultant	Action to be Taken	Responsibility
		<p>assistances will be provided to shift their stuff/material like salvage material.</p>		
1 1	<p>The DPs who are unknown will get their compensation payment.</p>	<p>The PMU through revenue department is trying to trace out the unknown DPs. However, they will be paid alike other DPs.</p>	<ul style="list-style-type: none"> • The compensation amount of the absent /unknown DPs will be kept in the escrow account and serve the notices to their last known address (recorded in template1) through registered post with acknowledgement receipt attached. Keep on-file a scanned-copy of the notice and acknowledgement receipt. • In case no contact person or relative of the DPs is identified in the village and the local community confirms DPs whereabouts are unknown, a certification statement from any of the resident land owner in the village preferably by the president or member of the Displaced Persons Committee (DPC) and duly witnessed by (a) the village headman and, (b) land revenue patwari will be recorded and maintained. 	<p>PMU-LG&CD, CIU & revenue</p>

4.4 Meetings with the Government Officials

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

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

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

4.5 Gender Involvement in the Consultation Process

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

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

4.5.1 Fears and Concerns about the project

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

- i) The proposed subproject will cause the loss of their 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 get the timely compensation of their loss assets.
- iii) The movement of the working women and female student will be disturbed during the construction work.
- iv) Jobs will not be provided to the locals' people during the construction, though their children are jobless

4.5.2 Responses to the Fears and Concerns raised by women

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

4.6 Disclosure of LARP

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

necessary changes are made in the design for this purpose.

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

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

- i) The final Resettlement Plan will be disclosed to DPs in local language
- ii) An information booklet containing summary of DPs compensation and assistance is prepared specifically for this purpose. This information booklet is translated into Urdu (provided as Annex-D) and distributed to all displaced Persons (DPs) and other stakeholders by the project Office on September 26, 2020
- iii) The translated copy will enable the DPs to read it by themselves and be aware of their entitlements, unit rates of compensation/income restoration and rehabilitation assistance and payment procedures available for various types of DPs as given in the Entitlement Matrix. In addition, the information regarding the grievance redress mechanism is also provided in the information booklet provided to the DPs.
- iv) A schedule explaining the date, time and venue for disbursement of compensation and livelihood assistance will be prepared in local language and distributed to all DPs.

SECTION 5 LEGAL FRAMEWORK

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

5.1 National Legal Instruments

5.1.1 Constitution of the Islamic Republic of Pakistan

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

5.1.2 National Legislation

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

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

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

Table 5. 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.

Sections of Act	Salient Features of the Sections
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

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

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

- compensation and resettlement decisions should be preceded by a social preparation phase.
- iv. **Improve, or at least restore, the livelihoods of all displaced persons** through (i) land-based resettlement strategies when affected livelihoods are land-based where possible, or cash compensation at replacement costs for land when the loss of land does not undermine livelihoods, (ii) prompt replacement of assets with access to assets of equal or higher value, (iii) prompt compensation at full replacement cost for assets that cannot be restored, and (iv) additional revenues and services through benefit sharing schemes where possible.
 - v. **Provide physically and economically displaced persons with needed assistance**, including the following: (i) if there is relocation, secured tenure to relocation land, better housing at resettlement sites with comparable access to employment and production opportunities, integration of resettled persons economically and socially into their host communities, and extension of project benefits to host communities; (ii) transitional support and development assistance, such as land development, credit facilities, training, or employment opportunities; and (iii) civic infrastructure and community services, as required.
 - vi. **Improve the standards of living** of the displaced poor and other vulnerable groups, including women, to at least national minimum standards. In rural areas, provide them with legal and affordable access to land and resources; in urban areas, provide them with appropriate income sources and legal and affordable access to adequate housing.
 - vii. **Develop procedures** in a transparent, consistent, and equitable manner if land acquisition is through negotiated settlement to ensure that those people who enter into negotiated settlements will maintain the same or better income and livelihood status.
 - viii. **Ensure that displaced persons without titles** to land or any recognizable legal rights to land are eligible for resettlement assistance and compensation for loss of non-land assets.
 - ix. **Prepare a Resettlement Plan** elaborating on displaced persons' entitlements, the income and livelihood restoration strategy, institutional arrangements, monitoring and reporting framework, budget, and time-bound implementation schedule.
 - x. **Disclose a resettlement plan** or the compensation matrix, eligibility criteria or rates determined for the affected land, structures, trees etc., including documentation of the consultation process in a timely manner, before project appraisal, in an accessible place and a form and language(s) understandable to affected persons and other stakeholders. Disclose the final land acquisition and resettlement plan and its updates to affected persons and other stakeholders.
 - xi. **Conceive and execute involuntary resettlement as part of a development project or program.** Include the full costs of resettlement in the presentation of project's costs and benefits. For a project with significant involuntary resettlement impacts, consider implementing the involuntary resettlement component of the project as a stand-alone operation.
 - xii. **Pay compensation and provide other resettlement entitlements before physical or economic displacement.** Implement the land acquisition and resettlement plan under close supervision throughout project implementation.
 - xiii. **Monitor and assess resettlement outcomes**, their impacts on the standards of living of displaced persons, and whether the objectives of the land acquisition and resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring.
 - xiv. Disclose monitoring reports

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

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

Table 5. 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 paid by the project.</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>

Pakistan LAA 1894	ADB SPS 2009	Measures to Address the Gap on ADB funded projects
<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 the subproject.</p>
<p>No convenient grievance redress mechanism except recourse of appeal to formal administrative jurisdiction or the court of law</p>	<p>Requires the establishment of accessible grievance redress mechanisms to receive and facilitate the resolution of DPs' concerns about displacement and other impacts, including compensation</p>	<p>EAs will establish easily accessible grievance redress mechanism available throughout subproject implementation that will be widely publicized within respective subproject area and amongst the `DPs.</p>

5.4 Subproject Resettlement policy

- i. As required under SPS, 2009, the subproject objectives are to avoid, minimize or mitigate involuntary resettlement impacts causing physical and/or economic displacement.
- ii. Meaningful consultations with all stakeholders are continued. Particular attention is paid to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and their participation in consultations is ensured.
- iii. Final LARP will be submitted to ADB for review/approval, endorsed by the borrower/client and after finalization it will be disclosed on the ADB website.
- iv. A grievance redress mechanism with representation of all stakeholders has been established and functional since May, 2020
- v. A comprehensive social impact assessment has been done , involving (i) a census of all displaced persons and an inventory of their lost assets (ii) a socio-economic survey of a sample of at least 10 percent of general population of the area but all DPs need to be surveyed 100% basis for the census, impact severity, and vulnerability (worked out on the basis of quantum of impact and income analysis respectively) purpose, and (iii) a

detailed measurement survey and valuation of all lost assets as well as an assessment of lost incomes will be carried out.

- vi. An eligibility cut-off date is declared and formalized on the date of completion of social impacts assessment survey and census of DPs.
- vii. 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 form loan amount with a minor change in the scope of work. This arrangement has been already approved in the 10th Project steering committee meeting and further reflected in the ADB mission findings of March 2021.
- viii. Incomes and livelihood sources lost, including interruption of business activities and employment, is fully compensated at per market value. DPs permanently losing incomes and livelihood sources of vulnerable DPs are entitled to credit, training and employment assistance to maintain or improve their livelihoods.
- ix. 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.
- x. 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

83. Both the LAA (1894) and ADB SPS (2009) requires 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. In this context ADB prepared guidance notes (Annex-I) to elaborate and document the efforts required to be made to address the (i) the cases with legal and administrative impediments to payment of compensation to DPs (ii) the requirements under the LAA related to cases with legal and administrative impediments to payment of compensation to DPs and (iii) when can good-faith efforts be considered as sufficient and how to document that good-faith efforts.

84. 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:
- v) DPs with Meager Compensation

SECTION 6

ENTITLEMENTS ASSISTANCE AND BENEFITS

6.1 Eligibility

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

- i. All land owner DPs losing land or non-land assets, i.e., crops and trees whether covered by legal title or traditional land rights.
- ii. Non-titled occupants of land, such as squatters or encroachers are entitled to compensation of non-land assets only.
- iii. Business owners, whether registered under national law or informal;
- iv. vi. Employees of private or public businesses or enterprises, whether registered under national law or informal;
- v. DPs losing the use of structures and utilities, including titled and non-titled owners, registered, unregistered, tenants and leaseholders plus encroachers and squatters.
- vi. 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.
- vii. In the event of relocation, all DPs will receive transitional and other support to re- establish shelter and livelihoods.

6.1.1 Cut-off date

86. The census was completed on March 28, 2021. Hence, March 28, 2021 has been formally established as the cut-off date for the impacts and compensation entitlements of Lot-3 pumping station, WATSAN Sialkot. The cut-off date was communicated to the DPs through consultation meetings. The persons occupy in the area after the cut-off- date will not entitle for any compensation.

6.2 Independent Valuation Study

87. ADB is supporting the PICIIP in funding 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.

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

89. The IVS was conducted between November 2020 to March, 2021 to meet the requirements of LARF for assessing the replacement value of the land and other affected assets (Referred Para 81 of LARF). The necessary investigations for the IVS were conducted independently in the field and without influence from any third parties in any way.

90. 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, and sources of water;
- iv The value of land was assessed in an open market considering the following aspects: land use, location, and topography;
- v Construction costs of all types of construction material used; and
- vi Amenities, distance from the population/nearest town.

91. The findings of the IVS reveals that the replacement cost was assessed for the valuation of the lost assets, rate assessed by the valuator are on higher side compared to rate assessed by the DPAC/BOR. A comparative analysis of the rates by BOR and IVS are reflected in table 6.1 below, the IVS study report is attached as Annex-K of the report.

Table 6.1: Comparison of DPAC and Independent Valuation Study Land Assessment

Sr.no	DPAC Rate / Acre including 15% (Rs.)	IVS Assessed Rates / Acre (Rs.)	Difference (Rs.)	Difference (%)
1	Land affected 0.069 acre at administrative / khasra No. 467 located at main Airport Road (Eastern Part):			
	55,200,000	51,840,000	-3,360,000	-6.09
2	Land affected 0.137 acre at administrative / khasra No. 470. Land at Link Road (Eastern Part):			
	17,480,000	23,790,780	6,310,780	36.10
3	Land affected 1.712 acres at administrative / khasra No. 459, 460, 463, 464, 465 located Link Road (Western Part):			
	25,760,000	31,012,200	5,252,200	20.39
4	Land affected 0.2375 acre at administrative / khasra No. 34 located at Off-Road (Western Part):			
	6,382,500	16,464,600	10,082,100	158.0
5	Land affected 0.187 acre at administrative / khasra No. 44 located at Off-Road (Western Part):			
	16,744,000	16,464,600	-279,400	-1.67

Table 6.2: Showing the difference on Trees Replacement Cost between Assessment by Forest Department and IVS:

S. No.	Forest Department Assessment on Trees (Total Value) (Rs.)	IVS Assessed (Total Value) (Rs.)	Difference (Rs.)	Differential based on highest rate prevailing between IVS and DPAC	Difference (%)
1	37,600	44,500	6,900	7,000*	18.61% (More than Forest Department Assessment)

*Detail given in Annex- G

Table 6. 3: Comparison of Shop/Room/Boundary Wall Rate determined by Building Department & IVS

S.NO	Type of Assets	Building Department Assessment on Structure (Total Value) (Rs.)	IVS Assessed (Total Value) (Rs.)	Difference (Rs.)	Difference (%)
1	Shops	1,198,305	936,000	-262,305	21.88% (Less than Building Department Assessment)
2	Boundary Walls	5,425,564	2,249,925	-175,639	-3.23% (Less than Building assessment)
Total		6,623,869	3,185,925	-3,437,944	-51.90% (Less than Building assessment)

*Detail given in Annex- F

6.3 Entitlements

92. As per Table 6.1 -6.5, the Independent Valuation Study (IVS) worked out the differential of -6.09% for the land affected in khasra No. 467 located at main Airport Road (Eastern Part) comprising of 0.069 Acre, similarly differential of 36.10% for the land affected in khasra No. 470, Land at Link Road (Eastern Part) comprising of 0.137 Acre, Whereas, differential of 20.39% is worked out for the land affected in khasra No. 459, 460, 463, 464, 465 located Link Road (Western Part) comprising of 1.712 Acre. Furthermore, there is a differential of -1.67% for the land affected in khasra No. 44 located at Off-Road (Western Part) comprising of 0.187 Acres. Whereas, differential cost of trees is Rs. 7,000 (18.61%), Building structures is Rs. -3,437,944 (51.90%). The total differential in the form of land and non-land assets of this subproject is Rs 12,263,601/- (19.90%) worked out on the basis of highest rate prevailing between DPAC and IVS. This includes all transaction costs, interests, labor, restoration costs and all applicable payments.

6.3.1 Compensation and Entitlement Policy

93. Compensation and entitlements have been determined on the basis of SPS 2009 and requirement of Para 81 of the approved LARF. Table 6.4 provides an Entitlement Matrix for different types of losses assessed during the census survey, Inventory of the Losses and socio-economic survey. It also covers the provisions for any unanticipated impacts arising during subproject implementation. Compensation and other assistances will be paid to DPs prior to dislocation and dispossession from acquired assets. In case, the payment is delayed more than a year from the date of valuation, the values will be indexed annually before payment to DPs.

Table 6. 4: Eligibility and Entitlement Matrix

S/No	Category	Type of Loss	Entitled DP	Compensation Policy
1	Permanent impact on the residential and commercial land	Land required permanently for the Lot-3 pumping station	28 DPs (Legal and legalizable owner(s) of land),	<ul style="list-style-type: none"> • Cash compensation at full replacement cost (RC4) including fair market value plus 15% compulsory acquisition surcharge all transaction costs, applicable fees and taxes and any other payment applicable assessed through Independent Valuation Study (IVS);
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 Affected Households (AHs) and the contractor for the period of occupation of land. • Rental fee payment for period of occupation of land, as mutually agreed by the parties • Restoration of land to original state • Guarantee of access to land and structures located on remaining land
3	Loss of Trees	Affected trees	8 DPs (5 owners of the fruit trees and 3 owner of the timber tree including non- titled land user	<ul style="list-style-type: none"> • Cash compensation for timber trees at current market rate of timber value of species at current volume, plus cost of purchase of seedlings and required inputs to replace trees • Compensation for mature fruit-bearing trees comprised on the market rate of the yearly crop yield multiplied by the number of years required to grow such a tree to the same production level, and for immature trees that are yet to bear fruit compensation based on the gross expense needed to reproduce the tree to the same age when it was cut.
4	Residential, commercial, structures, boundary walls	Partial or complete loss of structure	6 DPs (1 owner of the commercial structure and 5 are the owners of boundary walls) including non- titled land user)	<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 • 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.

5	Vulnerable Groups	Loss of income sources with low-income level	6 DPs having income below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people	<ul style="list-style-type: none"> • Assistance in identification and purchase or rental of new plot • Assistance with administrative process of land transfer, property title, cadastral mapping and preparation of compensation agreements
		Livelihood Improvement	All Vulnerable DPs	<ul style="list-style-type: none"> • One-time subsistence allowance to vulnerable DPs for income loss to mitigate impact on income for the duration of interruption in source of income for a period of 03 months based on monthly minimum wage rate Rs.17,500X3= 52,500/- of Govt. • Preference for provision of subproject-based work/employment, if available. • Provision of training, job-placement, additional financial grants and micro-credit for equipment and buildings, as well as organizational/logistical support to establish DP in alternative income generation activity
		Loss of Structures	All Vulnerable DPs	<ul style="list-style-type: none"> • Assistance in construction of new structure • Assistance in identification and purchase or rental of new structure • Assistance with administrative process of registration of property and preparation of compensation agreements • Assistance with transition to relocation site
		Temporary land acquisition	All Vulnerable DPs	<ul style="list-style-type: none"> • Preferential treatment to avoid or mitigate as quickly as possible • Provision of access to land and residence suitable to disabled and elderly DPs

6	Livelihood Restoration	Loss of Livelihood	5 DPs, 1 owner of the structure, 2 DPs are the renter, 1 DP operating the business of construction material and 1 DP of tannery work (including non-titled land user)	<ul style="list-style-type: none"> • All eligible DPs and locals (preference given to DPs) will be provided employment opportunities in the appropriate work opportunities created by construction of pumping station (Lot-3), PICIIP-11. Hiring of DPs and locals will be ensured through inserting a contract clause in the construction contract that will be monitored by PMU/CIU and verified by EMA. The DPs and locals will also preferably get the job opportunity at the project office (if eligible in case the technical skill is required). The status of hiring of DPs and locals will be reported in subproject's monthly/quarterly progress and monitoring of LARP implementation reports. • Cash compensation equal to lost income for one 6-12 months based on tax record or, in its absence, comparable rates from registered businesses of the same type with tax records, or at least inflation adjusted OPL i.e. Rs.17,500 as fixed by the Federal Government for the year 2020-21. The amount for six months will be equal to RS. 17,500 X 6 = 105,000. • 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 vocational training institute will provide training to the DPs. The training will include the human skill development on electronic work, embroidery, stitching cloth, cooking and beautification. The training will be organized in coordination with the DPCs in the local district council that is easily accessible for the DPs. Transportation costs will be reimbursed, Lunch and tea breaks will be provided and the course will be given at no charge to the participants. An attendance certificate will be provided following the successful completion of the course. PMU will implement the training during the subproject execution and follow up training sessions will also be organized.
7	Transition Allowance	All types of structures requiring relocation	2 DPs required to relocate (one legal owner of the shop & second is owner of the land using it for dumping/selling the construction material)	<ul style="list-style-type: none"> • One-time payment for six months rental income loss for the transition period or at least inflation adjusted OPL, i.e., Rs.17,500 as fixed by the Federal Government for the year 2020-21. The amount for six months will be equal to RS. 17,500 X 6 = 105,000. • Provision of re-training, job-placement, additional financial grants and micro-credit for equipment and buildings, as well as organizational/logistical support to establish DP in alternative income generation activity

8	Employment Allowance	Loss of Job	12 DPs (Employees/workers)	<ul style="list-style-type: none"> • Cash compensation equal to lost wages for 3-6 months, based on tax record or registered wage, or, in its absence, comparable rates for employment of the same type, or at least inflation adjusted OPL, i.e., Rs.17,500 as fixed by the Federal Government for the year 2020-21. The amount for three months will be equal to RS. 17,500 X 3 = 52,500 • If required by the applicable labor code, compensation will be paid to employer to enable him/her to fulfill legal obligations to provide severance payments to laid-off employees, to be verified by government labor inspector And • Provision of re-training, job-placement, additional financial grants and micro-credit for equipment and buildings, as well as organizational/logistical support to establish DP in alternative income generation activity
9	Shifting Assistance	All types of structures requiring relocation	3 DPs (2 DPs are the shop renters and 1 DP of doing the business of construction materials)	<ul style="list-style-type: none"> • As agreed in the consultation meeting with the DPs, a lump sum amount of Rs.15,000 to each DP will be paid as a one-time shifting allowance to facilitate their shifting in other areas. ` • PMU will give DPs 30 days' time period for relocation as agreed here in the consultation meetings and that can be extended with consensus.
10	Severely affected allowance	Stability	6 DPs (1 owner of shops & 2 renter of the shops & 1DP of doing business of construction material)	<ul style="list-style-type: none"> • Each DP will be paid one-time cash compensation equal to minimum wage rate i.e., Rs.17,500 as fixed by the Federal Government for the year 2020-21. The amount for three months will be equal to Rs. 17,500 X 3 = 52,500.
11	Maintenance of access to means of livelihood	Avoidance of obstruction by project facilities	All 42 DPs	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Dealt with as appropriate during subproject implementation according to the ADB Safeguard Policy Statement, 2009 and compensation provisions as defined in this entitlement matrix.

SECTION 7

INCOME RESTORATION AND REHABILITATION

7.1 General

94. The objective of income restoration program is to restore the income generating capacity of the displaced persons experiencing impacts caused as a result of the subproject. The livelihood restoration activities will comply with ADB SPS 2009, which requires improving, or at least restoring, the livelihoods of all displaced persons and improving the standards of living of the displaced vulnerable groups. The subproject 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 project's work on preferential basis.

7.2 Income Restoration Program

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

7.3 Livelihood Restoration

- **Livelihood Disturbance Allowance:** Livelihood restoration will be paid based on officially designated minimum wage rate, i.e., Rs.17,500 as fixed by the Federal Government for the year 2020-21. The amount for six months will be equal to RS. $17,500 \times 6 = 105,000$.
- **Transition Allowance:** One-time payment for the transition period 6 months as per inflation adjusted OPL, i.e., Rs.17,500 as fixed by the Federal Government for the year 2020-21. The amount for six months will be equal to RS. $17,500 \times 6 = 105,000$.
- **Vulnerability Allowance:** One-time subsistence allowance to vulnerable DPs for income loss to mitigate impact on income for the duration of interruption in source of income for a period of 03 months based on monthly minimum wage rate Rs.17,500X3= 52,500/- of Govt.
- **Severely Affected Allowance:** Each DP will be paid one-time payment equal to minimum wage rate i.e., Rs.17,500 as fixed by the Federal Government for the year 2020-21. The amount for three months will be equal to Rs. $17,500 \times 3 = 52,500$.
- **Jobs to DPs and locals:** All eligible DPs and locals (preference given to DPs) will be provided employment opportunities created by construction of pumping station (Lot-3), PICIIP-11. 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 External Monitoring Agency (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 vocational training institute will provide training to the DPs. The training will include the human skill development on electronic work, embroidery, stitching cloth, cooking and beautification. The training will be organized in coordination

with the DPCs in the local district council that is easily accessible for the DPs. Transportation costs will be reimbursed, Lunch and tea breaks will be provided and the course will be given at no charge to the participants. An attendance certificate will be provided following the successful completion of the course. PMU will implement the training during the subproject execution and follow up training sessions will also be organized.

SECTION 8

RESETTLEMENT BUDGET AND FINANCING PLAN

96. In preparing the budget, the costs for land and resettlement have been worked out using the replacement cost of lost assets. The additional assistance for loss of income and transportation is based on the value used in the entitlement matrix. This final budget provides the outlay for different expenditures categories assessed through field surveys carried out during September - October and updated in March 2021. The compensation cost worked out as per the land price fixed by the 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 2020-21 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 this LARF. The BOR considers average market rate based on registered land transactions as fair market value, although this is not compatible with ADB's requirement of the replacement cost. Therefore, 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, CIU will be required to arrange the balance amount and pay to the DPs to comply with the conditions of loan agreements.

8.1 Approval of the Resettlement Budget

97. All resettlement funds including the differential cost 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 and will be paid before their displacement.

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

8.2 Management of Resettlement Budget

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

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

8.3 Land Acquisition and Resettlement Cost

101. 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 K). The cost obtained from the DPAC and from the concerned departments for land and non-land assets is reflected in **Annex-E** to **Annex-H** and Table 8.1 of the LARP. The total cost worked out is PKR 102.35 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 8. 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.)	Cost Differential between IVS and DPAC (Rs.)	Total Differential cost to be paid by PMU (Rs.) ¹	Total Differential cost as % of Total DPAC determined cost (%)	Total Compensation Cost (Million Rs.)
A. Cost of Land Acquisition (Rs. Per Acre)											
i.	Main Airport Road, Eastern Part, (acres)	0.069	1	48,000,000	51,840,000	3,300,000	3,564,000				
ii.	15% compulsory acquisition charges			7,200,000	-	495,000	-		-		
iii.	Total (with 15 % charges)			55,200,000	51,840,000	3,795,000	3,564,000	-231,000	0	-6.09	
iv.	Link Road, Eastern Part (acre)	0.137	1	15,200,000	23,790,780	2,090,000	3,271,232				
v.	15% compulsory acquisition charges			2,280,000	-	313,500	-				

¹ Column is added for incorporate actual amount to be paid by PMU

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.)	Cost Differential between IVS and DPAC (Rs.)	Total Differential cost to be paid by PMU (Rs.) ¹	Total Differential cost as % of Total DPAC determined cost (%)	Total Compensation Cost (Million Rs.)
vi.	Total (with 15 % charges)			17,480,000	23,790,780	2,403,500	3,271,232	867,732	867,732	36.10	
vii	Off road western part khasra 44 (acre)	0.187	12	14,560,000	16,464,600	2,730,000	3,087,113				
viii	15% compulsory acquisition charges			2,184,000	-	409,500					
ix	Total (with 15 % charges)			16,744,000	16,464,600	3,139,500	3,087,113	-52,388	0	-1.67	
x	off road western part khasra 34 (acre) ²	0.237	13	5,550,000	16,464,600	1,318,144	3,910,343				

² As per DPAC per acre rate of Khasra 34, off road western part and Khasra 44 off Road western part were assessed as PKR 6,382,500/- and 16,744,000 respectively but in IVS the rates of these two khasra were clubbed and PKR 16,744,000 per acre rate was mentioned erroneously. Hence, the rates are separated as per DPAC.

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.)	Cost Differential between IVS and DPAC (Rs.)	Total Differential cost to be paid by PMU (Rs.) ¹	Total Differential cost as % of Total DPAC determined cost (%)	Total Compensation Cost (Million Rs.)
xi	15% compulsory acquisition charges			832,500	-	197,722					
xii	Total (with 15 % charges)			6,382,500	16,464,600	1,515,866	3,910,343	2,394,477	2,394,477	158.0	
xiii	Link Road (Western Part)	1.712	12	22,400,000	31,012,200	38,360,000	53,108,392				
xiv	15% compulsory acquisition charges			3,360,000	-	5,754,000	-				
xv	Total (with 15 % charges)			25,760,000	31,012,200	44,114,000	53,108,392	8,994,392	8,994,392	20.39	
Sub-Total A		2.343	28	-	-	54,967,866	66,941,080	11,973,214	12,256,601	22.30%	66.94

B- Cost of Trees (Rs. Per tree)

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.)	Cost Differential between IVS and DPAC (Rs.)	Total Differential cost to be paid by PMU (Rs.) ¹	Total Differential cost as % of Total DPAC determined cost (%)	Total Compensation Cost (Million Rs.)
i.	Mulberries (Nos.)	8	3	1,925	2,125	15,400	17,000	1,600			
ii.	Suk chain (Nos.)	6	1	500	625	3,000	3,750	750			
iii.	Phogwara (Nos.)	5	1	1,140	1,375	5,700	6,875	1,175			
iv.	Jaman (Nos.)	3	2	1,300	1,625	5,200	6,500	1,300			
v.	Piple	1	1	1,300	1,625	1,300	1,625	325			
vi.	Sir	2	2	3,500	4,375	7,000	8,750	1,750			
Sub-Total of B		25	5	-	-	37,600	44,500	6,900	7000	18.62%	0.04
C- Cost of Structure (Rs. Per Sq.ft)											
i	Shop Total Area (1248S.Ft)	1248	3		750	1,198,305	936,000	-262,305	0	0%	0.93
ii	Boundary wall (1499.95 rft)	1499.95	6		1500	5,425,564	2,249,925	-3,175,639	0	0%	2.25
Sub-Total of C =C(i) + C(ii)		6704				6,623,869	3,185,925	-3,437,944	0	0%	3.19
Total for Land and Non-land Assets = A+B+C						61,629,335	70,171,505	8,542,170	12,263,601	19.90%	8.54

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.)	Cost Differential between IVS and DPAC (Rs.)	Total Differential cost to be paid by PMU (Rs.) ¹	Total Differential cost as % of Total DPAC determined cost (%)	Total Compensation Cost (Million Rs.)
D-Assistance											
i.	Livelihood Restoration	.	5	105,500		527,500					
ii.	Training/Skill Development	-	42	Lump sum		1,000,000					
iii.	Vulnerability Allowance		6	52,500		315,000					
iv.	Severity Allowance		4	52,500		210,000					
v.	Employment loss	-	12	52,500		630,000					
vi.	Shifting Allowance		3	15,000		45,000					
vii.	Transition period allowance		2	105,000		210,000					
Sub-Total of D		-	-	-		2,935,500					2.94
Total for F-Assistance, Land and Non-land Assets = A+B+C+D							73,107,005				73.11

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.)	Cost Differential between IVS and DPAC (Rs.)	Total Differential cost to be paid by PMU (Rs.) ¹	Total Differential cost as % of Total DPAC determined cost (%)	Total Compensation Cost (Million Rs.)
E	Monitoring and Evaluation @ 20% of the Total Cost						14,621,401				14.62
F	Administrative & Security Cost @ 10% of the Total Cost						7,310,701				7.31
G	Contingencies @ 10 % of the Total Cost						7,310,701				7.31
Grand Total = A+B+C+D+E+F+G							102,349,807				102.35
Total in US\$ @ Rs. 157= 1\$							651,909.60				0.652

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

102. An integrated GRM for environment and social 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 subproject.
103. A grievance redress mechanism is already in place since 4th May 2020. It is three tiers' structures, i) Grievance Redress Committee at Field Level, ii) Grievance Redress Committee at Commissioner Office Level and iii) Grievance Redress Committee at PMU, Local Government & Community Development Level. The GRM is a gender responsive, culturally appropriate, and readily accessible to the stakeholders at no cost and without retribution. The step-wise process of the proposed GRM is summarized below.
104. **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.
105. **Stage 2:** If no solution can be identified by the GRC or if the complainant is not satisfied with the suggested solution under Stage 1, the complainant can approach to stage 2 at City Level (Commissioner Office). The committee will review the case and give the solution within seven days of its submission.
106. **Stage 3:** In case of dissatisfaction of the complainant at stage 2, he/she can approach to stage 3 at PMU level. Here, the GRC is headed by the Additional Secretary Development. The GRC at PMU level will resolve the complaint/grievance and the agreed action thus determined should be implemented within twenty-one days (if additional time is needed to implement the corrective action, it should be discussed and decided during the meeting).
107. 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.
108. Implementing the GRC's decision will be a contractual binding on the contractor.

SECTION. 10 INSTITUTIONAL ARRANGEMENTS

10.1 Introduction

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

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

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

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

10.2 Local Government and community Development

113. 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.

114. 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 10. 1: Roles and Responsibilities in LARP Implementation

S #	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.

S #	Institution	Roles and Responsibilities
5	Community	Local Community is the affectees as well as beneficiary of the sub-project. Community is responsible to resolve social conflicts and to safeguard their rights.
6	Independent Valuation 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 pumping station and has supervisory role.
8	Revenue Department	District Collector/Deputy Commissioner is responsible for the evaluation of the lost assets and disbursement of the compensations to DPs for their lost assets.

10.3 City Implementation Unit (CIU)

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

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

10.4 Construction Supervision Consultants

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

- Preparation of database of all the affected households and review their eligibility and entitlement based on the final LARP;
- Assist in disbursement of compensation and ensure that affected persons are compensated as per the LARP before commencement of civil works
- Distribute the notices to the entitled DPs regarding their payment of compensation
- Provide proper guidance to DPs for the submission of their requests for compensation as per eligibility and entitlement
- Facilitate the DPs in compensation payment through the completion of necessary documentation to receive their entitled payments like payment vouchers, opening of bank account and formation of CNIC, etc.;

- Facilitate the DPs in term of resolving the legal and administrative impediments for the compensation payment;
- Help the DPs to put their complaints (if any) in front of GRCs;
- Conduct the community consultation and disclosure process throughout the sub-project cycle;
- Assist PMU/CIU in the preparation of progress and monitoring reports.
- Review, monitor and evaluate the effectiveness with which the LARP is implemented, and recommend necessary corrective actions to be taken. Advise on corrective measures where necessary to the PMU;

10.5 Grievance Redress Committees (GRCs)

117. 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 detail already discussed in the section 9 of this LARP.

10.6 District Government

118. 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

119. 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

102. 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)

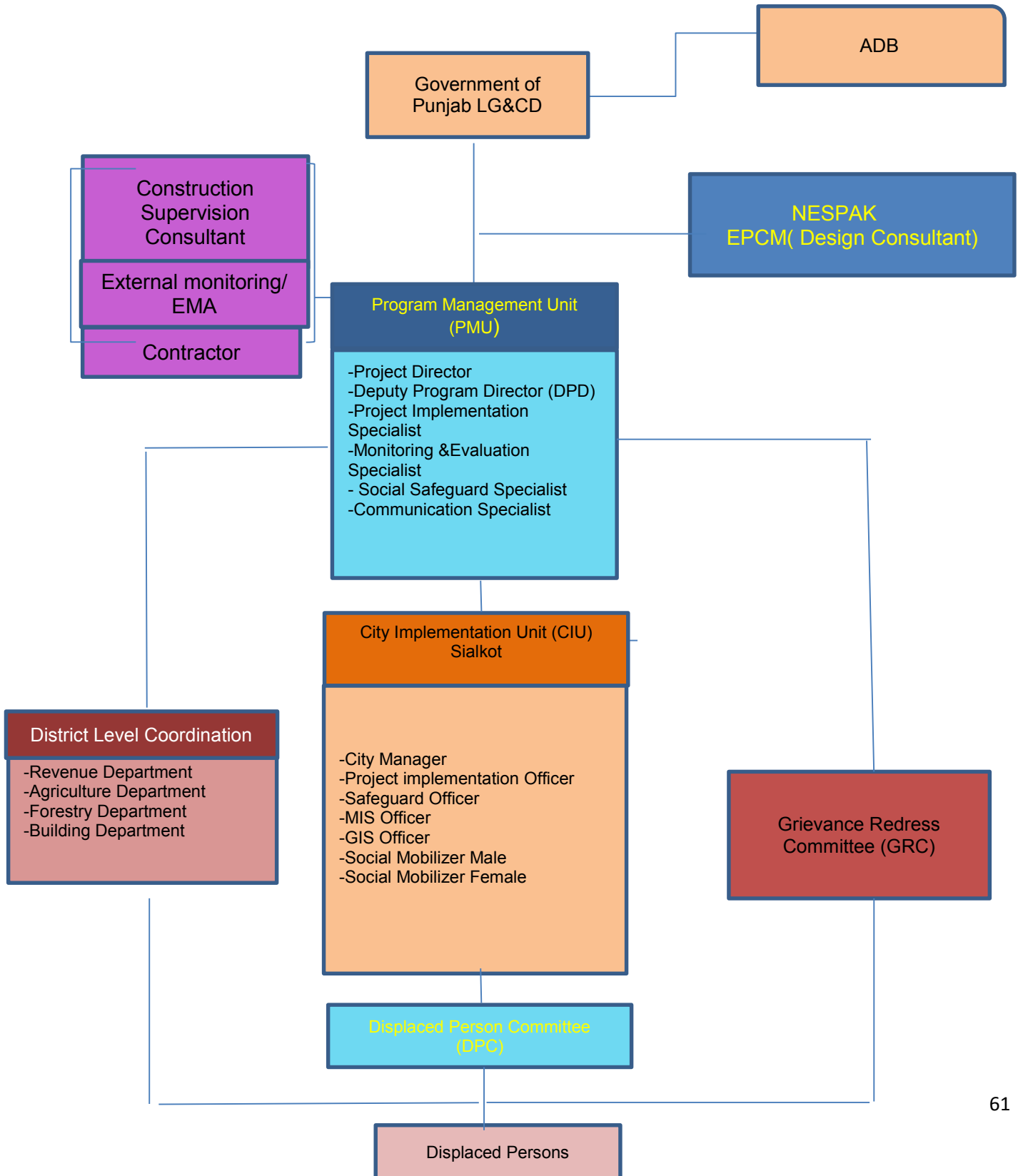
120. ADB reviews LARP and confirms their responsiveness to ADB's safeguards requirements.

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

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

Figure 10.1: Institutional set-up for the Implementation of Land Acquisition and Resettlement Plan



SECTION 11
IMPLEMENTATION SCHEDULE

11.1 Introduction

122. 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.

123. The relocation of the DPs in the area will be required towards the end of June, 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

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

Table 11. 1: LARP Preparation and Implementation Activities/Schedule

S/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, and entitlements finalized.	PMU & CIU	Done
3	Preparation of final LARP	PMU/CIU	Done
4	ADB reviews and comments on LARP	ADB	Under process
5	Announcement of Land Award	Deputy Commissioner	Done
6	Institutional arrangements put in place for LARP implementation	PMU -LG&CD	Done
7	Arrangement of resettlement Budget	PMU-LG&CD	Under process





S/No	Activity	Responsibility	Compliance Status
9	Distribution of executive summary of LARP, and notices to receive DPs for compensation payment	PMU & CIU	LARP will be disclosed after approval by ADB and notices will be served until 10 th of May, 2021
10	Completion of payment of compensation according to the procedure provided in the LARP	PMU, CIU & Revenue	30 th of June 2021
11	Submission of External Monitoring Report	EMA	Before start of construction work until 30 th of June, 2021.
12	Issuance of no-objection for NTP with civil works for Lot-3	PMU& CIU	LARP implementation/External Monitoring report will identify the status of compensation payment and other livelihood assistances expected to be commenced on 30 th of June, 2021.

11.3 Implementation Schedule

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

Figure 11. 1: RP Implementation Schedule

Sr. No	Items	Status	Year 2020- 21								Responsibility	
			NOV	DEC	JAN	FEB	MAR	APR	MAY	June		
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/ ongoing	■	■	■	■	■	■	■	■		PMU & CIU

5	Preparation of a final LARP and Disclosure	Done									PMU & CIU
6	Compensation Payment: Compensation payment for non-land assets, livelihood assistance	Not Yet									PMU, CIU & Revenue
7	Monitoring and Reporting: Review of LARP Implementation & If LARP Implementation found satisfactory, notice to proceed for Civil works is issued	Not Yet									EMC
8	Contractor re-mobilization/ recommencement of civil works	Not Yet									PMU, CIU & Contractor

SECTION 12 MONITORING AND REPORTING

12.1 Need for Monitoring and Reporting

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

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

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

12.2 Internal Monitoring

128. 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.

129. Internal Monitoring (IM) indicators will relate to processing outputs and results, the information will be collected directly from the field. It 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 a monthly basis. Specific IM benchmarks will be based on the approved LARP and cover the following:

- a. Information campaign and consultation with DPs;

- b. Status of compensation payment for the land and non-land assets like structures, crops and trees ;
- c. Payments for the resettlement and livelihood restoration/rehabilitation;
- d. Grievance procedures, including recording, reporting, processing and redress of grievances and
- e. Ensure the gender mitigation measures are adhered to during the internal monitoring and reporting process.

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

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

12.3 External Monitoring

131. 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 November 9, 2020 on an 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.

132. The key tasks during external monitoring will include;

- a. Review and verify internal monitoring reports prepared by PMU/CSC;
- b. Review of the socio-economic baseline, census and inventory of losses of displaced persons;
- c. The monitors need to assess and verify whether the entitlements have been provided in accordance with this LARP and its Entitlement Matrix.
- d. Impact assessment through formal and informal surveys with the displaced persons;
- e. Grievance procedures, including recording, reporting, processing and redress of grievances
- f. Consultations with DPs, community leaders and officials for preparing review report;
- g. Assessment of resettlement implementation progress, efficiency, effectiveness and sustainability;
- h. Review Internal Monitoring Reports
- i. Identify additional IR impacts
- j. suggest remedial action with time-based actions and
- k. maintain data base of independent surveys
- l.

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

- a. Socio-economic conditions of the DPs in the post-resettlement period;
- b. Communications and reactions from DPs on entitlements, compensation, options, alternative developments and relocation time tables etc.;
- c. Quality and frequency of consultation and disclosure;
- d. Changes in income levels;
- e. Rehabilitation severely affected people, and different vulnerable groups;
- f. Valuation of property and ability to replace lost assets;
- g. Disbursement of compensation and other entitlements;
- h. Grievance procedures, including recording, reporting, processing and redress of grievances.

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

12.4 Reporting Requirements

135. CSC will prepare monthly progress report and assist PMU to prepare internal monitoring report on quarterly basis. While the external monitoring will be prepared by the EMA on biannual basis. However, 1st safeguard monitoring report will be submitted as the compensation disbursement is completed (tentatively 30th of June, 2021) and later it will be submitted on a quarterly basis. Monitoring reports will be submitted at regular intervals as specified. The M&E documents will also be publicly available (after approval from the ADB), including posting on project website.

136. Awarding of civil works contract for the pumping station (Lot-3) – PICIIP-11 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.

Annex-A: Package wise details of the PICIIP subprojects

PROCUREMENT PLAN

Basic Data

Project Name: Punjab Intermediate Cities Improvement Investment Project	
Project Number: 46526-007	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.
Consultants 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 Sahwal	Upgradation Rehabilitation of existing roads, streets and pavements in Sahwal	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-Sahwal- WWTP	Construction of Wastewater Treatment Plant (WWTP) in North Zone Sahwal	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-Cons_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-Cons_03	Operational design and business model (ODBM) consultant	2,500,000.00	QCBS	Prior	Q2 / 2020	FTP	Assignment: International Quality-Cost Ratio: 90:10 e-GP: No Covid-19


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							Response? No
PICIP-Cons_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-Cons_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-Cons_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-Cons_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-Cons_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/Post)	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 Lot 1: Roads, foot path, signaling Lot 2: greenbelt Lot 3: open space Lot 4: safe waste disposal Lot 5: bus terminals Lot 6: parks	27,600,000.00 12,600,000.00 2,000,000.00 1,000,000.00 6,000,000.00 4,000,000.00 2,000,000.00	6	NCB	Post	1S2E	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
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: Sahwal						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	15/1	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 Sakot and Sahwal	3,000,000.00	1	ICB	Prior	15/1E	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-PUBLICSPACES	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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Govt. of the Punjab

- (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.


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Annex-B: Socio Economic Questionnaires

Punjab Intermediate Cities Improvement Investment Program (PICIIP)
Local Government and Community Development Department
Sewage Treatment Plant, Sialkot

Land Acquisition and Resettlement Plan

SOCIO-ECONOMIC SURVEY OF THE DISPLACED PERSONS

A. IDENTIFICATION

Sr. No. _____ **Date:** _____

—
Interviewer: _____ Name of Respondent/DP: _____

S/o: _____ Caste: _____

—
Union _____ Location: _____

Council: _____
Residential _____ Cell No: _____
Address: _____

Age: _____ Marital Status: _____
years

Education: _____ Profession: _____

Category of DP: - _____ DP-ID: _____

B. Household / Family Profile of the Displaced Persons

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

Q.1.How much is your landholding? _____ Acres

Q.1.1: How much is located in the project area (Acres):-----

and how much is outside the project area:_____ (Acres)

Land Utilization

Land	Acre	Kanal	Marla
Total Area owned			
Total Cultivated Area			
Area Under Rabi(winter) Crops			
Area Under Kharif (summer) Crops			
Uncultivated Area			

Waste land			
Area Under Farm Houses			
Barren Land			

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

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

C. HOUSING/ HOUSEHOLD ITEMS

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

1. Pucca 2. Semi Pucca 3. Kacha

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

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

Q.6. Possession of Household Items?

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

	Car/jeep				
--	----------	--	--	--	--

D. LIVESTOCK POSSESSION

Q.7. Details about Livestock

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

E. DRINKING WATER

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

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

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

1. Satisfied
2. Not Satisfied

If Not, Then what are the reasons _____?

F. FUEL SOURCES FOR COOKING

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

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

G. COMMUNICATION SYSTEM

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

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

4. Internet

H. SOLID WASTE

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

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

I. EDUCATIONAL FACILITIES

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

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

J. MEDICAL FACILITIES

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

1. Yes 2. No

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

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

No. of Visits: _____

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

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

Access to Social Amenities (Tick)

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

K. **CREDIT**

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

1. Yes 2. No

Q.19. If yes, for what purpose

1. For Business 2. For other family needs

How much amount did you borrow: _____

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

1. Bank 2. Relatives 3. Friends

Social Organizations

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

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

Perceptions of Respondents for Action Associated with the Project

	Increase	Decrease
Employment opportunities	<input type="checkbox"/>	<input type="checkbox"/>
Marketing facilities opportunities	<input type="checkbox"/>	<input type="checkbox"/>
Living standard	<input type="checkbox"/>	<input type="checkbox"/>
Unemployment	<input type="checkbox"/>	<input type="checkbox"/>
Income generating activities	<input type="checkbox"/>	<input type="checkbox"/>
Mobility (Access to Resources)	<input type="checkbox"/>	<input type="checkbox"/>
Quality of drinking water	<input type="checkbox"/>	<input type="checkbox"/>

Agriculture water

Trend of fish farm









Other specify _____

Signature of the Interviewer: _____

Signature of the Displaced Person: _____

Annexure C: Attendance Sheet

MEETING HELD ON 18-03-2020 UNDER THE CHAIRMANSHIP OF CHIEF OFFICER MUNICIPAL CORPORATION SIALKOT REGARDING WATER AND SANITATION MASTER PLAN OF SIALKOT CITY

Sr.No	Name	Designation	Contact No	Signature
1	Faisal Saahid	C.O M.C Sialkot	0302-8147950	
2	Zahid Qayyum	M.O.I.S	0300-9673559	
3	Ghulam Murtaza	Infra Structure Engineer PICUP S.K.T.	0321-5685632	
4	Tahangir Butt	S/Exec. PHED	0300-6144603	
5	AFTAB AHAM	Junior Engineer NESPAK	0340-4671875	
6	Muhammad Raza	Senior Engineer NESPAK	0322-4523920	
7	Jawad Shafiq	RA Environment PICUP	0322-5616588	
8	Fatima Zahida	RA GIS PICUP	0300-811722	
9				
10				

Sr.No	Name	Designation	Contact No	Signature
12	M. Abdul Rauf	D-D (Dev) Sr.F	0301-6486786	
13	Mukeshak Wajidani	PLG, B Dis. (Finance)	0300 4209857	
14	Hanifa Ali	A.I.E LMSKT	0820-2020002	
15	M. ulapas Afzal	RA (C-C)	0346-380407	
16	m. Ashiq Ch.	Sr. Program Offr PMDFC	0300-8635095	
17	M. Anwar	Program officer (PCA) PMDFC	0334-4543941	
18	Muhammad Zubair	GM. NESPAK	02006508874	
19	AMIR HUMAIR	MCD. NESPAK	0321-4689700	
20	A. Nawaz	DTL/PM NESPAK		
21	Abdullahi Hassan	RE NESPAK	0308-7300735	
22	Farooq Javed	C.O.M.C Sindhar	0300-8142950	
23	Souvat A Rana	PD Piel/P	03469750872	
24				
25				
26				

MEETING HELD ON 15-5-2020 UNDER THE CHAIRMANSHIP OF CHIEF OFFICER MUNICIPAL CORPORATION SIALKOT REGARDING DISCUSSION ON PC-1 WATSAN SIALKOT.

Sr.No	Name	Designation	Contact No	Signature
1	FARAC STANZAO	Chief officer M.C Sialkot	0302 - 8447950	
2	Zahid Qureshi	MO (1980)	0300/ 9673559	
3	Ghulam Mentari	Infra-structure Engineer CIOSM	03215665630	
4	Fazlwanza	RA GIS	0300-841922	
5	Engr. Abulza Ali	Asst. Infrastructure Engr	0520-2020002	
6	M. J. Iqbal Sub-Engineer	Sub-Engineer	0300-748366	
7	Yasir Iqbal Sub-Engineer	Sub-Engineer	0333-4321442	
8	Jawad Safiq	RA Foundation	0522 5616588	
9				
10				



Punjab Intermediate City Improvement Investment Project (PICIIP)



Attendance Sheet

Discussion / Consultation session with General Public SPPs on WATSAN

Date: 12-06-20 Venue: Korpur & Malkha Khurd.

SR#	NAME	Designation	Mobile no.	Signature/Thumb Impression
1	سج. لڑ	H.W	0333-9522003	LZ
2	Jehara Bousar	Student	0309-9896924	Jehara
3	Nida Arshad	Student	0347-0968176	Nadia
4	زرینہ	-	0336-9295817	
5	رویسہ کوثر	سٹوڈنٹ	0347-0230462	
6	Tabassum	Housewife	0339-1050818	Tabassum
7	Sumaira	Student	0302-7802673	Sumaira
8	Sadia Rubab	LHW	0336-1560254	

9 Khalida Qasier H.B.W

~~Khalida~~

PROGRESS REVIEW MEETING OF PICHP ACTIVITIES ON 12-9-2020
AT COMMITTEE ROOM OF DC OFFICE SIALKOT

Sr.No	Name	Designation	Contact No	Signature
1	Barakat Javid	C-Engg (PLG) LG/CCD	(0320)7152214	Barakat Javid
2	BATBAR Aman BATBAR	Spl. Security LG/CCD	0304-0920152	
3	Zaeshwar Javid	DC STARVOT	0304 09200005	
4	IMRAN ALI	DPD- PICHP	0333- 2254445	Imran
5	YASIR FARHAD.	DS(LAF) LACD.	0333 4341554.	Y.
6	Muhammad Nواز	HDCR	0333 4463803	Muhammad
7	KARIM Bhatti	ADC (LAF)	0300-8035057	
8	Salman Akbar	AC (SRT)	0334-4471274	
9	Dr. Javed Iqbal	CE (PICHP)	03005716146	Javed
10	Sajjad Muneer	DLG Comptroller	03004369804	Sajjad
11	M. Farhan Farooq	DPD PCP/EMLE PM/PL	03009650520	Farhan



PICIIP
Attendance Sheet of Consultation Session with DP's, Revenue
Officials On Watsan, Korpur And Malkha Khurd Held
On 26-09-2020 Tehsil Sialkot

سلسلہ نمبر	نام	موضوع	موبائل نمبر	تسلیط
1.	سنگ فیصل احمد	ملکہ شرورد	0344-6007771	
2.	محمد بلال	مزدور (کوپور)	0346-6622453	
3.	Shoukat	کوپور مزدور		
4.	M. Wasim Afzal	RA (S-S) PICIP	0346-3306777	
5.	Hameed Abdul	Consultant	0333-4377981	
6.	عبدانجم	Korpur	-	عبدانجم
7.	Iftikhar Gul	Revenue official	0336-9295017	
8.	M. Wasim	مزدور	0346-6622453	
9.	مظہر احمد	Malkha Khurd	-	
10.				
11.				
12.				
13.				
14.				
15.				



Punjab Intermediate City Improvement Investment Project (PICIIP)



PICIIP

Discussion/Consultation Session with DPs, Revenue Officials on WATSAN,
Korpour and Malkha Khurd Sialkot

Date: 05-10-20

Sr.no	Name	Designation	Contact	Signature
1	Nazem Shams	Shopkeeper	0306 651737	
2	نعیم اللہ	مزدور	0346 6622453	
3	Shoukat	مزدور	-	
4	M. Talpas Hgal	RA (C.S.) PICIIP	0346 3301477	
5	Iftikar Gul	Revenue official	0336-9295812	
6	M. Infaq	مزدور	0321 6142782	
7	Faiz Ahmad	مزدور	0346-4007197	
8				
9				
10				



Punjab Intermediate City Improvement Investment Project (PICIIP)



Attendance Sheet

Consultation Session with DP's along with Revenue Staff Disposal Station (Kharad)

Date:

11-11-20.

Venue:

Korpar - Malkha Khurd

SR#	NAME	Designation	Mobile no.	Signature/Thumb Impression
1	M. Waqas Afzal	RA (S.S)	0346-3301477	
2	تولک بیگ	Malkha Khurd.	-	
3	Abdul Naeem	Korpar	-	
4	Abubakar Hafeez	Business man	0315 6685537	
5	Ijaz	Driver	-	
6	جی. م	"	-	
7	M. Hafeez	Helper labor	-	
8	M. Waqas	مستشار	0321 61427702	



Punjab Intermediate City Improvement Investment Project (PICIIP)



PICIIP

Discussion/Consultation Session with DPs, Revenue Officials on WATSAN,
Korpur and Malkha Khurd Sialkot

Date: 30-12-20

Sr.no	Name	Designation	Contact	Signature
1	میرا بی	Malkhakhd	-	
2	میرا بی	Korpur	0315668555	A. Sadaf
3	Abubakar Afeez	Business Man	-	
4	MALIK FAIZ	MUKHE KORUR	0300 400717	(A. Sadaf)
5	M. Wasim Afzal	KAS PICIIP.	034633014 73	
6	Shikandar Faiz	Business man.	0300407070	Sk Faiz
7	Ahmed Ali	Korpur	0315 4298 167	Ali
8	M. Wasim	سولڈر	0321 61427702	(Wasim)
9	Sonia Sadaf	A C Sialkot	-	-
10				

ATTENDANCE SHEET ON 12-01-2021 TEHSIL SIALKOT

SR. NO.	NAME	Designation	CELL NO.	SIGNATURE
1.	Muhammad Zulqarnain Sawal	A.D. Agriculture (Ext) Sialkot.	0334-8073842	
2.	Waqas Rabb	Principal GTTCTVETA Distt. Jail Sialkot	0335-4413711	
3.	Ghulam Mustafa	Asst. Engr. P.U.P Sialkot	0321-568563	
4.	Zunaira Gill	Research Analyst (Genet)	0315-4480047	
5.	Muraffay Haque	Secy DRTA	0301-4184583	
6.	Rana Jamil	SDO WAPDA	0318 3992414	
7.	Dr. Ahmad	SDO. Buildings	0332/6199981	
8.	Abdul Waseem	13/5	3156685537	A. Waseem
9.			0321 4765556	
10.	Sajid Arshad	13/5	0301-861214	



Punjab Intermediate City Improvement Investment Project (PICIIP)



Attendance Sheet

Consultation Session with DP's of Disposal Station (KIATSI) Sialkot.

Date: 25-02-21

Venue: Korpur & Malkha Khurd Sialkot

SR#	NAME	Designation	Mobile no.	Signature/Thumb Impression
1	میان شمش گلاری	دوکاندار	-	Shamas
2	نصیر اللہ	مزدور	0346-6622153	
3	M. Wasim Afzal	RA (S.S)	0346330477	
4	Haji Sarfraz	Shopkeeper	-	
5	Shoukat	مزدور	-	
6	Iftikar Guli	Revenue official	0336-9255817	



Punjab Intermediate City Improvement Investment Project (PICIIP)



Attendance Sheet

Consultation Session with DP's of Disposal Station (KIATSI) Sialkot.

Date: 25-02-21

Venue: Karpur & Malkha Khurd Sialkot

SR#	NAME	Designation	Mobile no.	Signature/Thumb Impression
1	میاں شمش طاہری	ڈپٹی ڈائریکٹر	-	Shamas,
2	نور علی	ڈپٹی ڈائریکٹر	0346-6022153	
3	M. Wasim Afzal	RA (C.S)	0346330477	
4	Haji Sarfraz	Shopkeeper	-	
5	Shoukat	ڈپٹی ڈائریکٹر	-	
6	Iftikar Guli	Revenue official	0336-9255817	



Punjab Intermediate City Improvement Investment Project (PICIIP)



Attendance Sheet

Consultation Session with DPs of Disposal Station (WATSAN)

Date: 28-03-21

Venue: Mulcha Khurd - Kerpur

SR#	NAME	Designation	Mobile no.	Signature/Thumb Impression
1	Shikandar Faiz	Business Man	03064017070	Skfaiz
2	MALIK FAIZ	MULKE KHURD	6344407171	(A.2)
3	Abdul Hameed	Consultant (Social Safeguard)	0333-4337781	Hameed
4	M. Wasim Afzal	RA (SIS) PICIIP	0346-3301477	
5	محمد	Worker	-	
6	غلام حسن	Worker	-	
7	M. Wasim	مستشار	0321 61427702	wasim

Annex-D: Disclosure Summary (English & Urdu)

Dissemination and Community Outreach for Pumping Station (Lot-3) - PICIP-11-Water and Sanitation, Sialkot

1. PROJECT DESCRIPTION

1. 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. The sustainable urban development in cities will be achieved with the help of Asian Development Bank at the provincial level and in the selected intermediate cities.

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

2. LAND ACQUISITION & RESETTLEMENT IMPACTS

3. A total of 2.343 acres of private land will be affected due to Lot-3 implementation. In the total area, 2.133 acre falls in the pumping station while the remaining 0.21 acres will be affected due to access route to pumping station. The land acquisition has been completed as section 11 of LAA, 1894 has been awarded on January 7, 2021. The Lot-3 also has impacts on six boundary walls, three shops, stock of construction material, and 18 trees including 6 wood trees. These all-lost assets including the employment due to acquisition of shops and site used for construction materials and tannery purposes will be compensated in consistent with SPS replacement costs.

4. As far as this final LARP is concerned, the impacts are deemed significant as the subproject has the impact on the livelihood of 4 DPs owing to the loss of their income sources, i.e., i) 3 shops (of 1 DP) are fully impacted, ii) 1 DP is using his land for dumping/selling the construction material. Besides, the project has the severe impacts on 2 DPs of shops renters those will lose their business in the form of acquiring the shops. Therefore, the subproject can be categorized as A for Involuntary Resettlement (IR).

5. A summary of impacts with ownership status is illustrated in table 1.

Table 1: Type of LAR impacts

S/No	Description	Qty/Nos.	No of DPs	Remarks
1	Land in Acres	2.343	28	Total area to be acquired for pumping station is 2.343 acres in which 2.133 acres falls in the pumping station while the remaining 0.21 acres are required for access route. There are actual 42 DPs (28 are land owners, 2 DPs are the shop renters & 12 employees).

2	Wood Trees	6	3	Multiple counts, DPs being affected due to impact on land and trees.
3	Fruit Trees	12	5	Multiple counts, DPs being affected due to impact on land and fruit trees.
4	Boundary walls	6	5	Multiple counts, DPs being affected due to impact on land and boundary walls
5	Shops	3	3	Multiple counts, 1 DPs being affected due to impact on land and shop while 2 DPs are the shop renters.
6	Business (Construction materials)	1	1	Multiple counts, DP being affected due to impact on land and business of construction materials
7	Loss of employment	-	12	The employees will lose their job owing to the i) acquiring of shops (4 DPs), ii) place used for loading and unloading the construction material (5 DPs) and iii) placed used for tannery purpose (3 DPs).
8	Impact Severity	-	4	These DPs are severely impacted as they will lose their income sources.
9	Vulnerability	-	6	These DPs have been recognized as vulnerable due to their low income than the government fixed minimum wage rate, i.e., Rs.17,500.

3. ENTITLEMENTS, ASSISTANCE AND BENEFITS

6. Compensation and entitlements have been determined on the basis of ADB SPS 2009, approved LARF and requirement of Para 81 of the LARF. Table 2 provides an Entitlement Matrix for different types of losses assessed during the census survey, Inventory of the Losses and socio-economic survey. It also covers the provisions for any unanticipated impacts arising during subproject implementation. Compensation and other assistances will be paid to DPs prior to dislocation and dispossession from acquired assets. In case, the payment is delayed more than a year from the date of valuation, the values will be indexed annually before payment to DPs.

Table 2: Eligibility and Entitlement Matrix

S/No	Category	Type of Loss	Entitled DP	Compensation Policy
1	Permanent impact on the residential and commercial land	Land required permanently for the Lot-3 pumping station	28 DPs (Legal and legalizable owner(s) of land),	<ul style="list-style-type: none"> • Cash compensation at full replacement cost (RC4) including fair market value plus 15% compulsory acquisition surcharge all transaction costs, applicable fees and taxes and any other payment applicable assessed through Independent Valuation Study (IVS);
2	Temporary impact on arable or non-arable land	Land required temporarily during civil works	All owners of rented land/lease holders (with and without title)	<ul style="list-style-type: none"> • Lease agreements to be signed between the AHs and the contractor for the period of occupation of land. • Rental fee payment for period of occupation of land, as mutually agreed by the parties • Restoration of land to original state • Guarantee of access to land and structures located on remaining land
3	Loss of Trees	Affected trees	8 DPs (5 owners of the fruit trees and 3 owner of the timber tree including non- titled land user	<ul style="list-style-type: none"> • Cash compensation for timber trees at current market rate of timber value of species at current volume, plus cost of purchase of seedlings and required inputs to replace trees • Compensation for mature fruit-bearing trees comprised on the market rate of the yearly crop yield multiplied by the number of years required to grow such a tree to the same production level, and for immature trees that are yet to bear fruit compensation based on the gross expense needed to reproduce the tree to the same age when it was cut.
4	Residential, commercial, structures, boundary walls	Partial or complete loss of structure	6 DPs (1 owner of the commercial structure & boundary walls and 5 are the owners of boundary walls) including non- titled land user)	<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 • 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.

4. GRIEVANCE REDRESS MECHANISM

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

8. A grievance redress mechanism is in place since 4th May 2020. It is three tiers structures described in below;

9. **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.

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

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

5. INSTITUTIONAL ARRANGEMENTS

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

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

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

6. IMPLEMENTATION SCHEDULE

15. The implementation schedule has been formulated (in consultation with LG & CD) to accommodate different activities of the subproject and therefore different times of LAR as

necessitated by the civil works. Social preparation, particularly information dissemination and maintaining a constant dialogue with the DPs, will continue by the Executing Agency (EA), Project Management Unit (PMU), City Implementation Unit (CIU) till the completion of sub-project.

16. The relocation of the DPs in the area will be required towards the mid of May, 2021 and the schedule has taken these into considerations. 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.

17. The commencement of civil work will be subject to the complete implementation of the LARP including payment of compensation and livelihood assistance and redress of community concerns.

Should you require further information and want to submit complaint, please contact

Name: Waqas Afzal, Zunaira Gill

Designation: Focal Person of GRM at CIU

Address and Telephone Number: Municipal Corporation, Sialkot Fort, Near Urdu Bazar, Sialkot Pakistan, 052-9250159

Email Address: waqasafzal808@gmail.com, zunairasiddiquegill@gmail.com,
pmu.piciip@punjab.gov.pk

کتابچہ عوامی آگاہی

برائے پیپنگ اسٹیشن 11-PICIIIP (لاٹ 3) واٹر اینڈ سینیٹیشن سیالکوٹ

1- تفصیل منصوبہ

1- دی پنجاب انٹرمیڈیٹ سٹیز نزامپروومنٹ انوسٹمنٹ پروگرام (PICIIP) کی ذمہ داریوں میں حکومت پنجاب کی جانب سے اقتصادی لحاظ سے اوسط درجے کے شہری علاقوں کی ترقی و اصلاح کیلئے متعارف کی گئی پالیسی ریفارمز پر مبنی تعمیرات بطور ایک اہم عنصر شامل ہے۔ یہ پروگرام وسیع تر شہری اصلاحات و ترقیات کے ہدف کے حصول کیلئے حکومت پنجاب کی اختیار کردہ مرحلہ وار حکمت عملی میں مدد و معاون ثابت ہوگا؛ جس میں شہری ادارہ جات کی اصلاح اور انفراسٹرکچر کی بہتری پر سرمایہ کاری بھی شامل ہے۔

2- جبکہ منتخب شہروں میں مستحکم و پائیدار ترقی سے متعلق منصوبہ جات صوبائی سطح پر ایشین ترقیاتی بینک کے تعاون سے مکمل کئے جائیں گے۔ شہروں کی سطح پر اصلاحات کا نفاذ بذریعہ CIU's اور MC's کیا جائے گا اور حکومت پنجاب کی منظوری سے ذیلی منصوبہ جات کے تحت درج ذیل اصلاحات اور اقدامات پر عمل درآمد بھی کیا جائے گا۔

سب پراجیکٹ پر عمل درآمد کا ایجنڈا

i- متعلقہ شہر کے ترقیاتی منصوبوں کیلئے ماسٹر پلان کی تشکیل بشمول اثاثہ جات کا انتظام و انصرام

ii- موجودہ کارپوریٹ اداروں یا نئے قائم کردہ اداروں کی وساطت سے خدمات کی فراہمی اور اثاثہ جات کی ملکیت کا تعین

iii- پائیدار کاروباری سرگرمیاں بشمول شہری سہولیات و لوکل گورنمنٹ خدمات میں اضافہ

iv- ترجیحی بنیاد پر شہری انفراسٹرکچر منصوبوں میں سرمایہ کاری

2- حصول اراضی کیلئے تصفیہ جات کے اثرات

3- لاٹ 3 پر عمل درآمد کے دوران نجی شعبہ کی زیر ملکیت 12.343 ایکڑ زرعی اراضی متاثر ہوگی۔ جس میں سے پیپنگ اسٹیشن کا احاطہ 12.133 ایکڑ رقبہ پر مشتمل ہے جبکہ باقی 0.21 ایکڑ اراضی پیپنگ اسٹیشن کو پہنچنے والے راستے کیلئے مختص کی گئی ہے۔ لینڈ ایکویزیشن ایکٹ 1894 کے ماتحت شروع ہونے والا لینڈ ایکویزیشن کا عمل 7 جنوری 2021 کو مکمل ہو چکا ہے۔ لاٹ 3 کا منصوبہ 6 ہاؤنڈری والز 3 دوکانوں، تعمیراتی مواد کے ذخیرہ اور 18 درختوں پر اثرات مرتب کرے گا۔ تمام متاثرہ افراد بشمول متاثرہ اثاثہ جات و روزگار کو ہونے والے نقصان کا ازالہ سیف گارڈ پالیسی اسٹیمنٹ کے تحت کیا جائے گا۔

4- جہاں تک لینڈ ایکویزیشن اور ری اسٹیبلشمنٹ پلان کا تعلق ہے یہ سب پراجیکٹ 42 افراد کے ذرائع آمدن پر واضح اثرات مرتب کرے گا۔

اثرات کی تفصیل بعد احوال ملکیت درج ذیل جدول نمبر 1 میں بیان کی گئی ہے۔

نمبر شمار	تفصیل	مقدار اعداد	متاثرین کی اعداد	ریماکس
1	ارضی (ایکڑز)	2.343	28	گل رقبے میں پمپنگ اسٹیشن کیلئے مختص (حقیقی متاثرہ افراد) 2.133 ایکڑ رقبہ جبکہ پمپنگ اسٹیشن تک رسائی کے لئے 10.21 ایکڑ ارضی شامل ہے۔ حقیقتاً 42 متاثرہ 42 ہیں جن میں سے 28 زمیندار، 2 دکان کرایہ دار اور 12 ملازمین ہیں
2	استعمال کی لکڑی (Timber) پیدا کرنے والے درخت	6	3	
3	پھل دار درخت	12	5	
4	باؤنڈری وائر	6	5	
5	دوکانیں	3	3	
6	کاروبار (تعمیراتی مواد)	1	1	
7	روزگار کا نقصان	0	12	
8	اثرات کی شدت	0	4	
9	غیر مراعات یافتہ (Vulnerable) افراد	0	6	

استحقاق، واجبات اور فوائد

معاوضے اور استحقاق کا تعین (ADB (Asian Development Bank) کی منظور شدہ Safeguard Policy Statement) اور لینڈ ایکویزیشن اور ری سیٹلمنٹ فریم ورک کے پیرا نمبر 81 کے لوازمات کے تحت کیا گیا ہے۔ ٹیبل نمبر 2 میں مردم شماری، مقدار خسارہ جات (Inventory of Losses) اور سماجی و معاشی (Socio-Economic) سروے کی روشنی میں مختلف قسم کے نقصانات کا تخمینہ درج کیا گیا ہے۔ سب پرچیکٹ پر عمل درآمد کے دوران رونما ہونے والے غیر متوقع اثرات کا تخمینہ بھی شامل ہے۔ Displaced Persons کو معاوضہ اور دیگر واجبات کی ادائیگی اثاثوں کے حصول سے قبل کر دی جائے گی اور ادائیگی سے قبل انہیں نقل مکانی پر مجبور اور حقوق ملکیت سے محروم نہیں کیا جائے گا۔ ادائیگی میں تخمینہ جات کے بعد ایک سال سے زیادہ تاخیر کی صورت میں از الہ جات (ہر جانہ) کا شمار سالانہ بنیاد پر کیا جائے گا۔

جدول نمبر 2: اہلیت و استحقاق

نمبر شمار	درجہ بندی	نقصان کی قسم	مستحق متاثرین	پالیسی برائے زیر تلافی
1	رہائشی اور کمرشل زمین پر مستقل اثرات	پمپنگ اسٹیشن کے لئے مستقل بنیاد پر درکار اراضی	28 متاثرین (زمین کے جائز اور قانونی مالکان)	☆ مکمل تبادلہ کی قیمت کے برابر نقد معاوضہ (RC4) جس میں منصفانہ مارکیٹ ویلیو کے علاوہ 15 فیصد زائد ادائیگی برائے لازمی حصول کے علاوہ سود بازی کے تمام اخراجات، قابل اطلاق فیس اور ٹیکس بمعہ انڈیپنڈنٹ ویلیویشن سٹڈی (IVS) کے تحت قابل اطلاق ادائیگی شامل ہوگی۔
2	قابل کاشت اور نا قابل کاشت اراضی پر عارضی اثرات	سول کام کے لئے عارضی طور پر درکار اراضی	ٹھیکے ایلیز پر زمین لینے والے تمام مالکان (با استحقاق یا بلا استحقاق)	مالکان (AHs) اور ٹھیکے داران کے مابین عارضی قبضے کی مدت کیلئے دستخط شدہ معاہدہ طے پائے گا۔ زمین پر قبضے کی مدت کیلئے فریقین کی باہمی رضامندی کے مطابق کرایہ کی ادائیگی۔ زمین کی اصل حالت میں بحالی باقی زمین پر واقع زمین اور ڈھانچے تک رسائی کی ضمانت

3	درختوں پر اثرات	ہر طرح کے متاثرہ درخت	8 متاثرین (5 پھل دار درختوں کے مالک، 3 غیر پھل دار درختوں کے مالک)	<p>ٹمبر درختوں کیلئے بمطابق حجم و اقسام مارکیٹ ریٹ پر نقد معاوضہ کی ادائیگی بشمول متبادل درختوں کیلئے پیروی اور دیگر مداخلات (Inputs) کی قیمت</p> <p>پختہ (mature) پھل دار درختوں کیلئے معاوضہ جس میں سالانہ پیداوار کا مارکیٹ ریٹ ضرب ان درختوں کیلئے مطلوبہ پیداواری سطح تک پہنچنے کیلئے درکار مدت (سال) شامل ہوگی۔</p> <p>جبکہ ایسے ناپختہ (immature) درختوں کی ادائیگی، جو کٹنے وقت پیداوار کی مطلوبہ سطح تک نہ پہنچ سکے ہوں، کٹائی کے وقت تک کے مجموعی اخراجات کی بنیاد پر کی جائے گی۔</p>

<p>متاثرہ پمپ ہاؤس کے معاوضہ کی (جزوی طور پر متاثرہ ڈھانچے کے بقیہ حصے کی عملی صلاحیت کو مد نظر رکھتے ہوئے اصل حالت تک بحالی کیلئے) مواد، مزدوری، نقل و حمل اور دیگر حادثاتی اخراجات کیلئے بغیر کسی کٹوتی کے مارکیٹ شرح پر مکمل متبادل قیمت کی صورت میں تلافی</p> <p>متاثرہ پمپ ہاؤس سے سامان، پچانکالنے کا حق۔ کسی ٹھیکے دار/کرایہ دار کے ذریعے پمپ ہاؤس میں کئے گئے کسی بھی اصلاحی کام (Improvement) کو مد نظر رکھا جائے گا اور اس کا معاوضہ مالک اور کرایہ دار کے مابین باہمی اتفاق رائے کے مطابق تقسیم کے ذریعے پوری قابل ادائیگی قیمت پر ادا کیا جائے گا۔</p>	<p>6 متاثرین (1) کمرشل اسٹریکچر اور باؤنڈری والز کا مالک / 5 باؤنڈری والز کے مالک بشمول غیر رجسٹرڈ صارف زمین)</p>	<p>سٹریکچر کا جزوی یا گلی نقصان</p>	<p>رہائش، کمرشل، سٹریکچرز، باؤنڈری والز</p>	<p>5</p>
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4- شکایات کی دادرسی کا نظام (GRM)

سب پراجیکٹ پر عمل درآمد کے دوران سماجی، ماحولیاتی و بحالیات جیسے متوقع مسائل کے حل کیلئے ایک مربوط ماحولیاتی و سماجی GRM قائم کیا گیا ہے جس کے تحت شکایات کے افہام و تفہیم کے مطابق ازالہ اور متاثرین بشمول مقامی آبادی کی بروقت دادرسی کا ایک مکمل نظام وضع کیا گیا ہے۔

شکایات کے ازالے کا یہ نظام GRM مورخہ 4 مئی 2020 سے نافذ العمل ہے جو درج ذیل 3 مراحل پر مشتمل ہے

پہلا مرحلہ

متاثرہ شخص فیلڈ لیول پر زبانی یا تحریری شکایت GRC (کمپنی) کو پیش کر سکتا ہے۔ GRC پیش کردہ شکایت کو متعلقہ تفصیلات کے ساتھ کیونٹی شکایاتی رجسٹر میں درج کرے گی۔ متاثرہ فرد براہ راست GRC سے رجوع کر سکتا ہے۔ GRC ہر شکایت کی تحقیقات کے بعد اہلیت / مناسبت کا تعین کر کے اس کے مدارک کی نشاندہی کرے گی۔ شکایت کنندہ سمیت PMU/CIU اور ٹھیکیدار (اگر تعلق بنتا ہے) کو سات کاروباری ایام کے اندر اندر پیش رفت سے آگاہ کر دیا جائے گا۔ GRC ذمہ دار فریق کو درست اقدامات اٹھانے کی ہدایات جاری کرے گی، ان اقدامات کا جائزہ لے گی، بصورت ضرورت اضافی نگرانی کا بندوبست کرے گی۔ متذکرہ تحقیقات کے دوران GRC ٹھیکیداروں، CSC کنسلٹنٹس، PMU/CIU اور دیگر متعلقہ اداروں کے ساتھ مشاورت میں رہے گی۔ ذمہ دار فریق سات دن کے اندر اندر مجوزہ حل پر عمل درآمد کے ساتھ ساتھ GRC کو نتائج کے حوالے سے آگاہ کرنے کا ذمہ دار بھی ہوگا۔

دوسرا مرحلہ

اگر GRC کے ذریعے کسی بھی حل کی نشاندہی نہیں کی گئی یا شکایت کنندہ مرحلہ نمبر 1 کے تحت تجویز کردہ حل سے مطمئن نہیں تو وہ دوسرے مرحلہ کے تحت سٹی لیول (کمشنر آفس) سے رجوع کر سکتا ہے۔ متعلقہ کمیٹی معاملے کا جائزہ لے گی اور شکایت جمع کروانے کے سات دن کے اندر حل تجویز کرے گی۔

تیسرا مرحلہ

شکایت کنندہ مرحلہ نمبر 2 پر بھی عدم اطمینان کی صورت میں تیسرے مرحلے پر PMU سے رابطہ کر سکتا ہے یہاں GRC کی سربراہی ایڈیشنل سیکریٹری ڈیولپمنٹ کرتا ہے۔ PMU سطح پر GRC شکایت کا حل نکالے گی اور طے شدہ کارروائی پر عمل درآمد 21 یوم کے اندر کر دیا جائے گا۔ (اصلاحی سرگرمی پر عمل درآمد کیلئے مزید وقت درکار ہونے کی صورت میں فیصلہ اجااس کے دوران تبادلہ خیال کے بعد کیا جائے گا)۔

ادارہ جاتی انتظامات

حکومت پنجاب کا لوکل گورنمنٹ اینڈ کمیونٹی ڈیولپمنٹ ڈیپارٹمنٹ (LG&CD) منصوبہ ہڈا پر عمل درآمد کا ذمہ دار ادارہ ہے۔ اس غرض کیلئے صوبائی سطح پر PMU جبکہ شہری سطح پر CIU کا قیام عمل میں لایا گیا ہے۔ PMU کی سربراہی پراجیکٹ ڈائریکٹر کر رہے ہیں؛ جنہیں CIU کے ساتھ رابطہ کاری اور اشتراک عمل کیلئے ماہرین پر مشتمل ایک ٹیم کی معاونت حاصل ہے۔ ہر CIU کی سربراہی ایک سٹی مینجر کے پاس ہے جنہیں منصوبے کو عملی جامہ پہنانے کے لئے متعلقہ شہری افسران کے ماتحت شعبہ جات کی معاونت حاصل ہوتی ہے۔

پی ایم یو کو پراجیکٹ مینجمنٹ اینڈ ایڈاپٹیو مینجمنٹ سپورٹ (پی ایم آئی ایس) کے مشیروں (Consultants) کے ذریعے اضافی مدد فراہم کی جائے گی۔ یہ ماہرین PMU اور CIU کو پراجیکٹ مینجمنٹ، پروکیورمنٹ، نگرانی اور حفاظتی امور کی مانیٹرنگ میں مدد دیں گے۔

ایل ای آر پی کے نفاذ کی مدت کے دوران، ایل جی اینڈ سی ڈی، پی ایم یو اور سی آئی یو ساہیوال اس بات کو یقینی بنائیں گے کہ منصوبے کے لئے درکار زمین اور ROW منظور کردہ جدول کے مطابق ٹھیکیدار کو دستیاب ہیں اور زمین کے حصول اور دوبارہ آباد کاری کی سرگرمیاں نافذ العمل ملکی قوانین و ضوابط، اے ڈی بی کے ایس پی ایس، 2009 اور ایل ای آر پی کی تیاری اور نفاذ کے تقاضوں کے مطابق جاری ہیں اور ان اقدامات پر عمل درآمد مانیٹرنگ رپورٹ پر مبنی اصلاحی ایکشن پلان کی روشنی میں کیا جا رہا ہے۔

جدول برائے عمل درآمد

سب پروجیکٹ کی مختلف سرگرمیوں کی تکمیل اور لہذا سول ورکس کی ضروریات کے مطابق LAR کے مختلف اوقات کیلئے (ایل جی اینڈ سی ڈی کے مشورے سے) عمل درآمد کا جدول مرتب کیا گیا ہے۔ سماجی سطح پر تیاری، خاص طور پر معلومات کی تشہیر اور متاثرین کے ساتھ مستقل مکالمے کا ہتمام جیسی سرگرمیاں ایگزیکٹو ایجنسی (ای اے)، پروجیکٹ مینجمنٹ یونٹ (پی ایم یو)، نئی عملدرآمد یونٹ (سی آئی یو) کی زیر نگرانی جاری رہیں گی۔

علاقے میں متاثرین کی منتقلی کا عمل ماہ اپریل 2021 کے آخر تک جاری رہے گا جسے جدول کی تیاری کے دوران زیر غور لایا گیا۔ اگر معاوضے کی ادائیگی میں تعین تخمینہ کے بعد ایک سال سے زیادہ تاخیر ہو جائے تو بعد ازاں یہ ادائیگی انفرادی شرح اور اس وقت موجود ریٹ کی روشنی میں طے کی جائے گی۔ سول کام کا آغاز ایل آر پی کے مکمل نفاذ سے مشروط ہوگا جس میں معاوضے کی ادائیگی، متبادل روزگار کیلئے معاونت اور سماجی سطح پر پیش خدمات کا ازالہ جیسے امور شامل ہیں۔

مزید معلومات اور اندراج شکایات کیلئے درج ذیل نمبروں پر رابطہ کریں

نام: وقاص افضل، زنیہ گل

عہدہ: فوکل پرسن GRM at CIU

پتہ اور رابطہ نمبر: 03463301477, 03154480047

ای میل ایڈریس: waqasafzal808@gmail.com

zunairasiddiquegill@gmail.com, pmu.pciip@punjab.gov.pk

Annex-E: Land Compensation of the DPs

Sr.no	Name	Area Acquired (Acre)	Amount as per DPAC +15% acquisition Charges	Cost assessed by IVS (Land)	Differential assessed by IVS (Land)	Differential to be paid (Land)
1	M/s Doctor Foreguz Surgical Private Limited	0.06875	3,795,000	3,564,000	(231,000)	-
2	M/s Doctor Foreguz Surgical Private Limited	0.1375	2,403,500	3,271,232	867,732	867,732
3	Mr. Muhammad Akbar	0.91875	23,667,000	28,492,459	4,825,459	4,825,459
4	Mr. Noor Hussain	0.13125	3,381,000	4,070,351	689,351	689,351
5	Mr. Waheed Islam	0.075	1,932,000	2,325,915	393,915	393,915
6	Mr. Muhammad Yusuf	0.08125	2,093,000	2,519,741	426,741	426,741
7	Mr. Hafeez Ullah	0.14513	3,738,515	4,500,760	762,245	762,245
8	Mr. Abdul Naeem	0.05694	1,466,757	1,765,814	299,057	299,057
9	Mr. Muhammad Usman	0.05694	1,466,757	1,765,814	299,057	299,057
10	Mr. Abdul Mannan	0.05763	1,484,515	1,787,192	302,677	302,677
11	Mr. Mateeh Ur Rasool	0.05767	1,485,699	1,788,617	302,919	302,919
12	Mr. Abu Bakar Hafeez	0.05694	1,466,757	1,765,814	299,057	299,057
13	Mr. Muhammad Hussain	0.0375	966,000	1,162,958	196,958	196,958
14	Mr. Muhammad Din	0.0375	966,000	1,162,958	196,958	196,958
15	Mr. Sikandar Faiz s/o Mr. Faiz Ahmad	0.16875	2,825,550	2,778,401	(47,149)	-
16	Mr. Shahbaz Ali s/o Mr. Muhammad Sadiq	0.0625	398,912	1,029,038	630,126	630,126
17	Mr. Ayyaz Khan s/o Mr. Sarfraz Khan	0.03125	199,456	514,519	315,063	315,063
18	Mr. Muhammad Munwar s/o Mr. Ghulam Haider	0.03125	199,456	514,519	315,063	315,063

19	Mr. Sohail Khuram s/o Mr. Arshad Mehmood	0.025	159,565	411,615	252,050	252,050
20	Mr. Rashad Mehmood s/o Mr. Arshad Mehmood	0.0125	79,782	205,808	126,025	126,025
21	Mr. Adnan Asghar s/o Mr. Muhammad Asghar	0.00625	39,891	102,904	63,013	63,013
22	Mr. Parwaiz Akhtar s/o Mr. Muhammad Zahoor	0.01875	313,950	308,711	(5,239)	-
23	Mr. Amir Manzoor s/o Mr. Muhammad Manzoor	0.0125	79,782	205,808	126,025	126,025
24	Mr. Faakhra Manzoor d/o Mr. Muhammad Manzoor	0.00625	39,891	102,904	63,013	63,013
25	Ms. Yasmeen Mujahid w/o Mr. Mujahid Manzoor	0.00625	39,891	102,904	63,013	63,013
26	Mr. Muhammad Muneeb s/o Mr. Mujahid Manzoor	0.0125	79,782	205,808	126,025	126,025
27	Mr. Muhammad Mateen s/o Mr. Mujahid Manzoor	0.0125	79,782	205,808	126,025	126,025
28	Mr. Muhammad Moeez Manzoor s/o Mr. Mujahid Manzoor	0.0125	79,782	205,808	126,025	126,025
29	Mr. Ubair Mujahid d/o Mr. Mujahid Manzoor.	0.00625	39,891	102,904	63,013	63,013

Annex-F: Compensation Payment of Structures

Sr.No	Name	Area	Cost assessed by building department	Cost assessed by IVS	Differential	Differential on the basis of Highest rate prevailing between Cost assessed by building department and IVS
		Sft/rft				
1.	M/s Doctor Foreguz Surgical Private Limited	1248	686,400	3,185,925	-3,437,944	0
		269.5	592,900			
2.	Waheed Islam S/o M. Aslam	172	344,000			
3.	Hafeez Ullah S/o Abdul Ghani etc	100	150,000			
		607.25	3,993,276			
4.	Shikandar Faiz S/o Fiaz Ahmad	198	586,100			
5.	Shabaz Ali S/o M. Sadiq	153.125	352,188			

Annex-H: Detail of Allowances

Sr.No	Name	Livelihood Restoration	vulnerability	Severity	Employment loss	Shifting	Transition Period
1.	M/s Doctor Foreguz Surgical Private Limited	105,500		52500			105,500
2.	Mr. Abdul Naeem		52500				
3.	Mr. Muhammad Usman		52500				
4.	Mr. Abdul Mannan	105,500	52500	52500		15000	105,500
5.	Mr. Sohail Khuram s/o Mr. Arshad Mehmood		52500				
6.	Mr. Rashad Mehmood s/o Mr. Arshad		52500				

7.	. Mr. Adnan Asghar s/o Mr. Muhammad Asghar		52500				
8.	Mian Shammas Attari	105,500		52500		15000	
9.	Shoukat				52500		
10.	Naeem				52500		
11.	Haji Sarfaraz	105,500		52500	52500	15000	
12.	Mr. Sikandar Faiz s/o Mr. Faiz Ahmad	105,500					
13	Rehan Sarfaraz				52500		
14	Faizan Sarfraz				52500		
15	M. Imran				52500		
16	Ghulam haider				52500		
17	M Akram				52500		
18	Ijaz				52500		
19	M. Jamil				52500		
20	M. Akhtar				52500		
21	Tariq Masih				52500		
22	M. Hafeez				52500		

Annex-I: Guidance Note

GUIDANCE NOTES	X	Handling Compensation Cases with Legal and Administrative Impediments
Policy Requirement	Pay compensation and provide other resettlement entitlements before physical or economic displacement. ³ 45	
Key Pointers <i>SPS and legal covenants</i> <i>When is compensation considered paid?</i> <i>LAA requirement on compensating</i>	<p>1. ADB Safeguard Policy Statement (SPS2009) requires the borrower/client to ensure that no physical displacement or economic displacement will occur until (i) compensation at full replacement cost ² has been paid to each displaced person (DP) for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan have been provided to DPs; and (iii) a comprehensive income and livelihood rehabilitation program, supported by an adequate budget, is in place to help DPs improve, or at least restore, their incomes and livelihoods. While compensation is required to be paid before displacement, full implementation of the LARP might take longer. ³ To ensure policy compliance, specific provisions are included in the Project/Loan agreements to keep on-hold civil works until compensation payments are fully paid to the DPs.</p> <p>2. Compensation for both land and non-land assets is deemed to have been paid when the amount in cash or cheque has been provided to DPs⁶ or deposited into their bank account, or in an escrow account.⁷ Depositing the compensation in an escrow account, in lieu of providing cash or cheque to the DP is justified only when sufficient good-faith efforts and all legal requirements for contacting and notifying the DPs have been made.</p> <p>3. Pakistan's Land Acquisition Act (1894) allows the government to take possession of the acquired land once land award has been made as per LAA Section 11, and payment has been made or deposited in court as per LAA Section 31. Accordingly, the Collector is required to pay the full amount to the DP, unless (a) the DP refuses to receive the amount, (b) there is no competent person to</p>	

³ See Involuntary Resettlement Safeguards Policy Principle 11, ADB Safeguards Policy Statement (2009), page 17.

⁴ SPS defines full replacement cost for land and non-land assets as based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In case of non-land assets, depreciation of structures and other assets should not taken into account. See SR 2: Involuntary Resettlement, ADB SPS (2009), para 10.

⁵ See SR 2: Involuntary Resettlement, ADB SPS (2009), para 14.

⁶ Displaced persons include: (i) persons with formal legal rights to land lost in its entirety or in part; (ii) persons who lost the land they occupy in its entirety or in part who have no formal legal rights to such land, but who have claims to such lands that are recognized or recognizable under national laws; and (iii) persons who lost the land they occupy in its entirety or in part who have neither formal legal rights nor recognized or recognizable claims to such land. The borrower/client is required to provide adequate and appropriate replacement land and structures or cash compensation at full replacement cost for lost land and structures, adequate compensation for partially damaged structures, and relocation assistance, if applicable, prior to their relocation. DPs without legal rights to the affected land should be compensated for the loss of their non-land assets, and for other improvements to the land, at full replacement cost prior to their relocation provided they occupied the land or structure before the cut-off date. See SR 2: Involuntary Resettlement, ADB SPS (2009), para 7-8.

⁷ An escrow account is a separate, dedicated or trust bank account for keeping money that is the property of others. It is relevant in the case of absentee landlords whose property is acquired for a public purpose, or when there is litigation regarding the compensation amount for land acquisition. This mechanism enables payment of compensation once the legal cases were settled and ownership documents were submitted. Source: A Planning and Implementation Good Practice Sourcebook – Draft Working Document, ADB November 2012, para 152.

<p><i>before displacement</i></p>	<p>receive the compensation, or (c) if there is a dispute as to the title to receive the compensation. Such cases may be referred to the court and the compensation amount deposited in the court.⁸ In case the DPs or their representatives did not come forward to collect their compensation, the</p>
<p><i>Cases with</i></p>	<p>amount may be deposited in the Revenue Department payable to the DPs, after sufficient efforts have been made to contact and encourage DPs to appear and notifying the DPs in which treasury the deposit has been made.⁹ As per LAA Standing Order 28, the Acquiring Officer is required, to the extent possible, to pay DPs in or near the DPs' village to facilitate collection of compensation.</p> <p>4. Both the LAA (1894) and ADB SPS (2009) require that DPs are compensated before displacement but allow a mechanism for dealing with cases with legal and administrative impediments to disbursing compensation provided that sufficient goodfaith efforts are demonstrated to (a) contact, notify and assist DPs, and (b) deliver compensation payments. This guidance note clarifies:</p> <ol style="list-style-type: none"> i. What are cases with legal and administrative impediments to payment of compensation to DPs? ii. What are the requirements under the LAA related to cases with legal and administrative impediments to payment of compensation to DPs?; and, iii. When can good-faith efforts be considered as sufficient and how to document that good-faith efforts have been made? <p>5. Cases with legal and administrative impediments to payment of compensation include:</p> <ol style="list-style-type: none"> i. DPs who did not accept the award due to objection to the measurement of the land or affected asset, the amount of compensation, the person to

⁸ Reference to the court may only be made after the lapse in the period in Section 18 (2) of the LAA.

⁹ Financial Commissioner Standing Order No. 28 Land Acquisition, para 88 (V), page 29.

<p><i>legal and administrative impediments</i></p>	<p>whom it is payable, or the apportionment of the compensation among the persons interested;</p> <ul style="list-style-type: none"> ii. Absentee landowners (DPs living overseas or in other parts of the country), and without an authorized representative to collect compensation; iii. DPs with pending inheritance mutations; iv. DPs who are unenthusiastic to collect meager compensation amount; v. DPs who are unable to alienate the acquired asset either by being a juvenile with no legally documented guardian or due to other issues.
<p><i>Cases not valid as legal and administrative impediments</i></p>	<p>6. Non-disbursement/non-delivery of compensation due to (a) insufficient funds or delay in approval of funds; or (b) insufficient staff or resources does not justify not paying compensation to DPs before displacement. EAs/IAs have the power and responsibility to ensure that sufficient funds and staffing are available in a timely manner to undertake the required land acquisition. Similarly, non-compensation of affected non-land assets (structures) and improvements by DPs who have no formal rights to the affected land is not considered as a valid legal and administrative impediment (see footnote 4).</p>
<p><i>Why is it important to address cases with legal and administrative impediments?</i></p>	<p>7. DPs facing legal and administrative impediments could only be paid when the impediments have been resolved. In such cases, it is uncertain when DPs will receive their compensation causing untoward delay in project implementation and burden to local communities and project stakeholders. More importantly, these impediments prevent the project from assisting these DPs to enhance, or at least restore, their livelihoods and to improve the standards of living of the displaced poor and other vulnerable groups.</p>
<p><i>Good-faith efforts for cases with</i></p>	<p>8. Compensation of these DPs is beyond the control of the EA. These are mainly dependent of the actions of the DPs or ruling/decision from a third-party i.e. the court or BOR. However, good-faith efforts are needed from the EA/IA to (a) contact and notify DPs through their last known address, village heads or kins; (b) inform DPs who to</p>

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

⁸ The LAR management team may include Land Acquisition and Resettlement Staff engaged by the EA i.e. EA's Land Management Staff, Land Acquisition Collector deputed by BOR, Resettlement Specialists and social mobilizers either recruited by the EA or mobilized through Consultants

(Safeguards Management or Construction Supervision Consultants) to support the EA in effective LAR management..

- 9 Repeated visits in three consecutive months scheduled for each village by the Land Acquisition Collector/Land Acquisition Unit of the EA to deliver compensation to unpaid DPs and identify those with legal and administrative impediments. The repeated visits should be documented showing visit schedule, information disclosure reports, list of persons met and field visit reports duly endorsed by the local community and the village headman confirming number of identified DPs with legal and administrative impediments.

<i>Absentee land owners</i>	<p>their issues and with courts for seeking permission/guidance and deposit of compensation in treasury at court's disposal. copy of the delivery of notices (with signed receipt) to the DPs confirming deposit of amount at court's disposal and clarifying mechanism for payment.</p> <ul style="list-style-type: none"> • <p>ii) Absentee Landowners (DPs Living Overseas or in Other Parts of the Country).</p> <p>13. Many rural households migrate to cities for better livelihood opportunities and standard of living. Moreover, hereditary division over time resulted in the segmentation of agricultural land parcels into unproductive units. While some families with land and assets in different parts of the country divide their land based on their places of residence, many do so without legally formalizing such settlements and getting land records updated accordingly. Some family members who have migrated overseas permanently had land in their name or retained their respective share in family-owned land as per land revenue records. Such DPs who own or have share in the land as per record but are not living in the village are termed as absentee landowners.</p> <p>14. Absentee landowners¹⁰ are also recorded as DPs. The compensation to absentee land owners could not be made until they appear before the acquiring officer for processing and payment of compensation. LAA requires that notices are delivered against each land parcel either through (a) co-sharers in the acquired land parcel, (b) DPs relatives living in the village, or (c) through the village headman. The legal requirement is to serve notices to DPs at their places of residence either through special messenger or registered post, which can only be met if the whereabouts and residence of the absentee land owners is known. An additional measure that may be considered to notify absentee land owners whose whereabouts are unknown is to publish their names in print media (National Daily News Paper).¹¹</p> <p>15. It is vital to collect information about the DP's contact details including the mailing and residential address. The following measures are proposed to contact absentee landowners and maintain record of all efforts made by the EA:</p> <ul style="list-style-type: none"> • Identify and record DP's relation in affected village or local contact person, collect information about DP's present place of residence. See template 1 below:
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- ¹⁰ Land owners who are recorded in the landholding rights register as owners but they have shifted from the village to other areas in the country or overseas for better income opportunities and living standard.
- ¹¹ In NTCHIP tranche-1 and NHDSIP tranche –II projects (i.e M-4 Faisalabad-Gojra Section (ADB Loan 2400) and SukkurJacobabad (N-65) (ADB Loan 2540)) and the National Motorway M-4 Gojra-Shorkot Section Project (ADB Loan 3300), the notices with the names of the DPs who have not come forward to collect compensation were published in the National News Papers (Urdu language) as a last resort effort to approach unpaid DPs for compensation delivery.

Template 1: Record on DPs not living in the project area (other villages/cities in Pakistan or Overseas).						
Date Prepared:						

Name of Village _____						
Tehsil _____			District _____			
#	Name of DP	Impact Type	Person contacted in village and his cell No.	Relationship with DP	Current Residence of DP with contact No.	Remarks
1	Add DP name as of impact inventory	Add Impact i.e Land Tree Crops Structure etc	Add name of person contacted with his cell number and other particular if any	Uncle, Brother, neighbor etc	Add current address of DP with contact number and city/country of residence.	Signature of the Person contacted
2						
3						
4						
Information Collected By			Witnessed by		Information verified by	
Sd _____			Sd _____		Sd. _____ {headman or DPC President/member} _____	
{ SM team _____ : _____			Sd _____		_____	
<u>names}</u> _____			<u>committee</u> : _____		{Name of headman/president or member _____ Resettlement Specialist. _____	

DPs with pending inheritance mutation

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

Template 2: Statement from Village headman or other notable in village/area when the whereabouts of DP are not known

Date prepared: _____

Particular of DP and acquired land parcel

Name of DP _____ {enter DP Name with Parentage} Resident of _____ {Enter DP Last known address} Land

Plot _____ KhasraNos _____ Located Village _____

Statement:

I _____ {put name here} _____ the president/member of village DPC or local resident land asset/owner, on behalf of the other residents in village solemnly declare that:

- The DP and his family owned acquired land as per land records but for last (-----) they have never been seen in the village.
- To my information, the DP and his family never lived in village, neither any relative of DP lives in village/area nor any of the village resident know the whereabouts of the DP and his family.
- I affirm that the EA with assistance of DPC has exerted full efforts to outreach the DPs in village and those living in other areas and clarified that compensation cost for unpaid DPs is deposited in treasury that can be claimed as and when the DPS show-up to claim.
- This statement is given free of coercion and compulsion which is witnessed by the Village Headman and land revenue Patwari of village -----.

The Declarant

Sign/Thumb Impression

Name _____

Village Headman/Local resident land owner _____

Resident of _____

Witnessed By

We the Village Headman and land revenue Patwari of village {Put village name here}, personally know Mr/Mrs _____

President/member of DPC or local resident land owner of village (_____), and witness veracity of statement made by him affirming that the DP Named {Put name of DP here} himself or any of his family members are not living in village/area since/for ----- and their current places of residence are not known to any of the local residents in village.

Signed Signed

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

iii) DPs with Pending Inheritance Mutations

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

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

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

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

- Identify all living legal heirs of the DP, visit the heirs residing in the village and guide them on the process and facilitate in inheritance mutation process:
- Collect a statement from the legal heirs¹⁰ confirming that their inheritance mutation of land is pending, acknowledging the EA's efforts to assist them, indicating awareness that funds are available for compensation delivery, and concurring that works may commence while their inheritance mutation is being processed.
- Keep copies of the signed statement in the EA project office files. See Template 3 below (to be translated to Urdu):

¹⁰ To the extent possible, all legal heirs living within the village should sign the Statement. If some heirs are not available to sign, the LAR management team should prepare a field report indicating who are the heirs who were not able to sign the statement and the circumstances why they were not able to sign i.e. out of the village or country, ill, etc. The LAR management team should also record the names of heirs who are out of the village or country and their last known address and advise the other heirs to relay the information to those who are away.

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

Date Prepared: _____

Particulars of DP and acquired land parcel

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

Statement by the Inheritor's

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

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

The Declarant

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

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

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

Witnessed By

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

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

DPs unable to alienate the land

DPC Chak-----

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

19. Minors, juveniles and DPs with mental disability are not capable to alienate the acquired land under law. The law provides that compensation could be paid through legally-designated guardians or managers who can act and alienate the immovable property on behalf of the DP. In cases where the guardians are not designated by the court, the compensation is put on-hold until the minor attains the age of majority and claim compensation.
20. It is common that children inherit their parents' immovable properties, but is kept in possession and used by adult male members of the extended family or kinship group as a joint family asset. It is not a common practice to appoint guardians following the Guardians and Wards Act of 1890. Hence, compensation of DPs with minor age is kept on hold until the DP becomes of legal age unless a valid guardian certificate is produced. Although such cases are not many, it is important to guide the adults who provide care to these DPs to approach the right forum or court for appointing a guardian under law.
21. The LAR management team should carry-out the following activities in dealing with pending guardian's appointment and in documenting its efforts:
- Coordinate with the Living Parent or other grown up members of the household the DP is living with and guide them on the process of appointing a guardian.
 - Collect a certification statement from the Living Parent or other grown up member of the household the DP is living with, that i) confirms EA's efforts to notify and guide them and secure funds for compensation payment, ii) states that the appointment of guardian is pending, and iii) concurs to the commencement of civil works on the plot while the guardianship certificate is being processed. Such statement should be witnessed by the village headman and the village DPC chairman or member. See Template 4 below (to be translated to Urdu).

Template 4: Guardian Statement if DP is Juvenile

Date Prepared: _____

Particular of DPs and acquired land parcel
Name/Names of DPs i) ___ {enter DP Name/names of DPs with Parentage}, ii) _____ and iii) _____ Resident of _____ {Enter DP current address} _____ Own acquired Land Plot _____ KhasraNos _____ Located Village _____

Statement by Guardian

I _____ {put name here} _____ the {mother/father/brother/sister/uncle (put relation of elder with whom the minor DP/DPs lives) of DP/DPs_i), _____ {put name of DP/DPs here} ii), _____ iii) _____ as natural guardian solemnly declare that:

- The DP/DPs is/are minor who lives with me and as natural guardian of DP/DPs, I am responsible for his/her/their well-being and bringing him/her/them up;
- _____ (indicate name of staff, unit, and EA) has clarified that compensation amount, already deposited in treasury, can be paid to legal guardian of DP/DPs after production of the valid Guardian Certificate issued by the competent court;
- A petition for issuance of guardians certificate is filed/being filed in the competent court and the court's decision is pending;
- The awarded compensation in name of DP/DPs will be collected upon issuance of guardian's certificate by court; however, as natural guardian I have no objection to commencement of project works; and
- This statement is given free of coercion and compulsion which is witnessed by Village Headman and DPC president.

The Declarant

Sign/Thumb Impression

Name _____

Relationship with DP _____

Resident of _____

Witnessed By

We the Village Headman and President APC village-----, personally know Mr/Mrs _____ and witness veracity of statement made by confirming that the Minor DP/DPs named above lives with him/her in village/city {Put name of village city here}.

Signed

Signed

Name: Mr.-----

Name: Mr.----- Village Headman Chak-----

President DPC Chak-----

DPs with meager compensation

v) DPs with Meager Compensation

22. The compensation amount itself proves driving factor for DPs to submit their claims. In cases where small land holdings are in joint ownership with several entitled persons, shares in compensation for each DP become very small (\$100 and below). A good number ¹³ of DPs fall in this category and they never show-up to collect compensation. The situation is further aggravated when such DPs also face other legal or administrative issues like pending inheritance mutations of acquired land or living overseas and other parts in the country.

23. Although the law provides a mechanism that includes cash payment at the village or payment through money order in case of absentee land owners¹⁴, such is no longer practiced. The only available mode is payment through voucher debit-able to the treasury which requires the DP to travel repeatedly to the district/tehsil headquarter to receive their compensation, making the transportation cost higher than their compensation. This also requires that the DP has or opens a bank account.

24. The LAR management team should explore other payment modes allowed under the LAA including cash payment or payment through money order if the DP is living out of the project area. If such unclaimed compensations are deposited at court's disposal as legal remedy, it will be of no gain because a significant number of the DPs will remain unpaid. Following actions should be taken and recorded to explore specific measures and seek guidance from BOR in this aspect.

- Define a maximum slab of amount to be termed as meager compensation and get it endorsed by the EA;
- Document coordination efforts with BOR including i) official correspondence and

¹³ In the National Motorway M-4 Gojra-Shorkot Section Project, almost ± 10% DPs are entitled to a compensation below 100 US \$.

¹⁴ Rule 87, Financial Commissioner's (Board of Revenue) Standing Order No 28 (1909) on land acquisition procedures.

ii) meet with BOR to seek guidance on the issue at the project and EA levels.

- Maintain a record of actions taken by the project team for payment to DP or deposit compensation at court's disposal following guidance from BOR.

Annex-G: Compensation for Trees

Sr.No	Name	Type of Trees	No.of Trees	Cost assessed by Forest Department	Cost assessed by IVS	Differential	Differential on the basis of highest rate prevailing between cost assessed by forest department and IVS
1	Munawar R/o Gohadpur	Wood	1	1,300	3,050	1,750	1,750
		Fruit Tree	2	2,600	3,250	650	650
		Wood	1	1,300	1,625	325	325
2	Muhammad Pervaiz S/o Rasheed	Wood	5	5,700	6,875	1,175	1,175
		Wood	1	5,700	4,475	(1,225)	
		Fruit Tree	2	3,400	4,250	850	850
3	Noor Hussain S/o Fateh Din	Fruit Tree	4	8,600	8,500	(100)	
4	Waheed Islam S/o M. Aslam	Fruit Tree	2	2,600	3,250	650	650
5	Hafeez Ullah S/o Abdul Ghani etc	Fruit Tree	2	3,400	4,250	850	850
		Wood	6	3,000	3,750	750	750

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

MINUTES OF THE MEETING OF DISTRICT PRICE ASSESSMENT COMMITTEE FOR CONSTRUCTION OF DISPOSAL STATION (ZONE-3) TEHSIL & DISTRICT SIALKOT HELD ON 04-08-2020 AT 2:00 PM UNDER THE CHAIRMANSHIP OF DISTRICT COLLECTOR SIALKOT

A meeting on the above subject matter was held and the following participated.

- | | | |
|----|---|-----------------|
| 1. | Dr. Nasir Mehmood Bashir,
District Collector,
Sialkot. | Chairman |
| 2. | Mr. Meer Muhammad Nawaz
Additional Deputy Commissioner, (Revenue)
Sialkot | Co-opted Member |
| 3. | Mr. Naveed Virk
Rep.XEN Pasur Link Division,
Sialkot. | Member |
| 4. | Miss. Javeria Maqbool,
Assistant Commissioner, Sialkot | Member |

The meeting started with the recitation from the Holy Quran.

The Local Government and Community Development Department Govt. of the Punjab Lahore vide his letter No. LG&CD/PICCIP/CIU-LA/01-01/2019 dated 07.07.2020 requested for the acquisition of land situated in revenue Estate Korepur and Malkha Khurd land measuring 4K-18M Tehsil and District Sialkot for the construction of Disposal Station (ZONE-3)* Corrigendum notification U/S 4 of the Land Acquisition Act, 1894, which was published in Punjab Gazette on 23.07.2020.

2. The Assistant Commissioner, Sialkot was directed to assess the price of the acquired land vide this office letter No. DRA/493 dated 29.07.2020. The Assistant Commissioner/ Land Acquisition Collector Sialkot submitted her Price Assessment/ revenue field staff report vide letter No. AC/SKT/1661 dated 29-07-2020. The details are as under.

Name of Village	Khasra No.	Land Measuring		Average Price during the twelve months preceding Notification u/s 4 2019 to 2020	Price according to schedule notified by the District Collector for the year 2019-2020	Market price	Price Assessed by the DPAC	Total Amount
		K	M					
Kor Pur Residential (Link Road)	458,460,463,464	4	7	1,17,765/- Per Marla 23,55,300/- Per Kanal 1,88,42,400/- Per Acre	1,40,000/- Per Marla	5,00,000/- Per Marla	1,40,000/- Per Marla	1,21,80,000/-
Total		4	7					1,21,80,000/-
Malkha Khurd Residential (Off Road)	34	0	11	1,44,565/- Per Marla 28,91,304/- Per Kanal 2,31,30,435/- Per Acre	55,50,000/- Per Acre 34,688/- Per Marla	95,00,000/- Per Acre	55,50,000/- Per Acre 34,688/- Per Marla	3,81,568/-
Total		0	11					3,81,568/-
Grand Total		4	18					1,25,61,568/-


The Committee discussed the price of the land for acquisition in view of the following:-

- i. Schedule rate notified by the District Collector for the collection of Govt. dues on the transfer of land for the financial year 2019-2020.
- ii. Average price of Mouza on the basis of the transfer of land in the village during the preceding one year.
- iii. Market price reported by Revenue field staff.

3. The committee after due deliberation unanimously decided the following rate of the land to be acquired by keeping in view the schedule rate, average sale price and market value of the land in the villages.

Summary of Land Acquisition Compensation:-

Total Area:	4K-18M
Amount:	Rs. 1,25,61,568/-
Acquisition Charges @ 15%	Rs. 18,84,235/-
Grand Total	Rs. 1,44,45,803/-


Executive Engineer, (Irrigation)
Rep. Pasur Link Division,
Sialkot


Assistant Commissioner,
Sialkot


Additional Deputy Commissioner (Rev)
Sialkot


Deputy Commissioner/
District Collector,
Sialkot

MINUTES OF THE MEETING OF DISTRICT PRICE ASSESSMENT COMMITTEE FOR CONSTRUCTION OF DISPOSAL STATION (ZONE-3) TEHSIL & DISTRICT SIALKOT HELD ON 15-07-2020 AT 11:00 AM UNDER THE CHAIRMANSHIP OF DISTRICT COLLECTOR SIALKOT.

A meeting on the above subject matter was held and the following participated.

1. Dr. Nasir Mehmood Bashir, District Collector, Sialkot Chairman
2. Mr. Meer Muhammad Nawaz Additional Deputy Commissioner, (Revenue) Sialkot Co-opted Member
3. Mr. Naveed Virk Rep. XEN Pasrur Link Division, Sialkot Member
4. Miss. Javeria Maqbool, Assistant Commissioner, Sialkot Member

The meeting started with the recitation from the Holy Quran.

The Local Government and Community Development Department Govt. of the Punjab Lahore vide his letter No. LG&CD/PICCP/CIU-LA/01-01/2019 dated 07.07.2020 requested for the acquisition of land situated in revenue Estate Korepur and Malkha Khurd land measuring 17K-19M Tehsil and District Sialkot for the construction of Disposal Station (ZONE-3)* notification U/S 4 of the Land Acquisition Act, 1894, which was published in Punjab Gazette on 06.07.2020.

2. The Assistant Commissioner, Sialkot was directed to assess the price of the acquired land vide this office letter No. DRA/444 dated 10.07.2020. The Assistant Commissioner/ Land Acquisition Collector Sialkot submitted her Price Assessment/ revenue field staff report vide letter No. AC/SKT/1410 dated 11-07-2020. The details are as under.

Name of Village	Khasra No.	Land Measuring		Average Price during the twelve months preceding Notification u/s 4 2019 to 2020	Price according to schedule notified by the District Collector for the year 2019-2020	Market price	Price Assessed by the DPAC	Total Amount		
		K	M							
Kor Pur Residential (Link Road)	459,460,463,464,465,	9	7	1,17,765/- Per Marla 23,55,300/- Per Kanal 1,88,42,400/- Per Acre	1,40,000/- Per Marla	5,00,000/- Per Marla	1,40,000/- Per Marla	26,180,000/-		
	467	0	11					3,00,000/- Per Marla	3,00,000/- Per Marla	3,300,000/-
	470	1	7					95,000/- Per Marla	95,000/- Per Marla	25,650,000/-
Total		11	5					32,045,000/-		
Malkha Khurd Agricultural (Off Road)	34	1	7	1,44,565/- Per Marla 28,91,304/- Per Kanal 2,31,30,435/- Per Acre	55,50,000/- Per Acre 34,688/- Per Marla	95,00,000/- Per Acre	55,50,000/- Per Acre 34,688/- Per Marla	9,365,76/-		
Residential (Off Road)	44	4	19		91,000/- Per Marla	5,00,000/- Per Marla	91,000/- Per Marla	9,009,000/-		
Residential (Link Road)	45	0	8		1,10,000/- Per Marla	5,00,000/- Per Marla	1,10,000/- Per Marla	880,000/-		
Total		6	14					10,825,576/-		

The Committee discussed the price of the land for acquisition in view of the following:-

- i. Schedule rate notified by the District Collector for the collection of Govt. dues on the transfer of land for the financial year 2019-2020.
- ii. Average price of Mouza on the basis of the transfer of land in the village during the preceding one year.
- iii. Market price reported by Revenue field staff.

3. The committee after due deliberation unanimously decided the following rate of the land to be acquired by keeping in view the schedule rate, average sale price and market value of the land in the villages.

Summary of Land Acquisition Compensation:-

Total Area:	17K-19M
Amount:	Rs. 42,870,576/-
Acquisition Charges @ 15%	Rs. 6,430,586/-
Grand Total	Rs. 49,301,162/-


Executive Engineer, (Irrigation)
Rep. Paarur Link Division,
Sialkot


Assistant Commissioner,
Sialkot


Additional Deputy Commissioner (Rev)
Sialkot


Deputy Commissioner/
District Collector,
Sialkot

Annex-K: Independent Valuation Study

ANDERSON
CONSULTING (PVT) LTD
INDEPENDENT
VALUATION STUDY REPORT

ON
PUMPING STATION NORTH ZONE (LOT-3) - PICIIP-11-WATER
AND SANITATION, SIALKOT.

Under Consideration of



PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT,
Government of Punjab, Pakistan
40-B-A, Gulberg II, Lahore.

Sub-Project Location

The total affected land measuring 2.343 Acres is situated Gohad Pur, Mouza Malka Khurd and Mouza Korpur, Airport Road, Tehsil & District Sialkot.



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>
Valuation Certificate:	2
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:	14
Land parcel and affected persons:	18
B: Land Records Reviewed:	19
C: Methodology for the Determination of Replacement Cost:	49
D: Task for the Conducting the Subject Independent:	51
E: Valuation Methodology:	54
F: Description of Valuation Scheduled of Non-Land Assets:	63
G: Summary of Criteria and Factors to Considered and Applied to Determine the Replacement Cost of the Affected Land:	66
Photographs of Affected Land :	68

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-3) - PICIIP-11-Water and Sanitation, Sialkot.
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 the survey on March 08, 2021.
Particular of Property:	Commercial and Residential Land.
Location of Property:	The affected land measuring 2.343 acres is situated at Airport Road, Gohad Pur, Mouza Korpur and Mouza Malka Khurd, Tehsil & District Sialkot. Area of affected land in Mouza Korpur: 0.425 Acre Area of affected land in Mouza Malka Khurd: 1.918 Acres
Property Utilization:	A part of affected land is being used as a commercial and a Steel Workshop is constructed which is located at the main Airport Road and remaining affected land is not in any use.
Neighborhood:	Commercial and Residential.
Occupancy Status:	Status not provided.

Representative from PICIIP

Provided the coordinated services:

Mr. Waqas Afzal,
PICIIP,
Local Government and Community Development
Department, Punjab., and
Mr. Waqas (Revenue Officer / Halqa Patwari)

Surveyed and Appraised by:

Muhammad Shoaib
(Senior Valuation Consultant / Executive Director)

Uzair Aftab
(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. 66,941,080/-

(B) Current Replacement Cost of Non-Land Assets: Rs. 3,230,425/-

(A+B) Total Replacement Cost of Affected Land: Rs. 70,182,963/-

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 **74** pages including Photographs pages.

For Anderson Consulting (Pvt.) Ltd.

Issued Date: 13 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),
 - € method of engagement with key stakeholders (DPACs, etc.) and outcomes of any Initial discussions,
 - (d) resolution of remaining implementation issues, and
 - € 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-3) - PICIIP-11-Water and Sanitation, Sialkot.

Location of Affected Land:

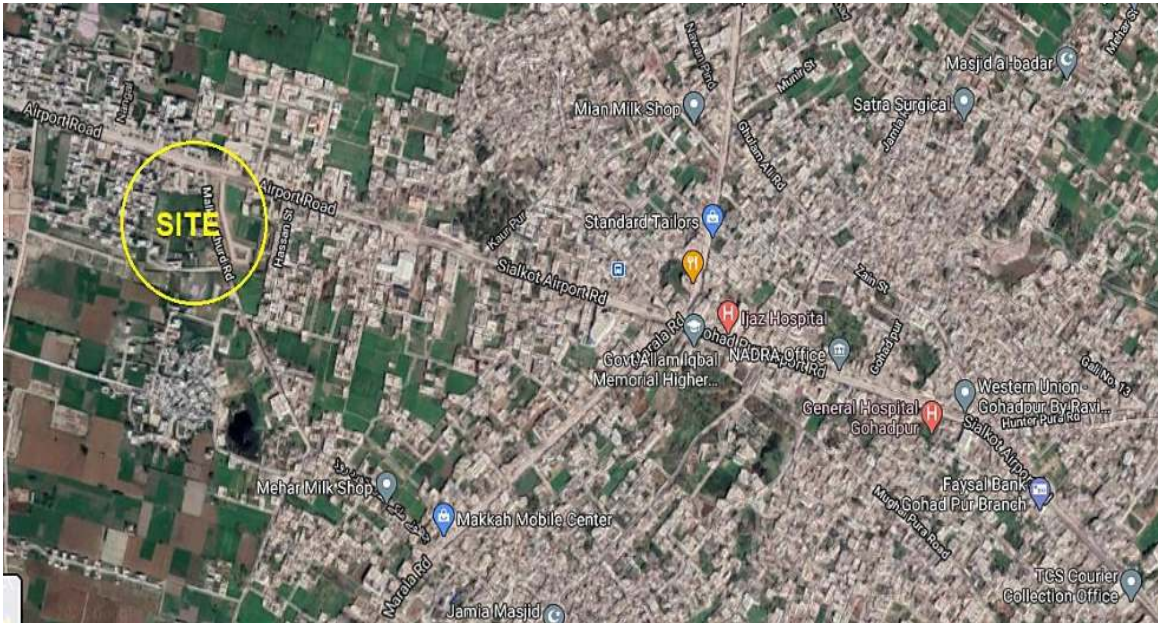
20. The affected land measuring 2.343 acres of the above mentioned sub-project is located at Airport Road, Gohad Pur, Mouza Korpur and Mouza Malka Khurd, Tehsil and District Sialkot. It is located at the southern side of the City and it has a distance of 3 kilometers from the Kotly Behram Chowk (intersection of Kashmir Road and Gohadpur Airport Road) which is a famous benchmark and well known commercial location in Sialkot.

21. The entire area is commercial in nature, therefore, the off Road area is residential. On the way to the affected land on Gohadpur Airport Road, there are big and small commercial properties including markets, shops, banks and schools.

Fig 1.1: View of Location of the Project Site / Affected Land from Google Map :



Fig 1.2: View of Location of the Project Site / Affected Land from Google Satellite :



22. The total affected land area is 2.343 acres and it is fall in two Mouzas, e.g Mouza Korpur and Mouza Malka Khurd.

The Mouza wise bifurcation of affected land is as follows:

Area of affected land in Mouza Korpur:	2.137 Acre
<u>Area of affected land in Mouza Malka Khurd:</u>	<u>0.206 Acres</u>
Total Area of subject affected land:	2.343 Acres

23. The subject affected land measuring 2.343 acres is divided into two parts. A 6.5 meters wide road known as Malka Khurd Road is located in-between the subject affected 2.343 acres land. One part of the subject affected land having area 0.206 acre is located at the eastern side of the Malka Khuhrd Road and it is facing the main Airport Road. Second part of the subject affected land measuring 2.137 acres is located at the western side of the Malka Khurd Road and it has access from the same link road. We have named to both parts of land to easily understand. The part of land having area 0.206 acre which is facing to the main Airport Road is eastern part and the part of land land having area 2.137 acres which is located at the link Road is western part.

We have mentioned below in “Fig 2: View of the Project Site / Affected Land from Google Satellite”.

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



Google Earth Coordinates : **32.523028, 74.491214, 32.522814, 74.490558**
(centre of the affected land areas.)

24. In the vicinity of this part affected by 0.206 acres of land, a commercial market is being constructed on the east side. In vicinity of the other part of affected land 2.137 acres is residences are located.

25. There is one steel workshop and a boundary wall is constructed at the eastern part of the subject 0.206 acre affected land.

26. Other western part of the subject 2.137 acres affected land, there is a 9” thick reinforced cement concrete retaining wall upto 3’ / 4’ from the ground level is constructed. Detail and replacement cost is mentioned in “Table F1.1: Replacement Cost of Buildings / Construction”.

27. Except above construction, 4 Nos. 9” thick separate burnt bricks walls with different hight are constructed on the subject 2.343 acres affected land. Detail and replacement cost is mentioned in “Table F1.1: Replacement Cost of Buildings / Construction”.

28. There is 26 trees are on the subject 2.343 acres affected land

A. – SUBJECT LAND ASSESSED

A1. The subject Land Assessed:

29. The total area of affected land of proposed Pumping Station in South Zone Sialkot (Lot-3 of PICIIP-11-Water and Sanitation Sialkot) is **2.343 acres** and same has been evaluated in subject IVS report.

A2. Land Parcel and Affected Persons :

30. Since the affected 2.343 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.

31. 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 (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates	
A2.1.1	Area of Affected Land 0.206 Acre (Eastern Part)				
A2.1.1.1	1. M/s. Doctor Foreguz Surgical Private Limited.	467	0.068	32.523154, 74.491191	
		470	0.138	32.522808, 74.491255	
	Sub Total Area of affected land (Eastern Part)		0.206	-	
A2.1.2	Area of Affected Land 2.137 Acres (Western Part)				
A2.1.2.1	2. Muhammad Akbar s/o Mr. Chiragheen. 3. Mr. Noor Hussain s/o Mr. Fatah Din. 4. Mr. Waheed Islam s/o Muhammad Islam 5. Mr. Muhammad Yusuf s/o Mr. Allah Rakha	463	0.212	32.522981, 74.490885	
		464	0.250	32.522981, 74.490466	
		465	0.743	32.522760, 74.490711	
A2.1.2.2	6. Mr. Hafeez Ullah s/o Mr. Abdul Ghani 7. Mr. Abdul Naeem s/o Mr. Hafeez Ullah 8. Mr. Muhammad Usman s/o Mr. Hafeez Ullah 9. Mr. Abdul Mannan s/o Mr. Hafeez Ullah 10. Mr. Mateeh Ur Rasool s/o Mr. Hafeez Ullah 11. Mr. Abu Bakker Hafeez s/o Mr. Hafeez Ullah	460	0.412	32.522994, 74.490209	
		458	0.018	32.522770, 74.490102	

A2.1.2.3	12. Mr. Muhammad Hussain s/o Mr. Ghulam Nabi 13. Mr. Muhammad Din s/o Mr. Ghulam Nabi	459	0.075	32.522599, 74.490141
A2.1.2.4	14. Mr. Sikandar Faiz s/o Mr. Faiz Ahmad	34	0.237	32.522512, 74.490080
	15. Mr. Shahbaz Ali s/o Mr. Muhammad Sadiq 16. Mr. Ayyaz Khan s/o Mr. Sarfraz Khan 17. Mr. Muhammad Munwar s/o Mr. Ghulam Haider 18. Mr. Sohail Khuram s/o Mr. Arshad Mehmood 19. Mr. Rashad Mehmood s/o Mr. Arshad Mehmood 20. Mr. Adnan Asghar s/o Mr. Muhammad Asghar 21. Mr. Parwaiz Akhtar s/o Mr. Muhammad Zahoor 22. Mr. Amir Manzoor s/o Mr. Muhammad Manzoor 23. Mr. Fakhra Manzoor d/o Mr. Muhammad Manzoor 24. Mst. Yasmeen Mujahid w/o Mr. Mujahid Manzoor 25. Mr. Muhammad Muneeb s/o Mr. Mujahid Manzoor 26. Mr. Muhammad Mateen s/o Mr. Mujahid Manzoor 27. Mr. Muhammad Moeez Manzoor s/o Mr. Mujahid Manzoor 28. Mr. Ubair Mujahid d/o Mr. Mujahid Manzoor.	44	0.187	32.522456, 74.490261
	Sub Total Area of affected land (Western Part)		2.137	
	Total Area of Affected Land (Eastern and Western Parts)		2.343 Acres	-

B. – LAND RECORDS REVIEWED

32. We have reviewed the following Land Records :

B1. Aks Shajra / Cadastral Map of affected Land.

B2. Detail of Affected Land 2.343 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.

B5. Valuation Table of Board of Revenue.

33. The detail of affected land 2.343 acres is giving in the following section:

B1. Aks Shajra.

34. 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.

35. 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.

36. In this regard, we have collected the Aks Shajra of specific affected land 2.343 acres and conducted the field survey accordingly.

B2 Detail of Affected Land 2.343 Acres with the Legal Identification Number:

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

Table B2.1: Land Identification and Revenue Particulars:

Village / Chak	Khawet No.	Killa / Khasra No.	Area of Land		
			Kanal	Marlas	Sarsai
Mouza Korpur	10	467	00	11	0
	10	470	01	02	0
	68	463	01	14	0
	68	464	02	00	0
	68	465	05	19	0
	113	460	03	06	0
	113	458	00	03	0
	122/426	459	00	12	0
Sub Total of affected land Mouza Korpur			15	17	0
Malka Khurd	67	34	01	18	0
Malka Khurd	67	44	01	10	0
Sub Total of affected land Mouza Malka Khurd			3	8	0
Total affected land			18	15	0
Grand Total			2.343 Acres		

37. 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
Mouza Korpur**

سلسلہ نمبر	رقبہ	نام قابض مالک	رقبہ	رقبہ	رقبہ	رقبہ
10	467	مکینہ موسومہ ڈاکٹر فرخ سر جیل ہر ایشوٹ ٹیڈا	0-11	3-18	467	10
	470	گولہ پور نوبلیہ محمد سائل ڈاکٹر میکیش	1-2	7-8	470	
	2	بروتہ انتقال نمبر 3193 ہیرا جی شدہ بنات مکینہ موسومہ ڈاکٹر فرخ سر جیل ہر ایشوٹ ٹیڈا نالہ قریب واقعہ ٹیڈا 1-14 کا 14552 1-13-2 بقا گولہ پور نوبلیہ محمد سائل سال انحصار پورستہ سٹی فورڈ 3-13-2 2012	1-13		2	
68	463	محمد اکبر ولد جیراندین قوم آرائش ساکنہ	1-14	1-17	463	68
	464	نور حسین ولد فریحہ این قوم آرائش ساکنہ	2-0	2-5	464	
	465	وصید اسلام ولد محمد اسلام قوم آرائش ساکنہ	5-19	5-19	465	
	3	محمد یوسف ولد اللہ اکبر قوم گھمار ساکنہ	9-13		3	
113	460	حفیظ اللہ ولد عبد الغنی قوم رحمانی ساکنہ	3-6	7-3	460	113
	458	عبد النعم ولد حفیظ اللہ قوم رحمانی ساکنہ	0-3	1-1	458	
	2	محمد عثمان ولد حفیظ اللہ قوم رحمانی ساکنہ	3-9		2	
		عبد المنان ولد حفیظ اللہ قوم رحمانی ساکنہ	0-9-60			
		مطیع الرسول ولد حفیظ اللہ قوم رحمانی ساکنہ	0-9-62			
		الو بکر حفیظ ولد حفیظ اللہ قوم رحمانی ساکنہ	0-9-30			
	459	محمد حسین ولد غلام نبی - محمد نبی ولد غلام نبی قوم آرائش ساکنہ گولہ پور نوبلیہ محمد سائل	0-12	0-12	459	122 426
			15-7-0			

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

نہرست قابض مالکان رقمہ ایجوڑیشن ڈیپارٹمنٹ اسٹیشن زون 3 موضع رکنہ ٹورڈ نعل سماکوش						
رقبہ	نمبر	نام قابض مالک	رقبہ ایجوڑیشن	رقبہ ایجوڑیشن	رقبہ	نمبر
67	34	سکندر فیض ولد فیض احمد رقم ایجوڑیشن سماکوش	1-18	4-4	34	67
	44	شہناز علی ولد محمد صادق رقم ایجوڑیشن سماکوش	1-10	7-7	44	
	2	ایاز خاں ولد سرسفر خاں رقم ایجوڑیشن سماکوش	3-8		2	
		محمد منور ولد غلام حیدر رقم ناگرہ سماکوش				
		سیدیل خرم ولد ارشد محمد رقم ایجوڑیشن سماکوش				
		راشد محمد ولد ارشد محمد رقم ایجوڑیشن سماکوش				
		عدنان اعجاز ولد محمد اعجاز رقم ایجوڑیشن سماکوش				
		پیر وین اختر ولد محمد اعجاز رقم ایجوڑیشن سماکوش				
		عامر منظور ولد محمد منظور رقم ایجوڑیشن سماکوش				
		فاخرہ منظور رقم ایجوڑیشن سماکوش				
		یاسمین مجاہد بیوہ مجاہد منظور رقم ایجوڑیشن سماکوش				
		محمد منیب ولد مجاہد منظور رقم ایجوڑیشن سماکوش				
		محمد متین ولد مجاہد منظور رقم ایجوڑیشن سماکوش				
		محمد معین منظور ولد منظور رقم ایجوڑیشن سماکوش				
		عمیر مجاہد دختر مجاہد منظور رقم ایجوڑیشن سماکوش				
		کل ایجنڈا				

Fig 4.3: Details of the land owner along with affected land and location (English Version)

Particulars of Owners for Acquired Area Mouza Korpur, Tehsil & District Sialkot

Khewat No.	Khasra No.	Total Area	Area under Recosition	Owner Name	Transfer Area K – M
10	467 470 Qita 2	3-18 7-8	0-11 <u>1-2</u> 1-13	M/s. Doctor Forges Surgical Private Limited Goharpur through Mehmood Sayar	1-13
68	463 464 465 <u>Qita 3</u>	1-7 2-5 5-19	1-14 2-0 <u>5-19</u> 9-13	Muhammad Akbar s/o Mr. Chiragh Din. Mr. Noor Hussain s/o Fatah Din. Mr. Waheed Islam s/o Muhammad Islam Mr. Muhammad Yusuf s/o Mr. Allah Rakha	7-7 1-1 0-12 0-13
113	460 458	7-3 1-1	3-6 0-3 3-9	Mr. Hafeez Ullah s/o Mr. Abdul Ghani Mr. Abdul Naeem s/o Mr. Hafeez Ullah Mr. Muhammad Usman s/o Mr. Hafeez Ullah Mr. Abdul Mannan s/o Mr. Hafeez Ullah Mr. Mateeh Ur Rasool s/o Mr. Hafeez Ullah Mr. Abu Bakker Hafeez s/o Mr. Hafeez Ullah	1-3-60 0-9-30 0-9-30 0-9-60 0-9-62 0-9-30
<u>122</u> 426	459	0-12	0-12	Mr. Muhammad Hussain s/o Mr. Ghulam Nabi Mr. Muhammad Din s/o Mr. Ghulam Nabi	

Fig 4.4: Details of the land owner along with affected land and location (English Version)

**Particulars of Owners for Acquired Area Mouza Malka Khurd,
Tehsil & District Sialkot**

Khewat No.	Khasra No.	Total Area	Area under Recositation	Owner Name	Transfer Area K – M
67	34	4-4	1-18	Mr. Sikandar Faiz s/o Mr. Faiz Ahmad	1 - 7
	44	7-7	1-10	Mr. Shahbaz Ali s/o Mr. Muhammad Sadiq	0 - 10
	Qita 2		3-8	Mr. Ayyaz Khan s/o Mr. Sarfraz Khan	0 - 5
				Mr. Muhammad Munwar s/o Mr. Ghulam Haider	0 - 5
				Mr. Sohail Khuram s/o Mr. Arshad Mehmood	0 - 4
				Mr. Rashad Mehmood s/o Mr. Arshad Mehmood	0 - 2
				Mr. Adnan Asghar s/o Mr. Muhammad Asghar	0 - 1
				Mr. Parwaiz Akhtar s/o Mr. Muhammad Zahoor	0 - 3
				Mr. Amir Manzoor s/o Mr. Muhammad Manzoor	0 - 2
				Mr. Fakhra Manzoor d/o Mr. Muhammad Manzoor	0 - 1
				Mst. Yasmeen Mujahid w/o Mr. Mujahid Manzoor	0 - 2
				Mr. Muhammad Muneeb s/o Mr. Mujahid Manzoor	0 - 2
				Mr. Muhammad Mateen s/o Mr. Mujahid Manzoor	0 - 1
				Mr. Muhammad Moeez Manzoor s/o Mr. Mujahid Manzoor	0 - 2
				Mr. Ubair Mujahid d/o Mr. Mujahid Manzoor.	0 - 1

B3. Minutes of the meeting of the DPAC:

38. We have collected the subject document from the concerned Revenue Department. This document is showing the different rates with different criteria determined by the DPAC of affected land. Minutes of the DPAC meeting is mentioned at Table B3.1, Fig. 5.1, 5.2 and 5.3. further summary of DPAC Rates as follows:

Fig. 5.1: Minutes of the DPAC meeting (Page 1/2)

MINUTES OF THE MEETING OF DISTRICT PRICE ASSESSMENT COMMITTEE FOR CONSTRUCTION OF DISPOSAL STATION (ZONE-3) TEHSIL & DISTRICT SIALKOT HELD ON 15-07-2020 AT 11:00 AM UNDER THE CHAIRMANSHIP OF DISTRICT COLLECTOR SIALKOT.

A meeting on the above subject matter was held and the following participated:

1.	Dr. Nasir Mahmood Bashir, District Collector, Sialkot	Chairman
2.	Mr. Meer Muhammad Nawaz Additional Deputy Commissioner, (Revenue) Sialkot	Co-opted Member
3.	Mr. Navoed Virk Rep. XEN Pasrur Link Division, Sialkot	Member
4.	Miss. Javeria Maqbool, Assistant Commissioner, Sialkot	Member

The meeting started with the recitation from the Holy Quran.

The Local Government and Community Development Department Govt. of the Punjab Lahore vide his letter No. LG&CD/PICCP/CIU-LA/01-01/2019 dated 07.07.2020 requested for the acquisition of land situated in revenue Estate Korpur and Malkha Khurd land measuring 17K-19M Tehsil and District Sialkot for the construction of Disposal Station (ZONE-3) notification U/S 4 of the Land Acquisition Act, 1894, which was published in Punjab Gazette on 05.07.2020.

2. The Assistant Commissioner, Sialkot was directed to assess the price of the acquired land vide this office letter No. DRAM44 dated 10.07.2020. The Assistant Commissioner/ Land Acquisition Collector Sialkot submitted her Price Assessment/ revenue field staff report vide letter No. AC/SK/1410 dated 11.07.2020. The details are as under.

Name of Village	Khasra No.	Land Measuring		Average Price during the twelve months preceding Notification u/s 4 2019 to 2020	Price according to schedule notified by the District Collector for the year 2019-2020	Market price	Price Assessed by the DPAC	Total Amount
		K	M					
Kor Pur Residential (Link Road)	459,460,463,464,465,	9	7	1,17,765/- Per Marla 23,55,300/- Per Kanal 1,88,42,400/- Per Acre	1,40,000/- Per Marla	5,00,000/- Per Marla	1,40,000/- Per Marla	26,180,000/-
	467	0	11		3,00,000/- Per Marla		3,00,000/- Per Marla	3,300,000/-
	470	1	7		95,000/- Per Marla		95,000/- Per Marla	25,650,000/-
	Total		11	5				32,045,000/-
Malkha Khurd Agricultural (Off Road)	34	1	7	1,44,565/- Per Marla 28,91,304/- Per Kanal 2,31,30,435/- Per Acre	55,50,000/- Per Acre 34,688/- Per Marla	95,00,000/- Per Acre	55,50,000/- Per Acre 34,688/- Per Marla	9,365,76/-
Residential (Off Road)	44	4	19		91,000/- Per Marla	5,00,000/- Per Marla	91,000/- Per Marla	9,009,000/-
Residential (Off Road)	45	0	8		1,10,000/- Per Marla	5,00,000/- Per Marla	1,10,000/- Per Marla	880,000/-

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

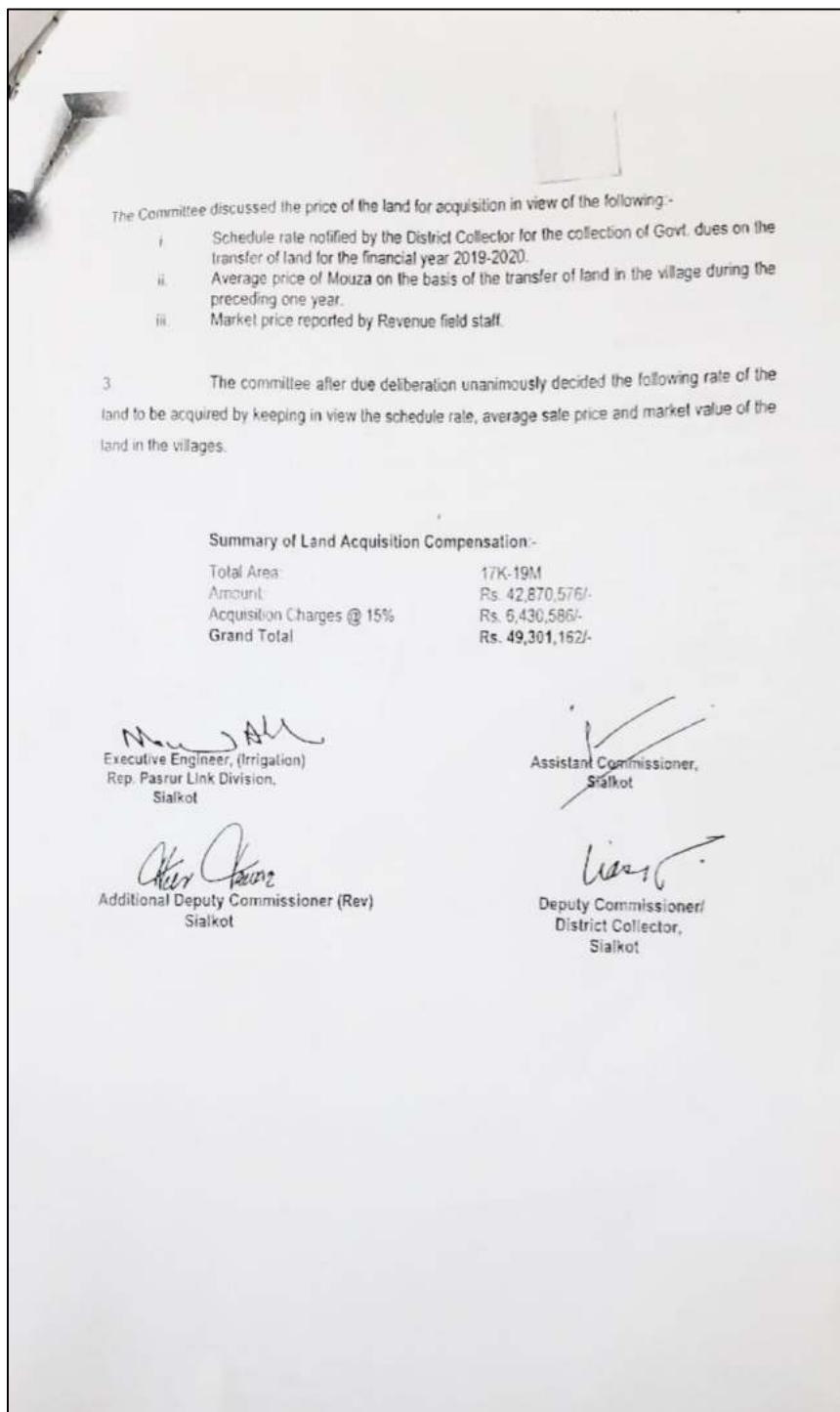


Fig. 5.3: Minutes of the DPAC meeting (Summrized Affected Land Rates)

**PRICE ASSESSMENT REPORT
FOR THE CONSTRUCTION DISPOSAL STATION (ZONE-3), SIALKOT**

Name of Tehsil	Name of Village	Khasra No.	Type of Land	Land Measuring (K - M)	Average Sale Price for the last 12 months of similar nature of land	Price notification by the District Collector for the FY 2019, 2020	Market Price
Sialkot	Kor Pur	459	Residential (Link Road)	0 - 12	11,17,765/- Per Marla 23,55,300/- Per Kanal 1,88,42,400/- Per Acre	1,40,000/- Per Marla	5,00,000/- Per Marla
		460		1 - 10			
		463		0 - 13			
		464		0 - 13			
		465		5 - 19			
		467		0 - 11			
		470		1 - 7			
QITAT = 7				11 - 5			
Sialkot	Malikha Khurd	34	Agriculture (Off Road)	1 - 7	1,44,565/- Per Marla 28,91,304/- Per Kanal 2,31,30,435/- Per Acre	55,50,000/- Per Acre	95,00,000/- Per Acre
		44	Residential (Off Road)	4 - 19		91,000/- Per Marla	5,00,000/- Per Marla
		45	Residential (Link Road)	0 - 8		1,10,000/- Per Marla	5,00,000/- Per Marla
QITAT = 3				6 - 14			
GRAND TOTAL				17 - 19			

NOTE: As per reports received from the Revenue Field Staff and Incharge ARC, Sialkot average Sale Price, D.C Rate FY 2019-20 and Market Price is mentioned above.

(Signature)
**Assistant Commissioner
Sialkot**

Table B3.1: Summarized Assessment Table of affected land by DPAC:

Name of Mouza	Administrative / Khasra No.	Average Rate during the twelve months (Per Acre)	Price according to Schedule Notification by the District Collector for the year 2019-2020. (Per Acre)	Market Price (Per Acre)	Price Assessed by the DPAC (Per Acre)
Korpur	467 (This administrative / khasra number is located at the main Airport Road.)	18,842,400	48,000,000	80,000,000	48,000,000
	470 (This administrative / khasra number is located at the Link Road / Malka Khurd Road.)	18,842,400	15,200,000	80,000,000	15,200,000
	459,460,463,464,465, (These administrative / khasra numbers are fall in residential classification and located at Link Road / Malka Khurd Road)	18,842,400	22,400,000	80,000,000	22,400,000
Malka Khurd	44 (This administrative / khasra numbers are fall in Residential classification and located at off-road)	23,130,435	14,560,000	80,000,000	14,560,000
Malka Khurd	34 (This administrative / khasra numbers are fall in Agricultural classification and located at off-road)	23,130,435	5,550,000	9,500,000	5,550,000

39. We have classified to the affected land according to the classified rates fixed by the DPAC and assessed the value of affected land accordingly.

Table B3.2: Land Location and Classification Schedule with Affected Area of Land:

Index No.	Categorized of affected land	Location of affected lands in terms of Administrative / Khasra No.	Classification of affected land	Area of affected Land (Acre)
B3.2.1	Land located at main Airport Road (In eastern part)	467	Commercial as per the present utilization and by location	0.068
B3.2.2	Land located at the Link Road (in eastern part)	470	Residential	0.137
B3.2.3	Land located at the Link Road (in western part)	459, 460, 463, 464, 465,	Residential	1.712
B3.2.4	Land located at off-road (in western part)	44	Residential	0.187
B3.2.5	Land located at off-road (in western part)	34	Agricultural	0.237

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

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

B4.1. We have found a matured transection of residential land measuring 0.0312 acre in **same area Mouza Korpur**. It has been sold in **Rs. 1,250,000/- @ Rs. 40,000,000/- per acre** on dated 09-01-2021. Evidence of the transaction is provided in the figure below:

Fig 6.1: The evidence of transaction of land in Mouza Korpur (Page 1/4):
(Original Version)

4484249

0003-11224504

E-STAMP

PB-SKT-C16CC5BE46D0654F

Non-Judicial

Rs 38,500/-

Description	: CONVEYANCE - 23(a)	Land Area	: 5 Marla
Seller	: Neelum Shan [14603-0982431-0]	Covered Area	: N/A
Purchaser	: Qasim Mehmood [34603-8917289-5]		
Agent	: Wasim Akaf [34603-8507864-5]		
Stamp Duty Paid by	: Qasim Mehmood [34603-8917289-5]		
Issue Date	: 09-Jan-2021, 11:47:33 AM		
Paid Through Chalan	: 20212CF009660CDE		
Land DC Rate	: 95,000 per Marla		
Structure DC Rate	: N/A		
Amount in Words	: Thirty Eight Thousand Five Hundred Rupees Only		

Please Write Below This Line

﴿ دستاویز بیع نامہ پلاٹ سکتی ﴾

﴿ بابت / فروخت کنندہ ﴾
نیلیم شان زوجہ شان علی قوم ہا معلوم ساکن کوہ پور ڈاکاڈ گوبہ پور تحصیل و ضلع سیالکوٹ


﴿ مشتری / خریدار ﴾
قیصر محمود ولد محمد یعقوب آدم آرا میں ساکن گلہ رمضان پورہ کوہ پور ڈاکاڈ گوبہ پور تحصیل و ضلع سیالکوٹ

﴿ تفصیل پلاٹ ﴾
پلاٹ رقم نمبر 1 پانچ مرلہ (OK-5M) ڈیگٹ نمبر 85 کنٹری نمبر 287+282+287
نمبران 339-338-337-336-319-287 تفصیلات 5 جملہ اراضی تعدادی (30K-2M) مطابق گیس ریزرٹھاران زمین
سال 2019-20، واقع حال کوہ پور مردان حدود پیدائش کار پوریشن تحصیل و ضلع سیالکوٹ

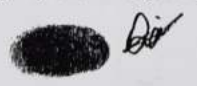
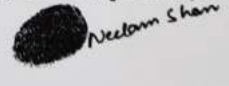
﴿ دائرت پلاٹ ﴾
مطابق DC ریٹ سٹا - 1,52,000/- روپے فی مرلہ ہائی
کل پلاٹ اعلیٰ مبلغ 12,50,000/- روپے

Neelum Khan


Fig 6.2: The evidence of transaction of land in Mouza Korpur (Page 2/4):
(Original Version)


E-STAMP
CONTINUATION SHEET

منکہ تسلیم شان زوجہ شان علی قوم نامعلوم ساکن کورپور ڈاکھانہ گوبدپور تحصیل و ضلع سیالکوٹ کا ہوں۔ جو کہ من بائع ایک قطعہ پلاٹ رقمہ تعدادی پانچ مرلے (0K-5M) از کمیٹ نمبر 85 کمیٹنی نمبر 292۲۲87 خسره نمبر ان 339.338.337.336.319.287 قطععات 6 جملہ اراضی تعدادی (30K-2M) مطابق نقل رجسٹر مقدار ان زمین سال 20-2019ء واقع محال کورپور ہرون حدود میونسپل کارپوریشن تحصیل و ضلع سیالکوٹ کا مالک و قابض بلا شرکت غیرے ہوں۔ پلاٹ مذکورہ بالا ہر قسم کے بارکعات، تنازعات، معاہدات سے پاک و صاف ہے کوئی حکم امتناعی نہ ہے۔ جو الحال من بائع نے بروئے دستاویز بنانا نہ ہذا برضا مندی خود سالم پلاٹ تذکرہ بالا رقمہ تعدادی پانچ مرلے (0K-5M) تذکرہ الصدر معہ جملہ حق و حقوق ظاہری، باطنی، داخلی، خارجی، اندونی، بیرونی سکنی و سمرانی، رہائشی، آسائشی، روشنی، ہوا، راستہ، گزرگاہ، چکی، مانی، بدر پر نالہ، نکاسی آب وغیرہ یعنی جس قدر حق و حقوق من بائع کی ذات خاص کو نسبت پلاٹ میوید مذکور حاصل و میسر تھے معہ کمال و اوصاف تمام بالعوض مبلغ بارہ لاکھ پچاس ہزار روپے (-/12,50,000 Rs) نصف جن کے مبلغ چھ لاکھ پچیس ہزار روپے (-/6,25,000 Rs) ہوتے ہیں۔ بدست قیصر محمود ولد محمد یعقوب قوم آرائیں ساکن محلہ رمضان پورہ کورپور، ڈاکھانہ گوبدپور تحصیل و ضلع سیالکوٹ بائع قطعی یعنی فروخت دائمی کرتا ہوں۔ سالم زشن نقد رو برو گواہان ہاشیہ از اس مشتری مذکور وصول یا چکا ہوں۔ چنانچہ اب کوئی رقم بتایا از زشن بزمہ مشتری مذکور واجب الادا نہ رہی ہے۔ دام دام وصول ہو گیا ہے۔ وٹل و قبضہ پلاٹ میوید ہر قسم و ہر طور نقل از میں حوالہ مشتری مذکور کر دیا گیا ہوا ہے۔ چنانچہ مشتری مذکور پیش من بائع کامل مالک و قابض پلاٹ میوید بلا شرکت غیرے ہو گیا ہے۔ من بائع یا وارثان یا پشت من بائع کا کوئی تعلق واسطہ صراہ مکان میوید امروز سے نہ رہا ہے اور نہ آئندہ ہوگا مشتری مذکور جس طرح چاہے اسے اپنے تصرف و استعمال میں لائے، اس پر تعمیرات کرے، بعدم حاضری من بائع اپنی ملکیت و قبضہ کا انتقال و اندراج کاغذات مال و دیگر سرکاری دستاویزات و اداروں از حق ضلع کونسل، واپڈ اوسٹی گیس ایکسٹرنیوٹی ٹی۔ اے۔ ایم۔ اے وغیرہ میں درج تصدیق و منظور کرانے۔ من بائع کو کوئی مذکور اعتراض نہ ہوگا۔ جملہ اخراجات تجزیہ و تحلیل و تصدیق




 



**Fig 6.3: The evidence of transaction of land in Mouza Korpur (Page 3/4):
(Original Version)**


E-STAMP
CONTINUATION SHEET

دستاویز تصنامہ پلاٹ نمبر خریدیہ اصطلاح T.M.A. نمیں رجسٹریشن نمیں، انتقال نمیں، ایڈوانس ٹیکس وغیرہ مشتری مذکور نے
ازگرو خود ادا کئے ہیں۔ اگر بعد ازاں کسی قسم کے پارکالٹ، نقص ملکیت، تنازعات یا بارقانونی یا واقعاتی سے چلاٹ
میبہ مذکور کسی طور نکلیا جڑاؤ میں وقفہ اور ملکیت مشتری مذکور سے نکل جائے یا اسے کوئی اور نقصان پہنچے تو میں بائع کی
ذات خاص اور دیگر جائیداد ایسی زمین اور ادائیگی خصوصی خرچہ کی ذمہ دار و پابند ہوگا۔ لہذا دستاویز تصنامہ پلاٹ نمبر
مندى خود اثبات عقل خرید بصمت بدنی بد رنگی ہم وادراک بقاعی ہوش حواس نمہ، بلا جبر واکراہ و بدول خوردنی کسی شے
نشر آور کے بحق مشتری مذکور خرید و تکمیل کر دی ہے تاکہ سند رہے اور بوقت ضرورت کام آدے۔



الرقوم 26-12-2020

34603-8917269-5	34603-0982431-0
قیصر محمود (مشتری مذکور)	نیلام شان (بائع مذکور)
 	Neelam Shan 

(34603-0800951-7)	(34603-5677991-5)
محمد قاسم ولد فیکس سر سکنہ گھنڈ پور سیالکوٹ	سنا حد رضا ولد محمد سردار سکنہ گھنڈ پور سیالکوٹ
M. Qasim 	Sana 

سب گواہان نے شہنائی و جھانگی فریقین نے سن سکھ کر جملہ دستاویزات کو غماض و محبت کے ساتھ
میں انجیم الطائف ایڈووکیٹ ایگورٹ منٹن کبھری سیالکوٹ

(346037-981769-7)
رضوانہ صدیقی (بائعہ)

**Fig 6.4: The evidence of transaction of land in Mouza Korpur (Page 4/4):
(Original Version)**

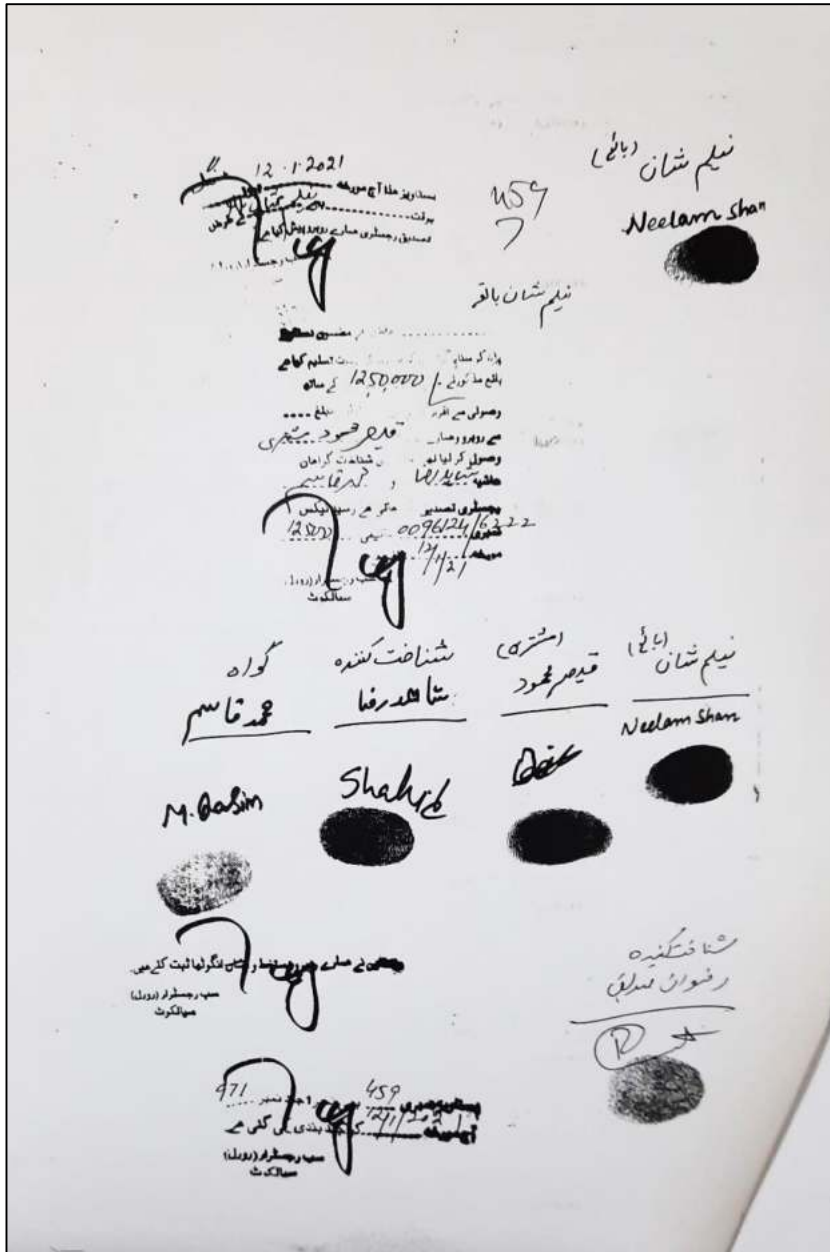


Fig 6.1.1: The evidence of transaction of land in Mouza Korpur:
(English Translated Version)

Registered Sale Deed

(Registered at serial No. 459/1 dated 12-01-2021 registered before

The Sub Registrar (Rural) Sialkot duly executed on stamp papers of Rs. 38500/-

DC Schedule Rate Rs.152, 000/- per Marla Residential)

Regarding **Residential Plot measuring Area 0 Kanal 5 Marlas situated at Chak No. Korpur Outside Municipal Corporation Tehsil & District Sialkot** for a consideration of **Rs-12,50,000/- (Rupees Twelve Lac & Fifty Thousand only)**

Whole the consideration has been received.

From: Neelam Shan wife of Shan Muhammad Caste anonymous

In favour of: Qaisar Mehmood son of Muhammad Yaqoob Caste Arain

Possession has been delivered to the purchasers at the spot

Neelam Shan wife of Shan Muhammad Caste anonymous resident of Post Office Gohad Pur Tehsil & District Sialkot Whereas I am owner in possession of land contained in **Khewit No. 85 Khatuni No. 287 to 292 Khasra No. 287,319,336,337,338,339 Whole Area Patches 6 measuring 30 kanal 2 Naqal Register Haqdaran Zameen Years 2019-20 Mahal Korpur Outside Municipal Corporation Tehsil & District Sialkot.** I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of **Qaisar Mehmood** son of Muhammad Yaqoob Caste Arain Residents of Mohallah Ramzan Pura Gorpur, Post Office Gohadpur Tehsil & District Sialkot for a total consideration of **Rs-12,50,000/- (Rupees Twelve Lac & Fifty Thousand only)** half of **Rs-625,000/- (Rupees Six Lac & Twenty five Thousand only)** Whole the consideration has been received in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Residential Plot measuring Area 0 Kanal 5 Marlas situated at Chak No. Korpur outside Municipal Corporation Tehsil & District Sialkot of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the purchasers or his nominated person or the Revenue Authorities will have the right to transfer the property in the name of purchasers on the authority of instant sale deed. In case of defect in the

transfer or any other person claims for his ownership over the property or property wholly or partially will be dis-possessed from the purchasers all its adverse consequences shall be upon the shoulders of the seller and his legal heirs. Therefore this deed of sale is absolute and final in all respect and in lieu of the consideration as well as non-cancelable. All expenses stamps fees, Tehsil Property tax, writer fee and all other expenses of this deed have been paid by the purchasers. Therefore this deed has been executed by the undersigned with our free will, consent and without pressure from any other just as an evidence for further references Written by Khalid Mian Faheem Advocate High court District Court Sialkot,

On the Day, Saturday 26th December 2020.

EXECUTANT (The Seller)

Sd/x xx x

Neelam Shan

EXECUTANT (One of the Purchsers)

Sd/x xx x

Qaisar Mehmood

WITNESS

Sd/x xx x


Shahid Raza Son of Muhammad Islam Resident of Gohadpur, Sialkot.

WITNESS

Sd/x xx x

Muhammad Qasim Son of Falak Sher Resident of Gohadpur, Sialkot.

Fig 7.2: The evidence of transaction of land in Mouza Korpur (Page 2/3):


 E-STAMP
 JOB TRIPPLICATION SHEET

1۔ سلمہ طاہرہ بیوہ، 2۔ زینب انور، 3۔ ماہم انور، 4۔ عائشہ انور دختران،
 5۔ حبیب انور، 6۔ عبداللہ انور پسران محمد انور ساکنان ڈاکا نہ کوہ پور، محلہ مانی آباد
 اور پڑھیل، ضلع سیالکوٹ نے ہیں۔ نوکر سائبران بائمان ایک قلعہ پلاٹ برقیہ تعدادی وہ
 مرلے (0K-2M) ازلیوٹ نمبر 92 کٹونی نمبران 312۴.۳05، خسرو نمبران 417-552۔
 553-556-557-574-575-580-581- قطعات 10 جملہ اراضی تعدادی
 (46K-14M) مندرجہ نقل رجسٹر ہقداران زمین سال 2019-2020 واقع محال کوہ پور، تحصیل ضلع
 سیالکوٹ بیرون حدود سید پل کارپوریشن سیالکوٹ (ہاگ اراضی نقل از پانچ سال) کے بتعمیل ذیل:
 ہائے نمبر 1 ہتھر (121Sq.ft)، ہائے نمبر 2 ہتھر (68Sq.ft)، ہائے نمبر 3 ہتھر (76Sq.ft)، ہائے نمبر
 4 ہتھر (68Sq.ft)، ہائے نمبر 5 ہتھر (105Sq.ft)، ہائے نمبر 6 ہتھر (106Sq.ft) کے مالکان و
 قابضان بلا شراکت گیری ہیں۔ جو کہ پلاٹ مذکورہ بیشتر ازیں ہر قسم کے بارکھات، تازعات و دعوی
 جات سے پاک و صاف ہے۔ بلا بار سرکار ہے اور کوئی حکم اختتامی نہ ہے۔ جس کے جملہ حقوق و اختیارات
 بابت انتقال و ابدال کے مظہران بائمان کو حاصل ہیں۔ الحال مظہران بائمان نے بھائی ہوش و حواس
 ختم، بلا جبر و اکراہ، بدون خوردنی کسی نشا آور شے، صحت بدن و اثبات عقل برضا و رغبت خود مکان مذکورہ
 بالا معد حقوق ملکیت و مقابضیت، و غیرہ فریضہ و تمام کمال اوصاف، حقوق و اختیارات جو بائمان کو حاصل
 تھے بالعموم مبلغ دو لاکھ پچاس ہزار روپے (Rs=2,50,000/-) نصف بھگتے مبلغ ایک لاکھ پچیس ہزار
 روپے (Rs=1,25,000/-) ہوتے ہیں بدست سہی عمران رفیق ولد محمد رفیق ساکن محلہ مانی
 آباد کوہ پور، تحصیل ضلع سیالکوٹ شناختی کارڈ نمبر 3-2177813-34603 بیوہ و فروخت واقعی، حسی و
 قطعی کردی ہے۔ سالم زرخن ہائے نے بیشتر ازیں ازاں مشتری وصول پایا ہے اب بد مشتری کوئی رقم
 بقایا نہ دی ہے۔ بقضہ پلاٹ معیہ مذکورہ موقع پر حوالہ مشتری کر دیا ہے۔ مشتری بتعمیل بائمان پلاٹ مذکورہ
 بالا کاکال، ہاگ و قابض ہو چکا ہے۔ امر روز سے ہائے دور ڈا، جانشینان، قائم مقامان بائمان کا پلاٹ مذکورہ

Fig 7.3: The evidence of transaction of land in Mouza Korpur (Page 3/3):

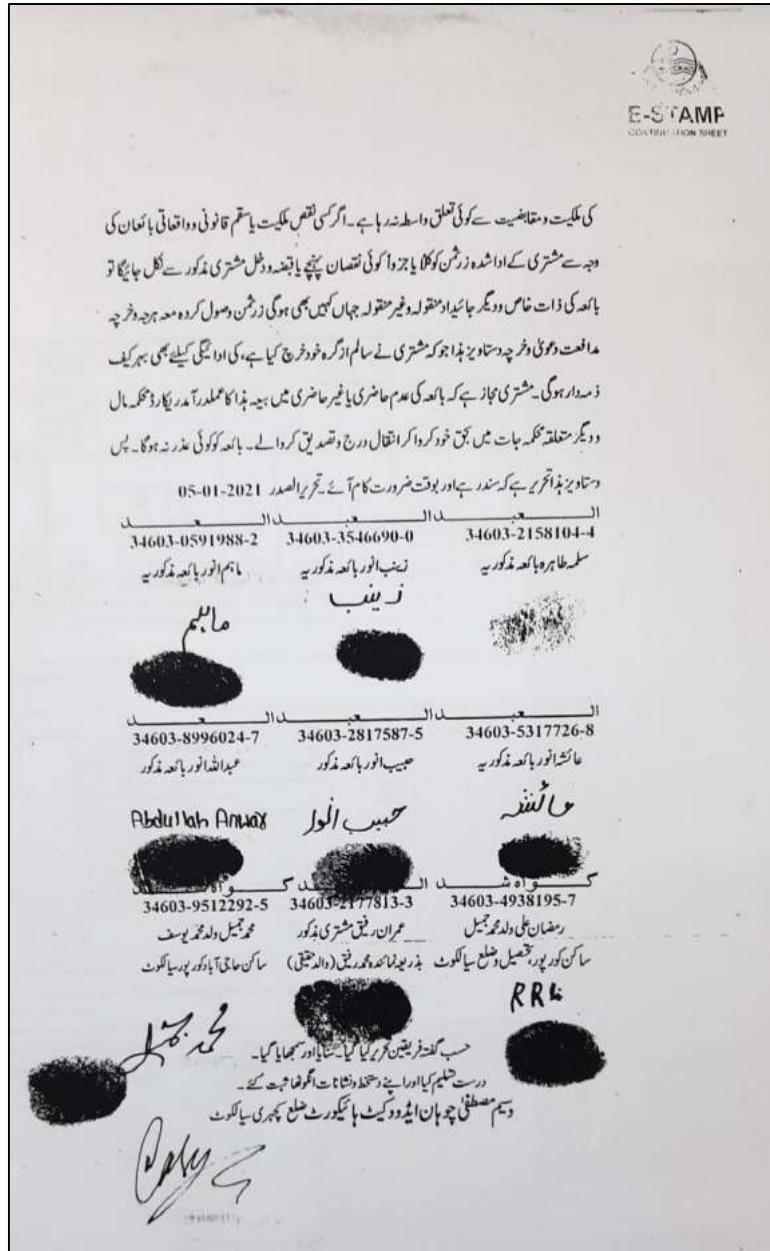


Fig 7.1.1: The evidence of transaction of land in Mouza Korpur:
(English Translated Version)

Registered Sale Deed

*(Registered at serial No. 965/1 dated 06-01-2021 registered before
The Sub Registrar (Rural) Sialkot duly executed on stamp papers of Rs. 8,000/-
DC Schedule Rate Rs.110, 000/- per Marla Residential)*

Regarding **Residential Plot measuring Area 0 Kanal 2 Marlas situated at Chak No. Korpur outside Municipal Corporation Tehsil & District Sialkot** for a consideration of **Rs-250,000/- (Rupees Two Lac & Fifty Thousand only)**

Whole the consideration has been received.

From: Salma Tahira, Zainab Anwar, Maham Anwar, Ayesha Anwar Daughters **Habib Anwar, Abdullah Anwar** both Sons of Muhammad Anwar

In favour of: Imran Rafique son of Muhammad Rafique Resident of Mohallah Hajiabad Korpur Tehsil & District Sialkot.

Possession has been delivered to the purchasers at the spot

I **Salma Tahira, Zainab Anwar, Maham Anwar, Ayesha Anwar** Daughters **Habib Anwar, Abdullah Anwar** both Sons of Muhammad Anwar Resident of Mouza Gohadpur Mohallah Hajiabad korpur Tehsil & District Sialkot. Whereas I am owner in possession of land contained in **Khewit No. 92 Khatuni No. 305 to 312 Khasra No. 417,552,553,556,557,558,574,580,581 Whole Area Patches 10 Measuring Area 46 Kanal 14 marla Naqal Register Haqdarar Zameen Years 2019-20 Mahal Korpur Outside Municipal Corporation Tehsil & District Sialkot co Share Seller NO.1 (Share 121Sq.ft) Seller NO.2 (Share 68Sq.ft) Seller NO.3 (Share 76Sq.ft) Seller NO.4 (Share 68Sq.ft) Seller NO.5 (Share 105Sq.ft) Seller NO.6 (Share 106Sq.ft)** We have all the rights and authorities about the said Area. We the executant is entitled to sale out the same as we deems necessity. Therefore we the executants have sold out the said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of **Imran Rafique** son of Muhammad Rafique Resident of Mohallah Hajiabad Korpur Tehsil & District Sialkot CNIC No.34603-2177813-3. For a total consideration of **Rs-250,000/- (Rupees Two Lac & Fifty Thousand only)** half of **Rs-125,000/- (Rupees One Lac & Twenty Five Thousand only)** Whole the consideration has been received in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and

the purchasers have become absolute owners in possession of the said property and we the seller will have no concern with the property Residential Plot measuring Area 0 Kanal 2 Marlas situated at Chak No. Korpur outside Municipal Corporation Tehsil & District Sialkot of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the purchasers or his nominated person or the Revenue Authorities will have the right to transfer the property in the name of purchasers on the authority of instant sale deed. In case of defect in the transfer or any other person claims for his ownership over the property or property wholly or partially will be dis-possessed from the purchasers all its adverse consequences shall be upon the shoulders of the seller and his legal heirs. Therefore this deed of sale is absolute and final in all respect and in lieu of the consideration as well as non-cancelable. All expenses stamps fees, Tehsil Property tax, writer fee and all other expenses of this deed have been paid by the purchasers. Therefore this deed has been executed by the undersigned with our free will, consent and without pressure from any other just as an evidence for further references Written by Waseem Mustafa Chohan Advocate High court District Court Sialkot,

On the Day, Tuesday 5th January 2021.

EXECUTANT (The Seller)

Sd/x xx x

Salma Tahira 34603-2158104-4, Zainab Anwar 34603-3546690-0, Maham Anwar 34603-0591988-2, Ayesha Anwar 34603-5317726-8, Habib Anwar 34603-2817587-5, Abdullah Anwar 34603-8996024-7,

EXECUTANT (One of the Purchsers)

Sd/x xx x

Imran Rafique

WITNESS

Sd/x xx x

Muhammad Jamil Son of Muhammad Yousaf Resident of Hajiabad Korpur Sialkot.

WITNESS

Sd/x xx x

Ramzan Ali Son of Muhammad Jamil Resident of Korpur, Sialkot.

B4.3. We have found a matured transaction of residential land measuring 0.0312 acre in **other same area Mouza Malka Khurd**. It has been sold in **Rs. 500,000/- @ Rs. 16,000,000/- per acre** on dated 14-01-2021. Evidence of the transaction is provided in the figure below:

Fig 8.1: The evidence of transaction of land in Mouza Malka Khurd (Page 1/4):

H484939

0003 11293689

E-STAMP PB-SKT-9AF478A9D1B17936

Non-Judicial Rs 15,500/-

Devey/Share	: 41 (Area YMKC) - 23(A)
Seller	: H-Iqbal Ahmad Yase (34603-2239687-1)
Purchaser	: A-Hisham Munir Ahmed (34603-8068789-7)
Agent	: H-Iqbal Ahmad Perwaiz (34603-2209467-5)
Stamp Duty Paid by	: A-Hisham Munir Ahmed (34603-8068789-7)
Issue Date	: 14-Jan-2021, 12:06:11 PM
Filed Through Chalan	: 21214294841220388
Land DC Rate	: 9/- per Sq. Yards
Sanctioned DC Rate	: N/A
Amount in Words	: Ten Thousand Five Hundred Rupees Only
DC Location	: S/Sukat Sukot Sukot No. 2 Murad Pur No. 2 Kar Pur 10 Off Road

دستاویز بیع نامہ پلاٹ

بیان: سہمی محمد یاسر ولد محمد رزاق ساکن موضع کور پور تحصیل و ضلع سیالکوٹ
شناختی کارڈ نمبر 1-34603-2239687

جائیداد منیعیہ:
بیع نامہ پلاٹ جائے سفیدہ و رقبہ تعدادی پانچ مرلہ (0, K-5, M) ایکنی بیع پانچ لاکھ روپیہ (RS=5,00,000/-) واقع محال موضع کور پور تحصیل و ضلع سیالکوٹ، ہیروئن عدد دیویو سیکل کار پوریشن سیالکوٹ

قیمت برطانیہ شہرہ دل۔ RS=95,000/- از کمیت نمبر 26 کنونی نمبر 62۲۵9 خسرو نمبر بولہ
تعداد 15 مطابق نقش رجسٹر مقدار ان زمین سال 20-2019 واقع موضع کور پور تحصیل و ضلع سیالکوٹ

مشترقی: سہمی احتشام منیر احمد ولد منیر احمد ساکن مراد پور ڈاکا تہ کوہ پور تحصیل و ضلع
سیالکوٹ شناختی کارڈ نمبر 7-34603-8068789

ہات نمبر 1




Fig 8.2: The evidence of transaction of land in Mouza Malka Khurd (Page 2/4):

E-ST/MP
CONTINUITY SHEET

پرٹ نمبر 2

مکے سہی محمد یاسر ولد محمد رزاق ساکن موضع کور پرتھوی سٹیشن سٹیل سیکلٹ کا ہوں۔ چونکہ منظر ابان ایک قطعہ پلاٹ جائے سفیدہ رقم تعدادی پانچ مرلہ (0,K-5,M) بجلد رقم تعدادی چوالیس کنال چھ مرلے (44, K-6, M) از کمیٹ نمبر 26 کتونی نمبر 62459 خسرو نمبر ان 9, 8, 7, 588/3, 587/3, 4, 357, 356, 20, 19, 18, 17, 12, 11, 10 جملہ قطعات 15 ملائیں تھیں ریزس مقدار ان زمین سال 2019-20 واقع موضع کور پرتھوی سٹیل سٹیل سیکلٹ ہر دے فرد آئی ڈی نمبر 0013790744 مورخہ 13-01-2021 جاری کردہ مدثر علی ولد مرت علی ازاں اراضی ریکارڈ سنٹر تحصیل سیکلٹ مندرجہ بنانا ملکیت مالک وقابلیں باثراکت غیر ہے۔ پلاٹ پڑا امرود سے نقل ہر قسم کے بارکھالت نقص ملکیت تنازعات سے ہرا اور صاف ہے کسی دیگر سے کوئی معاہدہ ہی نہ کر رکھا ہے کسی بینک یا مالیاتی ادارہ میں زمین نہ ہے بابت پلاٹ کوئی مقدمہ قائم نہ ہے نہ ہی پانچ بائیں کا انتقال واپس ال کے حقوق حاصل ہیں اٹال سن پانچ نے پانچ ہوش و حواس شہادت بدن نقلی میں خود کوئی کسی نہ اور چیز کے پلاٹ جائے سفیدہ رقم تعدادی پانچ مرلہ (0,K-5,M) تنذکرہ بالا بغرض سنی بعد جملہ حقوق داخلی خارجی رہائشی روٹی ہوا آمدورفت فرسیدہ امرود سے نقل جو حقوق منظر ابان کی ذات سے واپس تھے وہ تمام کمال و اوصاف بالعوض مبلغ پانچ لاکھ روپے (RS=5,00,000/-) نصف جن کے مبلغ دو لاکھ پچاس ہزار روپے (RS=2,50,000/-) ہوتے ہیں دست مشتری: سہی اششام منیر احمد ولد منیر احمد ساکن مراد پور ڈاکا نہ گوبہ پرتھوی سٹیل سٹیل سیکلٹ شناختی کارڈ نمبر 7-34603-8068789- بیسے قطعی دائمی خریدت کر دیا ہے سالم رقم نقل ازاں مشتری برائے سروریات خانگی رو برو گواہان گھر وصول ہو چکی ہے۔ اب کوئی پانچ نہ رہا ہے بقصد امرود سے بحوالہ مشتری کر دیا گیا ہے اب منظر ابان و میر سے ورثہ ہارشت گواہین کا کوئی تعلق واسطہ پلاٹ ہی شدہ و زرشن سے نہ رہا ہے اور نہ ہی آئندہ ہوگا اگر خدا خواست کسی نقص ملکیت قانونی واقعاتی و منظر ابان کی دروگھوئی غلط بیانی یا کسی دیگر کے دعوے ہونے کی صورت میں دہل و قبضہ کا یا ہر ذرا مشتری سے نقل ہوا سے اور مشتری کو کوئی نقصان پہنچا تو منظر ابان کی ذات خاص و جائیداد وصول نہ ہو غیر حصول ہر قسم جہاں کہیں بھی ہوگی بمسافر اخراجات دیگر وغیرہ اگر کوئی ہو سکے بہر کیف ذمہ دار ہوگی ثبوت ملکیت لہذا ہے خرچہ مشتری ہر قسم مشتری نے از گروہ

Fig 8.4: The evidence of transaction of land in Mouza Malka Khurd (Page 4/4):

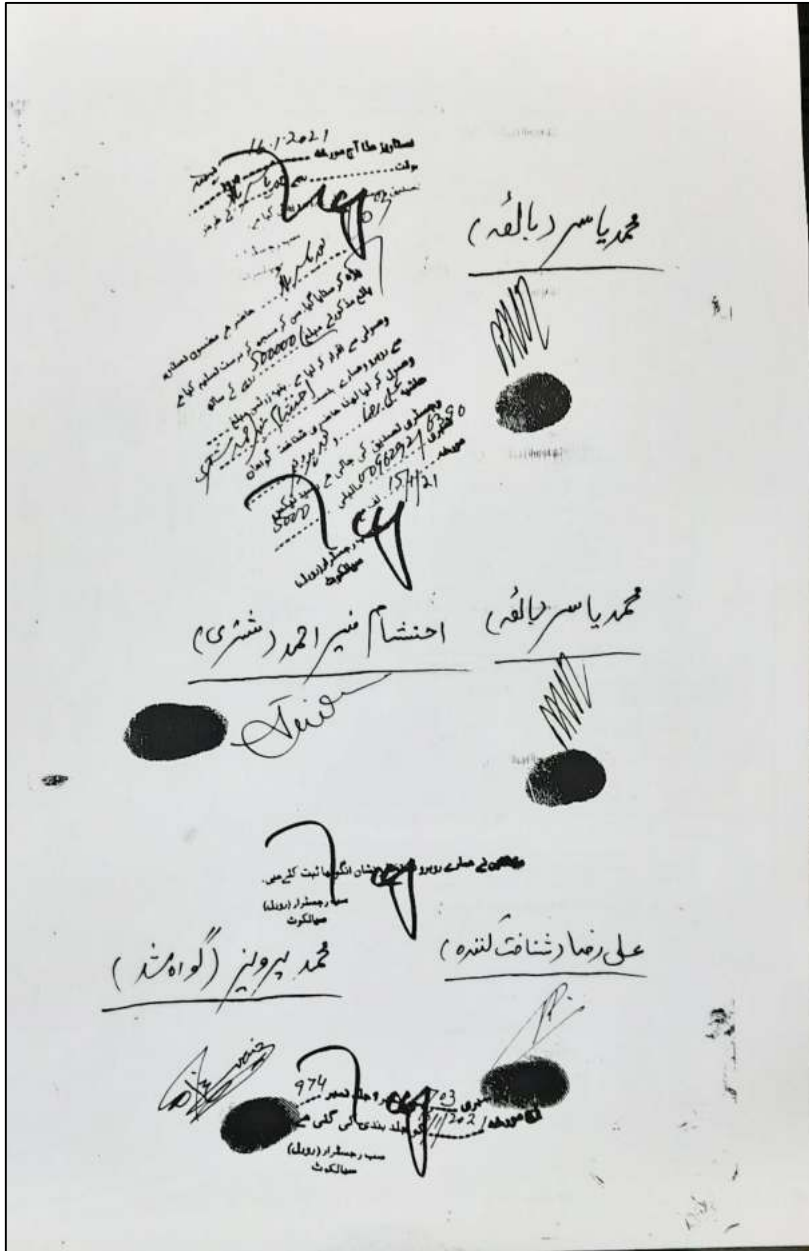


Fig 8.1.1: The evidence of transaction of land in Mouza Korpur:
(English Translated Version)

Registered Sale Deed

*(Registered at serial No. 974/1 dated 16-01-2021 registered before
The Sub Registrar (Rural) Sialkot duly executed on stamp papers of Rs. 15,500/-
DC Schedule Rate Rs.95, 000/- per Marla Residential)*

Regarding **Residential Plot measuring Area 0 Kanal 5 Marlas situated at Chak No. Korpur outside Municipal Corporation Tehsil & District Sialkot** for a consideration of **(Rs-500,000/- (Rupees Five Lac only)**

Whole the consideration has been received.

From: Muhammad Yasir son of Muhammad Razzaq Resident of Mouza Korpur Tehsil & District Sialkot.

In favour of: Ahtisham Munir Ahmad son of Munir Ahmad Resident of Murad Pur Post Office Gohadpur Tehsil & District Sialkot.

Possession has been delivered to the purchasers at the spot

I **Muhammad Yasir** son of Muhammad Razzaq Resident of Mouza Korpur Tehsil & District Sialkot. Whereas I am owner in possession of land contained in **measuring 44 kanal 6 Khewit No. 26 Khatuni No. 59 to 62 Khasra No. 10,11,17, 18,19, 20,356, 357,4, 587/3,588/3,7,8,9 Whole Area Patches 15 Naqal Register Haqdarar Zameen Years 2019-20 Mahal Korpur Outside Municipal Corporation Tehsil & District Sialkot Furd ID No.0013790744 Dated 13-01-2021** I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of **Ahtisham Munir Ahmad** son of Munir Ahmad Resident of Murad Pur Post Office Gohadpur Tehsil & District Sialkot. for a total consideration of **Rs-500,000/-(Rupees Five Lac only) Thousand only** half of **Rs-250,000/-(Rupees Two Lac & Fifty Thousand only)** Whole the consideration has been received in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Residential Plot measuring Area 0 Kanal 5 Marlas situated at Chak No. Korpur outside Municipal Corporation Tehsil & District Sialkot of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the

purchasers or his nominated person or the Revenue Authorities will have the right to transfer the property in the name of purchasers on the authority of instant sale deed. In case of defect in the transfer or any other person claims for his ownership over the property or property wholly or partially will be dis-possessed from the purchasers all its adverse consequences shall be upon the shoulders of the seller and his legal heirs. Therefore this deed of sale is absolute and final in all respect and in lieu of the consideration as well as non-cancelable. All expenses stamps fees, Tehsil Property tax, writer fee and all other expenses of this deed have been paid by the purchasers. Therefore this deed has been executed by the undersigned with our free will, consent and without pressure from any other just as an evidence for further references Written by Zain Ul Abdin Advocate High court District Court Sialkot,

On the Day, Thursday 14th January 2021.

EXECUTANT (The Seller)

Sd/x xx x

Muhammad Yasir

EXECUTANT (One of the Purchsers)

Sd/x xx x

Ahtisham Munir Ahmad

WITNESS

Sd/x xx x

Muhammad Parvaiz Son of Nazir Ahmad Resident of Mouza Nangal Tehsil & District Sialkot.

WITNESS

Sd/x xx x

Ali Raza Son of Muhammad Sharif Resident of Gorpur, Sialkot.

41. In addition to above mentioned mature transactions, we have reviewed the awarded rates by the DPAC and that of prevailing rates of sales records in the sampled areas / mouza 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.

B5.Valuation Table of Board of Revenue:

42. We have collected the **Valuation Table** from District Revenue Office, Sialkot of relevant area. As per the Valuation Table of Revenue Office, the rate of land located at the Mouza Korpur off-road with residential classification is Rs. 15,200,000/- per acre. The rate at Mouza Malka Khurd at off-road with residential classification the rate of land is Rs. 14,560,000/- per acre for the Administrative / Khasra No. 44, and the rate of land is Rs. 10,080,000/- per acre for the Administrative / Khasra No. 34.

Fig 9.0: Land Valuation Table of Mouza Korpur and Malka Khurd:

2020-2021 Jw

Qanoongor	Mouza	Classification	Location	Khasra No.	DC Rate	Unit of Measure	Structure Rate (Sq. Feet)
Sialkot	Sialkot No. 2 / Moma No. 1	Industrial	Main Road	591-594	160,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Industrial	Off Road	620	120,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Industrial	Abjad Den	42421	97,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Residential	Link Road	268-269-302-324-394-398-439-442	72,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Residential	Link Road	300-301-328-332-334-335-339-343-359-363-436-438-525-533	38,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Residential	Main Road	377-379-539-542-547-549-561-562-564-565-568-591	36,500	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Residential	Main Road	378-563	87,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Residential	Off Road	1-37-41-42-43-134-138-140-152-164-178-182-193-196-229-258-274-279-292-298-399-415-420-435	50,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Residential	Off Road	689/68/3-691/69/2-693/69/2-694/69/1-695/69/2-696/69/1	24,000	Mara	500
Sialkot	Sialkot No. 2 / Moma No. 1	Residential	Off Road	61-138-137-141-151-153-155-178-183-192-197-225-280-281-325-327-333-336-338-344-358-360-376-380-392-416-419-443-524-534-538-543-546-550-560-568-584-596-598-601-620-688/68/2-697/68/2-698/68/2	5,550,000	Acres	
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Agricultural	Off Road	14-17-33-40-42-43-134-143-187-210-225-228-233-244-262-268-272-285-299-306-315-322-325-475	91,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Abjad Den	42421	140,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Link Road	272-276-308	270,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Main Road	448-455-581-588	63,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Off Road	14-17-33-40-42-43-134-143-187-210-225-228-233-244-252-268-272-285-299-306-315-322-325-475	95,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Off Road	6-12-18-22-25-27-32-44-58-63-70-73-75-81-97-101-111-175-182-184-186-211-221-224-229-232-245-251-268-291-323-328-334-414-441-470-474-477-479-518-521-523-537-538-579-580	5,550,000	Acres	
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Agricultural	Off Road	5-8-10-13-22-28-34-39-66-84-88-90-96-99-106-127-148-153-158-168-172-175-178-181-183	110,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Abjad Den	158-187-231	110,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Link Road	15-48-48-49-74-78-79-81-93-95-184	91,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Off Road	1-4-14-21-29-33-40-44-47-52-54-58-59-61-82-85-89-73-82-92-100-106-128-131-133-147-155-157-170-171-177	63,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Off Road	5-8-10-13-22-28-34-39-66-84-88-90-96-99-106-127-148-153-158-168-172-175-178-181-183	7,200,000	Acres	
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Agricultural	Link Road	159-160-162-168-169-199-255-414-417	6,650,000	Acres	
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Agricultural	Off Road	1-7-18-23-25-33-38-38-40-53-88-70-85-97-89-90-106-108-113-156-158-170-238-239-268-268-268-281-379-381-406-411-413-584-560-593-603-613-620-663-666-676-705-706-711-714-717-721-723-729	5,550,000	Kanals	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Agricultural	Off Road	727-730-731-733-734-737-759-759-827-832-853-856-870-871	95,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Industrial	Link Road	172-452-658	160,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Abjad Den	42421	160,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Link Road	119-119-195-628-628-628-630-633-638-660-668-729-739-741-749-889-891-896-896-899-901-918-920	87,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Link Road	621	87,000	Mara	500
Sialkot	Sialkot No. 2 / Murad Pur No. 2	Residential	Link Road	159-160-162-168-169-255-414-417			

43. 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. Also, the value of affected land cannot less than the above Valuation Table.

C. – METHODOLOGY FOR THE DETERMINATION OF REPLACEMENT COST

C1. Assessment of Location:

44. 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 off-road as described above, so there is the rate of land is lower than the main Airport Road.

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

45. We have considered the value of similar properties in the vicinity and immediate neighborhood. The rate of similar properties (residential and commercial constructed properties) is different considering the size & area of land and accessibility. We have also considered its type of land and its use. The whole subject affected land 2.343 acres is not in use except front portion of eastern part of subject affected land where is a steel workshop in constructed.

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

C3. Consideration of Accessibility:

47. The eastern part of the subject affected land has the access from the main Airport Road and other western part of the subject affected land has the access from the Malka Khurd Road.

C4. Consideration of land type and use:

48. The subject land is residential in nature and not in any use except front portion of eastern part of subject affected land where is a steel workshop in constructed.

C5. Consideration of availability of sources of Water:

49. We have considered the availability of source of water. There is proper civil water system in entire area. However, as we mentioned, at present, the subject affected land is not in any use, therefore, no water source is available to affected land.

C6. Consideration of other amenities:

50. All other amenities i.e transport, electricity and residential & commercial infrastructure is available in the area.

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

51. The subject affected land is located in populated and developed area.

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

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

53. 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.

C9. Consideration of all transaction costs

54. 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:

55. We have checked the rates of structures (shop, foundations and walls) 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:

56. Not applicable, since, it is residential land and there is no crops on the subject affected land.

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

57. 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-3) - PICIIP-11-Water and Sanitation, Silakot including all category of land (i.e residential and commercl 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 residential lands. We have contacted with the knowledgeable persons, property dealers in the area and have discussed the rate of lands and subject residential affected land.

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

59. In surrounding / adjacent areas of the subject land, the rate of comparable land not found and no comparable land has been transected in past or recent past, however, small piece of lands have transaction done and we have make part evidence of transactions in this report.

D3. We have met the following relevant stakeholders in regard of valuation of subject land, including the DPs, LA Staff, Project Land Staff, DC Office 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	M/s. Doctor Forges Surgical Private Limited	467, 470	0.206
D3.1.2	Muhammad Akbar s/o Mr. Chiragh Din. Mr. Noor Hussain s/o Fatah Din. Mr. Waheed Islam s/o Muhammad Islam Mr. Muhammad Yousaf s/o Mr. Allah Rakha	463, 464, 465	0.918 0.131 0.075 0.081

Index No.	Name of Displaced Persons	Administrative Nos. (Khasra Nos.)	Their Affected Area of Land (Acres)		
D3.1.3	1. Mr. Hafeez Ullah s/o Mr. Abdul Ghani	460, 458	0.145		
	2. Mr. Abdul Naeem s/o Mr. Hafeez Ullah		0.056		
	3. Mr. Muhammad Usman s/o Mr. Hafeez Ullah		0.056		
	4. Mr. Abdul Mannan s/o Mr. Hafeez Ullah		0.057		
	5. Mr. Mateeh Ur Rasool s/o Mr. Hafeez Ullah		0.058		
	6. Mr. Abu Bakker Hafeez s/o Mr. Hafeez Ullah		0.056		
D3.1.4	7. Mr. Muhammad Hussain 8. Mr. Muhammad Din Sons of Mr. Ghulam Nabi	459	0.075		
D3.1.5	9. Mr. Sikandar Faiz s/o Mr. Faiz Ahmad	34, 44	0.043		
	10. Mr. Shahbaz Ali s/o Mr. Muhammad Sadiq		0.062		
	11. Mr. Ayyaz Khan s/o Mr. Sarfraz Khan		0.031		
	12. Mr. Muhammad Munwar s/o Mr. Ghulam Haider		0.031		
	13. Mr. Sohail Khuram s/o Mr. Arshad Mehmood		0.025		
	14. Mr. Rashad Mehmood s/o Mr. Arshad Mehmood		0.025		
	15. Mr. Adnan Asghar s/o Mr. Muhammad Asghar		0.006		
	16. Mr. Parwaiz Akhtar s/o Mr. Muhammad Zahoor		0.018		
	17. Mr. Amir Manzoor s/o Mr. Muhammad Manzoor		0.012		
	18. Mr. Fakhra Manzoor d/o Mr. Muhammad Manzoor		0.006		
	19. Mst. Yasmeen Mujahid w/o Mr. Mujahid Manzoor		0.006		
	20. Mr. Muhammad Muneeb s/o Mr. Mujahid Manzoor		0.012		
	21. Mr. Muhammad Mateen s/o Mr. Mujahid Manzoor		0.012		
	22. Mr. Muhammad Moeez Manzoor s/o Mr. Mujahid Manzoor		0.012		
	23. Mr. Ubair Mujahid d/o Mr. Mujahid Manzoor.		0.006		
	Total Area of Affected Land			2.343 Acres	

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

Mr. Sarmad (AC Office Staff)
Mr. Muhammad Ali (AC Office Staff)
Mr. Waqas (Patwari)

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

D5. We have get the information on recent land transactions, land use, 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, nearby amenities (like schools, commercial markets, hospital, etc.), any improvements (structures, trees 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 (sale deed) 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. LAS office, local Onwers, and the Department of Agriculture.

D8. We have appraised the fair market value of the sampled properties (based on the actual prices at which a lost asset can be sold and acquired in today's markets as opposed to registered prices in land records), as well as relevant transaction costs and other elements of to obtain RC in accordance with the ADB SPS 2009;

E: VALUATION METHODOLOGY

60. 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 residential properties and lands in the area and have consulted with the knowledgeable persons in the area about the specific subject affected lands.

61. As mentioned in the report that the entire area is purely residential in nature and the subject affected land 2.343 acres and it is not in any use except a steel workshop is constructed at the eastern part of the subject affected land on main Airport Road.

62. Since, the affected 2.343 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.

63. The DPAC assessment is based on one 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.

64. 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 replacement value of transacted lands.
- Standard transaction cost added.
- Non-land assets cost added.

65. 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 and Trees on following methodology basis:

Building / Construction:

66. We have consulted with the contractors and checked the current construction rates of similar kind of 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:

67. 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 a 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.

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

69. 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.

70. 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.

71. 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. Final Determination of Land Value :

72. For final determination of subject 2.343 acres affected land value, we have established the following schedule:

E1.1. Summarized Schedule of Rates of Mature Transactions And Rate Assessed By the Board of Revenue (as per above mentioned transaction details):

73. 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 assesment and assessment of location, we have determined the current market value of subject land is as per the following Valuation Table:

Table E1.1: Showing the Detail of Transaction, Rate Assessed by the DPAC and Valuation Table by BOR.

Index No.	Sub-Section of Report	Description of Property	Area of Land (Acres)	Rate / Acre (Rs.)
E1.1.1	B4.1	A matured transection of residential land measuring 0.0312 acre in same area Mouza Korpur . It has been sold in Rs. 1,250,000/- @ Rs. 40,000,000/- per acre on dated 09-01-2021. Evidence of the transaction is provided in the figure 6.1.	0.0312	40,000,000
E1.1.2	B4.2	Another matured transection of residential land measuring 0.012 acre in same area Mouza Korpur . It has been sold in Rs. 250,000/- @ Rs. 20,000,000/- per acre on dated 04-01-2021. Evidence of the transaction is provided in figure 7.1 :	0.012	20,000,000
E1.1.3	B4.3	Another matured transection of residential land measuring 0.0312 acre in other same area Mouza Malka Khurd . It has been sold in Rs. 500,000/- @ Rs. 16,000,000/- per acre on dated 14-01-2021. Evidence of the transaction is provided in figure 8.1 :	0.0312	16,000,000

E1.1.4	B3. Fig. 5.1, 5.2 and 5.3 (and Table B3.1)	Rate determined by the DPAC	1.00	48,000,000 Facing main Airport Road (Only for Administrative / Khasra No. 467 which is located main Airport Road) 22,400,000 At link Road 14,560,000 At off-road 5,500,000 At off-road (Agricultural) 80,000,000 Market Rate (It is also determined by the DPAC)
E1.1.4	B5	As per the Valuation Table of Revenue Office: The rate of land at the Mouza Korpur off-road with residential classification is Rs. 15,200,000/- per acre. The rate of land at Mouza Malka Khurd at off-road with residential classification the rate of land is Rs. 14,560,000/- per acre for the Administrative / Khasra No. 44, and the rate of land is Rs. 10,080,000/- per acre for the Administrative / Khasra No. 34.	1.00	15,200,000 At off-road (Maximum) 14,560,000 At off-road (Minium)

74. No any evidence found of recent mature transaction of land according to the market rate @ Rs. 80,000,000/- per acre as mentioned by the DPAC (Fig. 5.1), therefore, we have only considered to the evidence of transacted land of maximum rate Rs. 40,000,000/- per acre at sub-section B4.1 of Table E1.1.

75. To get the balance rate of an acre, we have calculated the a **rational percentage** and has applied to higher transacted land rate and DPAC Assessment for determining the rate of affected land (Table E4.1).

76. The total area of affected 2.343 acres land is located in five different administrative / khasra wise loctions but in two parts e.g Eastern Part and Western Part with different land classification. Detail has been mentioned at “**Table B3.2 Land Location and Classification Schedule with affected area of Land**”. Therefore, we have valued the subject affected land accordingly.

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

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

Administrative / Khasra No.: 467.
 Mouza: Korpur, (Eastern Part)
 Affected area of land: 0.069 acre (B3.2.1):

Index No.	Sub-Section of Report	Rate Per Acre (Rs.)	Remarks	Ratio	Increased / Decreased Amount (Rs.)	Total Value (Rs.)
E4.1.1	As mentioned in report that the subject piece of subject affected 0.068 acre land is located at the main Airport Road, but there is no recent transaction, therefore, we have considered to DPAC Assessment @ Rs. 48,000,000/- per Acre and have valued the specific piece of affected land 0.068 acre accordingly.					

78. As per the above Schedule, we have determined the market value of affected land 0.068 acre **Rs. 48,000,000/- per acre** and **replacement values Rs. 51,840,000/- acre** as given in Table E5.

Table E4.2: Mathematical Schedule of Maximum and Minimum Values:

Administrative / Khasra No.: 470.
 Mouza: Korpur, (Eastern Part)
 Affected area of land: 0.137 acre (B3.2.2):

Index No.	Sub-Section of Report	Rate Per Acre (Rs.)	Remarks	Ratio (%)	Increased / Decreased Amount (Rs.)	Total Value (Rs.)
E4.2.1	B4.1	40,000,000 (Transacted Price)	Maximum	44.928	17,971,014 (-)	22,028,986
E4.2.2	B3	15,200,000 (DPAC Assessment)	Minimum	44.928	6,828,986 (+)	22,028,986
Assessed Average Rate per Acre						22,028,500

79. As per the above Schedule, we have determined the market value of affected land 0.137 acre **Rs. 22,028,500/- per acre** and **replacement values Rs. 23,790,780/- acre** as given in Table E5.

Table E4.3: Mathematical Schedule of Maximum and Minimum Values:

Administrative / Khasra No.: 458, 459, 460, 463, 464, 465.

Mouza: Korpur, (Western Part)

Affected area of land: 1.712 acres (B3.2.3) :

Index No.	Sub-Section of Report	Rate Per Acre (Rs.)	Remarks	Ratio (%)	Increased / Decreased Amount (Rs.)	Total Value (Rs.)
E4.3.1	B4.1.	40,000,000	Maximum	28.205	11,282,051	28,717,949
E4.3.2	B3	22,400,000	Minimum	28.205	6,317,949	28,717,949
Assessed Average Rate per Acre						28,715,000

80. After the above calculation, we have determined the market value of affected land 1.712 acres in-between the above total values and that is **Rs. 28,715,000/- per acre** and **replacement values Rs. 31,012,200/- acre** as given below Table E5.

Table E4.4: Mathematical Schedule of Maximum and Minimum Values:

Administrative / Khasra No.: 44 and 34.

Mouza: Malka Khurd, (Western Part)

Affected area of land: 0.425 acre (B3.2.4):

Index No.	Sub-Section of Report	Rate Per Acre (Rs.)	Remarks	Ratio (%)	Increased / Decreased Amount (Rs.)	Total Value (Rs.)
E4.4.1	B4.3	16,000,000	Maximum	4.712	753,927	15,246,073
E4.4.2	B3	5,500,000	Minimum	4.712	686,073	15,246,073
Assessed Average Rate per Acre						15,245,000

81. After the above calculation, we have determined the market value of affected land 0.187 acre in-between the above total values and that is **Rs. 15,245,000/- per acre** and **replacement values Rs. 16,464,600/- acre** as given below Table E5.

Table E5: 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.)
E5.1.1	Land affected 0.069 Acre located at main Airport Road (Eastern Part)	48,000,000	3,300,000
E5.1.2	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.	3,840,000	264,000
	Sub Total Value of 0.069 Acres affected Land	51,840,000	3,564,000
E5.2.1	Land affected 0.137 Acre located at Link Road (Eastern Part)	22,028,500	3,028,919
E5.2.2	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.	1,762,280	242,313
	Sub Total Value of 0.137 Acres affected Land	23,790,780	3,271,232

E5.3.1	Land affected 1.712 Acres located at Link Road (Western Part)	28,715,000	49,174,437
E5.3.2	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.	2,297,200	3,933,955
	Sub Total Value of 1.712 Acres affected Land	31,012,200	53,108,392
E5.4.1	Land affected 0.425 acre located at off-Road	15,245,000	6,479,125
E5.4.2	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.	1,219,600	518,330
	Sub Total Value of 0.425 Acres affected Land	16,464,600	6,997,455
	Replacement Cost of Affected Land	-	66,941,080

Table E6. Schedule of Percentage Difference between LAC Valuation and Subject Valuation Report:

82. The Schedule of Percentage Difference between LAC Valuation and Subject Valuation Report is given in below table E6.1.

Table E6.1: Showing the difference of DPAC rate and IVS:

Index. No.	DPAC Rate / Acre (Rs.)	IVS Assessed Rates / Acre (Rs.)	Difference (Rs.)	Difference (%)
E6.1.1	Land affected 0.069 acre at administrative / khasra No. 467 located at main Airport Road (Eastern Part):			
	48,000,000	51,840,000	3,840,000	7.407
E6.2.1	Land affected 0.137 acre at administrative / khasra No. 470. Land at Link Road (Eastern Part):			
	15,200,000	23,790,780	8,590,780	36.110
E6.3.1	Land affected 1.712 acres at administrative / khasra No. 459, 460, 463, 464, 465 located Link Road (Western Part):			
	22,400,000	31,012,200	8,612,200	27.770
E6.4.1	Land affected 0.2375 acre at administrative / khasra No. 34 located at Off-Road (Western Part):			
	5,500,000	16,464,600	10,964,600	66.595
E6.5.1	Land affected 0.187 acre at administrative / khasra No. 44 located at Off-Road (Western Part):			
	14,560,000	16,464,600	1,904,600	11.568

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

F1. Buildings / Construction.

83. We have conducted the survey of buildings / construction on subject 2.343 acres affected land. There is only one steel workshop and boundary type walls are are constructed.

84. Workshop and Boundary Walls are constructed in following construction specifications:

Wall: 9" thick burnt bricks wall set in sand cement mortar.

Roof: Burnt tiles type bricks with MS T-Iron laid over MS Girder.

Floor: Bricked.

Door: Steel Shutter

Hight: 12' from floor level.

85. Boundary type walls are constructed in burnt bricks set in sand cement mortar in differtn parts of subject affected land. However, a 9" thick and 3' / 4' high reinforced cement concrete wall is also constructed on a specific area of western part of affected land. We have calculated the total length of all boundary walls, except the 3' / 4' high reinforced cement concrete wall and wall constructed at behind side of the Workshop parallel with the Malka Khurd Road. Since, these walls are constructed with different construction material and hight, and remaining walls are constructed in same construction material and height.

86. After above exercise, we have consulted with the contractors and checked the current construction rates of similar kind construction.

We have also checked construction material rates from 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.)
F1.1.1A	Steel Workshop	550	200	750	1,248	936,000
Index No.	Description of Building / Construction	Assessed Rate / Running ft. (Rs.)	Cost of Labor and Transportation (Rs.)	Replacement Rate / Running ft. (Rs.)	Length (Running ft..)	Replacement Cost (Rs.)
F1.1.1B	Boundary Walls	1,250	250	1,500	1,499.95	2,249,925
Total Replacement Cost of Buildings / Construction						3,185,925

Below mentioned schedule showing the difference in Unit and Total Values on Building and Construction Replacement Cost between Assessment by Building Department and IV:

Unit wise Difference

Index No.	Rate Assessed by Building Department (Rs.)	IV Assessed (Replacement Cost) (Rs.)	Difference (Rs.)	Difference (%)
	Steel Workshop			
F1.1.2A	550 / Sft	750 / Sft.	200 (More than Building Department)	36.363% (More than Building Department)
	Boundary Walls			
F1.1.2B	4,012.443 / Rft.	1,500 / Rft.	2,512.44 (Less than Building Department)	167.496% (Less than Building Department)

Total Value wise Difference

Index. No.	Value Assessed by Building Department (Rs.)	Value Assessed by IV (Replacement Cost) (Rs.)	Difference (Rs.)	Difference (%)
	Steel Workshop			
F1.1.3A	686,400	936,000	249,600 (More than Building Department)	36.363% (More than Building Department)
	Boundary Walls			
F1.1.3B	6,018,464	2,249,925	3,768,539 (Less than Building Department)	167.496% (Less than Building Department)

F2. Other Non-Land Assets (Trees) :

87. We have conducted the survey of tree on subject 2.343 acres affected land. There are total 26 trees of different types. The type of trees is provided in table F2.1 below.

F2.1: Tress:

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

89. For the valuation of 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.

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

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

Index No.	Description of Trees	Market Rate (Per Unit) (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	“Jaman” Fruit Tree	1,300	325	1,625	4	6,500
F2.1.2	“Toot” Fruit Tree	1,700	425	2,125	8	17,000
Sub Total Value of Fruit Trees					12	23,500
F2.1.4	“Sir” Non-Fruit Tree	3,500	875	4,375	2	8,750
F2.1.5	“Piple” Non-Fruit Tree	1,300	325	1,625	1	1,625
F2.1.6	“Phogwara” Non-Fruit Tree	5,700	275	1,375	5	6,875
F2.1.7	“Sukh Chan” Non-Fruit Tree	500	125	625	6	3,750
Sub Total Value of Non-Fruit Trees					14	21,000
Total Replacement Cost of Trees					26	44,500

Schedule showing the difference on Trees Replacement Cost between Assessment by Forest Department and IV:

Index. No.	Forest Department Assessment on Trees (Total Value) (Rs.)	IV Assessed (Replacement Cost) (Rs.)	Difference (Rs.)	Difference (%)
	Fruit Trees			
F.2.2	37,600	44,500	6,900	18.35% (More than Forest Department Assessment)

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 2.343 acres land.
- Location of the subject land.
- Checked the surrounding area of affected 2.343 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 a residential land.
- 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, Sialkot.
- 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.

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

Index No.	Sub-Section of subject IVS Report	Description	Replacement Value (Rs.)
		Affected Land: 2.343 Acres	
G1	E5	Valuation of total affected land 2.343 acres of sub-project including 8% other standard expense on transferring the land including Documentation, Government Schedule Charges and Taxes etc.	66,941,080
Total Replacement Cost of Affected Land			66,941,080
		Non-Land Assets:	
G2	F1	Replacement cost of Buildings / Construction	3,185,925
G3	F2.1	Replacement Cost of Trees	44,500
Total Replacement Cost of Non-Land Assets			3,230,425
Total Replacement Cost of Affected Land 2.343 and non-land assets of Sub-Project (Pumping Station South Zone (Lot-3) - PICIIP-11-Water and Sanitation, Sialkot).			70,171,505

PHOTOGRAPHS OF PROPERTY

PHOTOGRAPHS OF AFFECTED LAND 2.343 ACRES

Views of surrounding area of affected land



View from the main Airport Road and entrance of Malka Khurd Road and affected land



Another front view of affected land / affected Steel Workshop

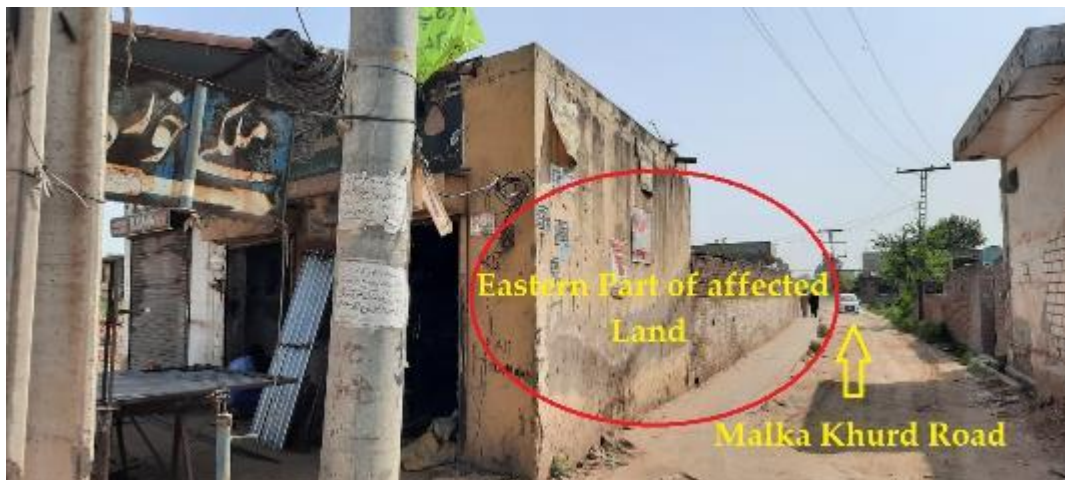










Photo Gallery



Meeting with DPs of WATSAN, Sialkot



Meeting with Assistant Commissioner, Sialkot



DPs of pumping station locating his residential Plot



Meeting with Deputy Commissioner, Sialkot over the project



Visiting the Boundary of Project WATSAN, Sialkot



Sharing template of land ownership data with the revenue officials, Sialkot



Meeting with the Commissioner Gujranwala



Meeting with the DPs



Meeting with the shopkeeper