

Land Acquisition and Resettlement Plan (LARP)

August 2021

PAKISTAN: Punjab Intermediate Cities Improvement Investment Project Waste Water Treatment Plant - PICIIP-08-A, Sahiwal

Prepared by Program Management Unit, Local Government and Community
Development Department, Government of Punjab for the Asian Development Bank

NOTES

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

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CURRENCY EQUIVALENTS

(As of 10th August 2021)

Currency unit	-	Pakistani Rupee
PRs. 1.00	=	\$ 0.0064
\$1.00	=	PRs. 164.17

ABBREVIATIONS

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

GLOSSARY

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

Meaningful Consultation	Is a process that (i) begins early in the project preparation stage and is carried out on an ongoing basis throughout the project cycle; (ii) provides timely disclosure of relevant and adequate information that is understandable and readily accessible to affected people; (iii) is undertaken in an atmosphere free of intimidation or coercion; (iv) gender inclusive and responsive, and tailored to the needs of disadvantaged and vulnerable groups; and (v) enables the incorporation of all relevant views of affected people and other stakeholders into decision making, such as project design, mitigation measures, the sharing of development benefits and opportunities, and implementation issues.
Physical displacement	Meaning relocation, loss of residential land, or loss of shelter as a result of (i) involuntary acquisition of land, or (ii) involuntary restrictions on land use or on access to legally designated parks and protected areas.
Rehabilitation	Compensatory measures provided under the ADB Policy Framework on Involuntary Resettlement other than payment of the replacement cost of acquired assets.
Replacement Cost	The rate of compensation for acquired housing, land and other assets will be calculated at full replacement costs. The calculation of full replacement cost will be based on the following elements: (i) fair market value; (ii) transaction costs; (iii) interest accrued, (iv) transitional and restoration costs; and (v) other applicable payments, if any. In applying this method of valuation, depreciation of structures and assets should not be considered.
Squatters	Meaning those people who do not own the land but are possessing and using it for residential, commercial, agricultural or other economic purposes, and as such they usually not entitled to land compensation but sometimes provided with assistance if they are found vulnerable; they are, however, entitled to compensation for the loss of built-up structures, trees, crops and other assets.
Vulnerable Groups	Distinct group of people who may suffer disproportionately from resettlement effects. The ADB SPS 2009 defines vulnerable groups as households below the poverty line, the elderly, those without legal title to assets, landless, women, children and indigenous people.



**PROGRAM MANAGEMENT UNIT
Government of Punjab**



LG & CD, Department

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



Final Land Acquisition and Resettlement Plan (LARP)

for the

**Waste Water Treatment Plant - PICIIP-08 A, Mouza Muhammad Pur
and Chak 66-GD, Tehsil & District Sahiwal**

August 10, 2021

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

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EXECUTIVE SUMMARY

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

2. **The Sub-projects** under the scope of PICIIP have been divided into 27 packages. Among the total packages, this LARP is prepared for Waste Water Treatment Plant - PICIIP-08 A, located at Mouza / Village Muhammad Pur and Chak No. 66 GD Tehsil & District Sahiwal. The Waste Water Treatment Plant will be established on a private agricultural land measuring 196.35 acres.

3. **Detailed Design:** The design was completed in May 2020 and the letter of acceptance has been issued for the proposed subproject. The contract is expected to be awarded in June, 2021(subject to the approval of LARP). This LARP is prepared based on the final design.

4. **Updating of LARP:** During the updating of this LARP, the evidence provided by the Independent Valuator (Andreson) in 66 GD to substantiate the proposed rate of PKR. 2.5 million per acre was found to be a fraudulent transaction. Upon investigation by Project Management Unit (PMU), it was further revealed that these transactions happened among the DPs of 66 GD in order to enhance the land rate and obtain higher compensation. Hence, the PMU advised the valuator to provide further authentic evidences, such that the transactions shall not be among the DPs of 66 GD and shall be acceptable to ADB and Implementing Agency (IA), meeting both ADB and Government of Punjab's requirements. Upon further investigation, the valuator produced two most recent land transactions i.e. i) 8.853 acre and ii) 6.822 acre, both these pieces of land were sold at the rate of Rs. 2.3 million in the month of July 2021, dated 29th and 31st July respectively. The latest transactions have been annexed as evidence with the revised IVS and this LARP. The total resettlement and land acquisition cost has been revised from 2.5 million per Acre to PKR 2.3 Million per Acre and accordingly table 8.1 has been updated. The changes occurred due to the revision of rates are reflected in (a) para 13 (resettlement budget), (b) para 14 Differential cost , (c) para 37 project impacts (d) para 98, (e) Table 6.1, (f) para 99 entitlements (g) para 108 Land acquisition and resettlement cost, (h) Table 8.1 and (i) Annex-C List of land affectees. All the changes are reflected in the above mentioned sections/paras/tables.

In addition, ADB Pakistan Resident Mission fielded a mission from 23rd to 26th August comprising of TRTA consultants to review the most recent transactions provided by the valuator and to carry out a due diligence pertaining to the land values in the sub project area. The mission found that the new evidences provided by the valuator are authentic, the transactions are not between the DPs of 66 GD but were done by the general public in and around the project area, the mission further found that the revised rate determined by the valuator (i.e. Rs. 2.3 million/ acre for Chak 66 GD) is reflective of the actual open market rate meeting the requirements of LARF and SPS 2009. The field visit report along with the list of persons met is attached as **Annex-N**

Scope of Land Acquisition and Resettlement: The LAR impacts of the Waste Water Treatment Plant is summarized as in the below ES .1.

Table ES.1: Type of Losses of DPs

ES-I

Sr. No.	Description	Qty/Nos.	DHs	DPs	Remarks
1	Cultivated agriculture Land (Acres)	196.35	113	859	Total area to be acquired for Waste Water Treatment Plant is 196.35 acres in which 132.35 acres falls in Muhammad Pur and 64 acres agricultural land falls in Chak No.66 GD. There is actual 142 DHs (1079 DPs) for Waste Water Treatment Plant. From the total, 113 DHs (859 DPs) are the land owners and 29 DHs (220 DPs) are the servant to land owners (working on the agriculture farms and taking care of livestock)
2	Wood trees	252	29	220	Multiple counts, DHs/ DPs being affected due to impact on land and trees.
3	Fruit Trees	33	9	68	Multiple counts, DHs/ DPs being affected due to impact on land and fruit trees.
3	Tube well	10	12	91	The subproject has an impact on 10 irrigation pumps. (Six Tube wells are from Muhammad and 4 irrigation pumps fall in village 66 GD. Multicount, DHs /DPs being affected due to impact on land and irrigation pumps.
4	Building Structure	21	21	160	There is total 21 DHs (160 DPs) building structures, 12 DHs (91 DPs) are the residential and 9 DHs (68 DPs) are pump house. Multicount, DHs/ DPs are being affected due to impact on land, residential structure and pump house
5	Impact Severity	-	86	653	86 DHs (653 DPs) are severely impacted owing to losing 10% and more of their productive assets.
6	Vulnerability	-	24	182	From the total 24 DHs (182 DPs), 16 DHs (121 DPs) recognized as the 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. 20,000 per month. While 8 DHs (61DPs) are the women those were heading the households.
7	Employees	-	29	220	
	Total	-	142	1079	The actual DHs are 142 and DPs 1079 for this subproject. From the total, 113 DHs (859 DPs) are the land owners and 29 DHs (220 DPs) are the servant to land owners (working on the agriculture farms and taking care of livestock).

5. **Cut-Off Date:** The census was completed on September 5, 2020. Hence September 5,

2020 has been formally established as the cut-off date for the Waste Water Treatment Plant component of the PICIIP project to define impacts and compensation entitlements. The cut-off date was communicated/informed to the DPs through consultation meetings.

6. **Project Categorization:** The subproject impacts are deemed significant as 12 DHs / 91 DPs will be dislocated physically from housing. While, 86 DHs (653 DPs) are losing 10% or more of their productive assets. Therefore, the subproject can be categorized as A for Involuntary Resettlement (IR) and C for IP (Indigenous Peoples) as no IPs as described in SPS 2009 exist in and around the subproject areas.

7. **Socioeconomic Information and Profile:** Socioeconomic section was developed based on the information collected from the field for all 142 DPs through social survey. According to socio economic and census survey of DPs households (which are comprised on 1079 family members), 47.76% (515) of the members are male while 52.24% (564) are females. The average family size in the subproject area is 7.6 persons. The literacy level of project area is 93% (1001). In terms of income level, the monthly average income of the respondents is Rs. 57,485. Twenty-five surveyed households recognized as a vulnerable, i.e., 16 DPs fall below the poverty line as their monthly income is less than the government fixed wage rate Rs, 20,000 per month while 8 DPs are women headed households. The other categories like those without legal title to assets, landless, children and indigenous people were not identified. In terms of access to social amenity, all 100% (142) 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 38% (54), of the households. Potable drinking water supply is accessible to 50% (71) with most of the people relying on groundwater, extracted either manually through hand pump or electrically through the electric pump. Only 63% (90) of the households have access on the sewerage and drainage system while 37% (52) are still looking to have this facility. Health and education facilities are available to 75% (107) and 88% (125) 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:** Consultation meetings with the DPs are ongoing since April, 2020. Separate meetings are arranged with women keeping in view the cultural limitations and to give women a free environment in which to discuss their issues. The consultation with the DPs and general public mainly focused on the compensation rate as per the market value of the affected structure, provision of compensation for non-titled land owners, provision of project related jobs for locals, timely completion of civil work, local movement should not be hindered during construction work; considerable time for relocation, provision of adequate time for relocation and payment of interest/markup on loan obtained from the bank.

10. The information related to the subproject, its 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 August 12, 2020. In addition, this LARP once approved will be translated and distributed amongst the DPs and disclosed on EA and ADB websites.

11. **Legal Framework:** The land acquisition and compensation package for DPs has been prepared in accordance with ADB's SPS 2009 and the Land Acquisition Act of 1894 (LAA).

Since SPS 2009 and LAA 1894 are not in full conformity to each other, gaps exist regarding compensation of DPs which are reconciled through the gaps reconciliation measures including (a) avoidance or minimization of land acquisition and resettlement impacts, (b) compensation at replacement costs for the lost assets, (c) establishing GRM, and (d) conducting community consultations (further details are presented in legal and policy section).

12. **The Entitlements Matrix:** have been determined as per the replacement cost of the lost land and non-land assets like structures, crops, trees and tube wells are in consistent with the project LARF and SPS 2009. Table 6.1 provides an Entitlement Matrix for different types of losses assessed during the census survey and Inventory of the Losses. It also covers the provisions for any unanticipated impacts arising during subproject implementation. Compensation and other assistances will be paid to DPs prior to dislocation and dispossession from acquired assets. However, in case, the payment is delayed more than a year from the date of valuation, the values will be indexed taking into account the annual inflation rate before payment to DPs.

13. **Resettlement Budget and Financing Plan:** Total resettlement budget has been calculated to Rs. 851.99 million (US\$ 5.19 million). The compensation payment for land acquisition including differential and replacement cost worked out by independent valuator is Rs. 552.11 million, crop compensation is Rs. 26.11 million, tree compensation is Rs. 0.43 million, building structure is Rs.12.22 million, and cost of tube well is Rs 5.53 million. Livelihood restoration measures amounting to Rs. 12.16 million. Other cost categories include administrative costs Rs. 60.86 million, monitoring and evaluation Rs 121.71 million and contingencies Rs. 60.86 million.

14. **Differential Cost:** the Independent Valuation Study (IVS) worked out the differential of 22.03 % for the land affected in Muhammad Pur comprising of 132.35 Acre and 50.59% for the land affected in Chak No.66GD comprising of 64 Acres as compared to the cost determined by DPAC based on the average market rate i.e., Rs. 2,434,255 /acre for the M. Pur and Rs. 1,649,462/acre for the Chak No.66GD. The IVS cost is as per the replacement cost, i.e., Rs. 2,970,400/acre for the Muhammad Pur and Rs.2,484,000 /acre for the land of Chak No.66GD. Similarly, the differential cost of crops is Rs. 2021920 (3.16%), trees Rs. 112,158 (13.25%), Building structures is Rs. 3,689,450 (43%), and Tube well Rs. 188,000 (3.52%). The total differential based on highest rate prevailing between DPAC and IVS in the form of land and non-land assets of this subproject is Rs 130,385,354/- (25.75%) worked out as per replacement cost of the IVS. During the revision of this LARP, the IVS land rates were revised as the PMU during a due diligence exercise for finalizing the LARP, found that the evidence used to assess the land rates of Chak No. 66GD were based on a fraudulent land transaction that was made by the DPs of the affected land covered under this LARP in order obtain more land compensation by artificially escalating the land price. This misleading evidence was provided by the IVS consultant to be used as evidence in carrying out the land assessments. The PMU asked the IVS consultant to reassess the land value based on actual transactions and not fabricated evidence. Reassessment of the land value was done from 16th to 19th Aug. During the reassessment, the IVS consultant found two latest transactions of 8.853 acres conducted on 31st July 2021 and 2nd transaction of 6.822 acres dated 29th July 2021, both these lands sold at the rate of Rs. 23, 00000/acre. These transactions were made by the general public of GD 66 and not by DPs of the affected land. The recent transactions seem sufficient to determine the open market rate and further meeting the requirements of LARF and SPS 2009. The evidence of these transactions is provided on page 93 to 95 of the IVS report. 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-tiered Grievance Redress Mechanism has been in place since May 4, 2020. It exists at the field level, city level, and PMU level. The GRM is easily accessible, gender-sensitive, culturally appropriate, widely publicized, and well-integrated in the project's management system. Efforts are made to record and resolve the grievances by the GRC within the allocated time (7-21 days). The complainants are updated in a timely manner on the progress of their logged complaints and subsequent actions taken by the GRC. If the DP is not agreed or satisfied with the decision of GRC, he/she can have direct access to court of law under section 18-22 of land acquisition LAA 1894. The GRC cannot impede a DP's access to the legal system, according to SPS, Annex 2, para 29. Thus, a DP can approach the courts at any time in accordance with the applicable legal provisions under Pakistan law. The record for the complaints received and resolved is well documented.

17. **Institutional Arrangements:** The LG&CD is the project executing agency (EA). The Program Management Unit (PMU) is responsible for the day-to-day management of the subproject (through respective CIUs). The social safeguards staff of the PMU is responsible for managing the LAR-tasks and activities including handling/resolving of any complaints or grievances of those displaced by the subproject (DPs) and fulfilling safeguard requirements. An External Monitoring Agent (EMA) is on board since 9th November, 2020 for the validation of LARP implementation process.

18. **Implementation Schedule:** The Resettlement Plan will be implemented in a participatory manner with the representations of all key stakeholders namely - the government, local elected representatives, and the displaced persons. As per this final LARP, compensation payment is expected to commence immediately after the approval of this LARP by ADB i.e., by 10th of July, 2021, while the external monitoring report will be submitted immediately after the completion of compensation disbursement (to be expected in August, 2021).

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

SECTION 1 PROJECT DESCRIPTION

20. This chapter presents the history and background of the proposed Waste Water Treatment Plant (WWTP). It also describes the subproject components, scope of resettlement, efforts to avoid/minimize the land acquisition and resettlement (LAR) impacts, and objectives of the Land Acquisition and Resettlement Plan (LARP).

1.1 Background of the Project

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

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

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

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

25. **Project Description:** The Project under the scope of PICIIP has been divided into 27 packages. The detailed description of the packages is outlined in **Annex-B** of this LARP. Out of the total packages, this LARP is prepared for Waste Water Treatment Plant (WWTP) of Package-08 A, Sahiwal located at Mouza /Village Muhammad Pur and Chak No. 66GD Tehsil & District Sahiwal. The WWTP will be established on an area of private agricultural land measuring 196.35 acres as shown in **Figure 1.1**.

1.2 Design Status

26. The design was completed in May 2020 and the letter of acceptance has been issued for the proposed subproject. 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 196.35 acres of private agricultural land will be affected due to PICIIP-Package-08 A implementation. Section 11 of the LAA has been awarded on October 10, 2020 and preparation of compensation vouchers are under process. The subproject also has the impacts on 21 building structures including 9 pump houses, 10 Tube wells (irrigation pumps), and 271 trees will be affected permanently. All the affected assets will be compensated in consistent with the SPS replacement cost. Further details on subproject impacts and compensation is provided in section-2 and section-6 of this final LARP respectively.

1.4 Project Categorization

28. As per ADB SPS 2009, the LAR impacts are considered significant if 200 or more persons experience major impacts such as being physically displaced from housing and losing 10% or more of their income-generating resources. As far as this final LARP is concerned, the impacts are deemed significant as the subproject has caused the physical dislocation of 12 DHs/91 DPs and 86 DHs and 653 DPs are losing 10% or more of their productive assets (agricultural land). Therefore, the subproject can be categorized as A for Involuntary Resettlement (IR)

29. In term of Indigenous People (IP) category, the safeguards team of PMU carefully assessed the subproject areas for presence of any IP communities in the project area but no IP groups or communities, as described in SPS, have been found in the subproject area. Thus, the project is categorized C for IP policy. Therefore, an Indigenous Peoples Development Plan (IPDP) is not required for this subproject.

1.5 Exploring of Design Alternatives

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

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

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

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

1.6 Objectives of Land Acquisition and Resettlement Plan (LARP)

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

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

1.7 LAR Requirements

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

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

Figure 1.1: Location of the Project Area



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 Waste Water Treatment Plant to define/confirm the LAR impacts:

- a. Review of DDRs, project design, and design parameters to identify any potential land acquisition or resettlement impacts;
- b. Field visits along with the design team to identify and assess and reconfirm the LAR impacts of the project;
- c. Public consultations with DPs and the general public on the measures adopted to minimize LAR impacts in the Waste Water Treatment Plant. Consultations and meetings were also held with all the project stakeholders, including ADB (project officer, coordinators, international experts in water supply and sanitation, and safeguards unit), P&D (Planning & Development), Metropolitan Corporation Sahiwal, project technical & steering committees, District Administration, revenue officials, Tehsil Municipal Administration, (Public Health Engineering Design (PHED), DPs, general population, EPCM, and internal meetings within the PMU on LAR impacts and sought their views and clarifications on the subproject design, gaps and the safeguard options to address the potential impacts;
- d. Multiple field site visits were conducted to confirm whether the design-related measures and steps including alternatives considered adequately addressed (avoided or minimized) the LAR impacts;
- e. Recording the field impacts situation as evidence of impacts situation to respond and avoid any conflicts with communities of Waste Water Treatment Plant and any false claims of compensation; and
- f. The collected data was processed according to separate category of the indicators for analysis purposes. All analysed data was tabulated for interpretation and deriving conclusions and recommendations.

2.2 Project Impacts

37. Overall, due to the project activities 196.35 acres of agricultural land will be affected permanently. Due to the acquisition of this land 142 DHs (1079 DPs) will be affected out of which 113 DHs (859 DPs) are land owners and 29 DHs (220 DPs) are the employees (working with the land owners and taking care of landowners livestock and agriculture farms). However, few DPs have reported multiple impacts e.g., out of the total 142 DHs (1079 DPs) 38 DHs (289 DPs) also have the non/fruit trees, 12 DHs (91 DPs) on Tube wells, 21 DHs (160 DPs) on Building rooms, 86 DHs (653 DPs) are entitled for impact severity allowance as their 10% or more than 10% productive assests are lost and 25 DHs (190 DPs) have been recognized as vulnerable due to their low income (17 DHs /129 DPs) i.e., below the government fixed minimum wage rate, i.e., Rs.20,000/ month and women headed household (8 DHs / 61 DPs).

38. The detail is given in the following subsections.

Table 2.1: Type of LAR Impacts

Sr. No.	Description	Qty/Nos.	DHs	DPs	Remarks
1	Cultivated agriculture Land (Acres)	196.35	113	859	Total area to be acquired for Waste Water Treatment Plant is 196.35 acres in which 132.35 acres falls in Muhammad Pur and 64 acres agricultural land falls in Chak No.66 GD. There is actual 142 DHs (1079 DPs) for Waste Water Treatment Plant. From the total, 113 DHs (859 DPs) are the land owners and 29 DHs (220 DPs) are the servant to land owners (working on the agriculture farms and taking care of livestock)
2	Wood trees	252	29	220	Multiple counts, DHs/ DPs being affected due to impact on land and trees.
3	Fruit Trees	33	9	68	Multiple counts, DHs/ DPs being affected due to impact on land and fruit trees.
3	Tube well	10	12	91	The subproject has an impact on 10 irrigation pumps. (Six Tube wells are from Muhammad and 4 irrigation pumps fall in village 66 GD. Multicount, DHs /DPs being affected due to impact on land and irrigation pumps.
4	Building Structure	21	21	160	There is total 21 DHs (160 DPs) building structures, 12 DHs (91 DPs) are the residential and 9 DHs (68 DPs) are pump house. Multicount, DHs/ DPs are being affected due to impact on land, residential structure and pump house
5	Impact Severity	-	86	653	86 DHs (653 DPs) are entitled for impact severity allowance as owing to losing 10% and more of their productive assets.
6	Vulnerability	-	24	182	From the total 24 DHs (182 DPs), 17 DHs (129 DPs) recognized as the 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. 20,000 per month. While 7 DHs (53 DPs) are the women those were heading the households.
7	Employees	-	29	220	
	Total	-	142	1079	The actual DHs are 142 and DPs 1079 for this subproject. From the total, 113 DHs (859 DPs) are the land owners and 29 DHs (220 DPs) are the servant to land owners (working on the agriculture farms and taking care of livestock).

2.3 Project Impact on Land

39. The subproject has the impact on 196.35 acres of the private land owned by 113 land owners. The land assessment was made by the revenue department. These 113 DPs are the legal land owners. Among the 113 DHs and 859 DPs, 86 DHs / 653 DPs will lose 10% or more

of their land, therefore, they will be considered for entitlement of impact severity allowance.

2.3.1 Impact on Crops

40. The proposed subproject will have impact on the cropping area of 196.35 acre belonging to 113 land owners. Cost assessment of the affected cropped area was made by the expert of Punjab Agriculture Department. Major crops grown are wheat and maize. Others crops like vegetables and fodder are also cultivated. On average, the per Acre yield is 40 mounds¹ of wheat and 400 mounds of maize (used as fodder), this information was reported by the DPs during the survey and later confirmed by the Punjab Agricultural Department. The project requires to use the highest average yield over the past 3 years as per approved LARF. The market value of wheat and maize is Rs. 1800 /40kg for wheat and Rs.634/40kg for maize. Similarly, the cropping area for wheat is 196.35 acres (winter crop) and maize is 196.35 acres (summer crop). Thus, the total gross annual income from one acre of cropping area is estimated at Rs.325,600/- and same will be provided as the crop compensation (one- year crop (wheat and maize) harvest) to DPs. List of crops affected DPs along with their compensation is attached as **Annex-D**.

2.3.2 Affected Trees

41. The subproject will cause the cutting of 271 tree including 19 fruit trees owned by 36 DHs. The assessment was made by the concerned forest department. The PMU/CIU team also participated in the assessment survey. List of tree affected owners along with their compensation is attached as **Annex-E**.

2.3.3 Impact on the Building Structures

42. The subproject has impacts on 21 building structures. Among the total, 12 are the residential structures owned by 12 DHs while 9 DHs are the pump houses owned by 9 DHs. The total covered area assessed by Building department is 14700 sq.ft and 680 Sq.ft is assessed as the area of boundary walls. List of DPs along with the building structures are **annexed as F**.

2.3.4 Impact on Tube well/Irrigation Pumps

43. The subproject has an impact on 10 Tube wells owned by 12 DHs. From the total, 4 irrigations pumps are operated by electricity and 6 are powered by the Tractor. All 10 tube wells are used for irrigation purposes. The list of DPs along with the tube wells is given as the **Annex-G**.

2.3.5 Impact on Employment

44. The subproject has the impact on 29 Servants to land owners, those will lose their income owing to the land acquisition. These employees are working with the land owners to take care of their livestock and managing the agriculture farms.

2.3.6 Impacts on the Commercial Structures

45. As per available revenue record and field assessment including consultations with the DPs, the WWTP, Sahiwal does not have any impact on any Commercial Structure.

2.3.7 Impact on Community Assets

46. 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.

2.3.8 Severity of Impact

47. The impacts are deemed significant as 86 DHs are losing 10% or more of their land/ productive assets.

¹ 1 Mound = 40 kg

SECTION 3

SOCIO ECONOMIC INFORMATION AND PROFILE

3.1 General

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

3.2 Population Profile

49. The total population of 142 displaced households are 1079 and among them 47.76% (515) of the members are male while 52.24% (631) are females.

3.3 Family Size

50. As per social survey, the average family size in the subproject area is 7.6 persons. According to socio economic and census survey of DPs households (which are comprised on 1079 family members), 47.76% (515) of the members are male while 52.24% (564) are females.

3.4 Age Structure

51. The data regarding the distribution of DPs by age categories indicates that around 62% (667) of household members are up to 45 years old while the remaining 38% (412) are above 48 years of age.

3.5 Literacy Level

52. 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, 9% (78) respondents are reported as illiterate while 93% (1001) are literate.

3.6 Material Possessions

53. Table 3.1 presents the percentages of the surveyed households that possess various durable commodities and means of transportation. The table shows that televisions and mobile phones are common devices used by most of the households for information and communication. All households possess mobile phones and electric fans. In addition, 70% (99) of households own a television. Another indicator of household socioeconomic status is ownership 17% (24) of a computer and availability of an internet connection. A refrigerator is available in 62% (88) of the households while 33% (47) have a washing machine. Motorcycles are the most common means of transportation in the subproject area with 46% (65) of respondents owning a motorcycle while 15% (21) own a car.

Table 3.1: Possession of Household Goods

Item	Hous eholds	Ite m	Hou sehold s	Ite m	Hous eholds
Mobile Phone	100 %	Television	70%	Car	15%

Electric Fan	100 %
Washing Machine	75 %

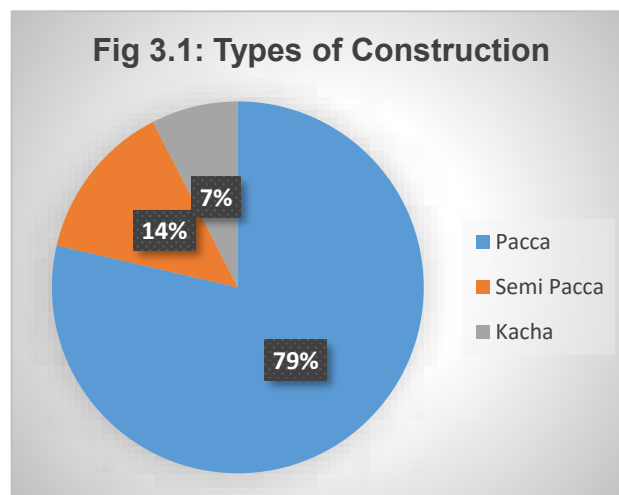
Refrigerator	62%
Computer	17%

Motorcycle	46%
-	-

Source; Field Survey

3.7 Habitation

54. Habitation is identified as a space occupied for dwelling purposes. It is further classified into three categories i.e. “pacca”, “semi pacca” and kacha as reflected in Fig 3.1. Pacca houses 79% (112) are constructed with bricks, cement and concrete having wooden and steel doors and windows. Semi pacca houses are 14% (20) made of bricks (mixed with mud) and their roofs are mostly of wood, iron sheet and partially bricks. Meanwhile, 7% (10) are reported as kacha (made of mud and roofs are covered with wood and plastered with mud). The field investigation shows that 100% of the respondents live in self- constructed shelters. Also, all (100%) house properties are owned by men. None of the women in the area own house property.



3.8 Toilet Facility

55. Toilet facilities are available 100% of the DPs households, however, a small number of people engage in open defecation in fields. It has been observed that 96% (136) of households have flush latrine and 4% (6) have pit latrines.

3.9 Household Income Sources

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

3.10 Household Income

57. Survey data presented in Table 3.2 shows that the monthly average income of the respondents is Rs.57,485/-. However, in term of income category, 11% (17) of the DPs have their monthly income less than Rs. 20,000/-, 47% (67) earn in between Rs. 17, 501- 35,000, 28% (40) of the households earns up to 75,000/month Whereas, only 14%% (20) of the surveyed households' income is above Rs. 75,000 per month. Details are given in below table;

Table 3.2: Monthly Income Category and Households

Sr. No.	Income Level (Rs. /Month)	Number	Percentage
1	Less than –20,000	17	11
2	20,001- 35,000	65	47
3	35,001- 75,000	40	28
4	Above - 75,000	20	14
Total		142	100

Source: Field Survey

3.11 Expenditure

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

Table 3.3: Detail of Household Expenditures

Sr. No.	Description of Expenditure (Rs.)	Number	Percentage
1	Up to 20,000	17	11
2	20,001 – 35,000	83	59
3	35001 – 75,000	31	22
4	Above 75,000	11	8
Total		142	100

Source: Field Survey

3.12 Access to Civic Facilities

59. Access to drinking water and sanitation is believed to be essential for health, security, livelihood, and quality of life, and is especially critical for women and children. Improved water supply and sanitation interventions could thus provide a wide range of benefits like longer lifespans, reduced morbidity and mortality from various diseases, and lowered health costs. Table 3.4 lists the available social amenities in the subproject area.

Table 3.4: Access to Social Amenities in the Sub-project Area

Sr. No	Social Amenities	Number	Percentage
1	Electricity	142	100%
2	Sui-Gas	54	38%
3	Water Supply	71	50%
4	Sewerage/ Drainage	90	63%
5	Hospital	120	75%
6	School	125	88%
7	Road	107	75%

Source: Field Survey

60. Table 3.4 indicates that all the houses in the subproject areas have electricity. However, the people are not satisfied with the power supply owing to the frequent load shedding. Natural Gas is ranked as the top priority demand of women of the area and is available to 38% (54), of the respondents. . Potable drinking water supply is accessible to 50% (71) with most of the people relying on groundwater, extracted either manually through hand pump or electrically through the electric pump.. Similarly, 63% (90) of the households have access on the sewerage and drainage system while 37% (52) are still looking to have this facility. People complained that their life becomes miserable especially during the rain owing to the muddy streets. Health and education facilities are available to 75% (107) and 88% (125) of the households respectively. Surveyed households complained of the low-quality services provided in government hospitals and schools. Hence, they are compelled to avail these services from the private sectors, which are more expensive. Local people are dissatisfied with the available road infrastructure, as they are in need of extensive repair.

3.13 Agricultural Land Holding

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

Table 3.5: Land Holding of the Respondents

Sr. No.	Land Holding Size	Number	Percentage
1	0-1 acres	28	24
2	1-2 acres	19	17
3	2-3 acres	13	12
4	3 – 4 acres	12	10
5	4-5 acres	22	20
6	5.1 – 15 acres	10	9
7	> 15 acres	9	8
	Total	113	100

62. The table indicates the small landholding in the project as 83% of the DPs has the holding up to 5 acres. As per table, 24% DPs having 0-1 acre of land, 17% DPs have the landholding up to 2 acres, 22% DPs owned the land up to 4 acres while 20% of households have a land holding of 4-5 acres. Moreover, 9% of the households owned in between 5.1 to 15 acres and the remaining households have land ownership of more than 15 acres. The land is used for cultivation purposes regardless of the fact that it is located in the vicinity of Sahiwal city.

3.14 Gender Situation

63. Women have no recognized role in the authority structures of the villages. The traditional attitude of not sending girls to school is changing, because parents realize and understand that the basic education is necessary for each individual regardless of sex. Most of the women stay home and only travel outside the village to visit relatives, attend weddings or to access healthcare at hospitals in nearby towns.

3.14.1 Impact on Vulnerable Groups

64. 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 25 DPs categorized as vulnerable, i.e., 17 DPs are having income below povertyline while 8 are the widows and women headed households. No impact are reported on any other type of the vulnerable groups.

65. The detailed list of vulnerable DPs along their allowances is attached as **Annex-J**.

3.14.2 Indigenous Peoples (IPs)

66. 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 WWTP Sahiwal.

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

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

68. 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 4

INFORMATION DISCLOSURE, CONSULTATION AND PARTICIPATION

4.1 General

69. This chapter describes the project stakeholders and their attitude towards the construction of Waste Water Treatment Plant project 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

70. In the process of preparing this LARP, individual, and focus group discussions were held with the DPs, neighboring community, general public and officials of concerned departments especially with the revenue, agriculture, forest and building departments. These meetings were held from June to August, 2020. A total of 11 groups meetings were held with the DPs in which a total of 130 persons participated. Separate meetings were held with women keeping in view the local traditions so that women could freely express their opinions and concerns regarding the project. A summary of the consultations done is shown in Table 4.1. These consultations will be continued by the project staff throughout the project cycle. The details of consultations are discussed as under;

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

4.3 Stakeholders' Perceptions About the Project

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

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

Table 4.1: Details of Consultation Meetings

S/No	Date	Place	No. of Participants	Participants
1	23-04-2020	Muhammad Pura	06	Meeting with DPs and neighboring farmers
2	02-06-2020	Chak No.66GD	14	Meeting with DPs and neighboring farmers
3	03-06-2020	Muhammad Pura and Chak No.66GD	16	Meeting with DPs and neighboring farmers
4	04-06-2020	Muhammad Pura	07	Meeting with the DPs and neighboring farmers
5	04-06-2020	Chak No.66GD	06	Meeting with the DPs and neighboring farmers
6	04-06-2020	Chak No.66GD	15	Meeting with the DPs and neighboring farmers
7	05-06-2020	Muhammad Pura	06	Meeting with the DPs and neighboring farmers
8	06-06-2020	Muhammad Pura and Chak No.66GD	20	Meeting with the DPs and neighboring farmers
9	13-06-2020	Muhammad Pura	11	Meeting with the DPs and neighboring farmers
10	12-08-2020	Muhammad Pura	12	Meeting with the DPs and neighboring farmers
11	05-09-2020	Muhammad Pura/66 GD	17	Meeting with the DPs and neighboring farmers

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

Table 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.	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, as their assets are much productive while the government fixes the rate on lower side.	The government intends to purchase the land and structure on the basis of current market value of lost assets.	The structure will be compensated as per the replacement cost of the lost structure.	PMU-LG&CD and revenue
3	Status of Approved rate by the BOR	Board of Revenue has approved the DPAC rates.	<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 	ADB, PMU-LG&CD,

			replacement cost rates, will be paid by the project.	
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	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 th	GRM has already been established to address the complaints of the DPs who will have the complete access over it.	A multitiere 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	The subproject will cause the	In case of disturbance of any field channel and access route	The point was discussed with the design consultant. The contractor is bound to ensure the fully functioning of the field	PMU-LG&CD, CIU EPCM & Contractor

	dismantling of field channels and access routes	the subproject will provide the alternate route and field channel.	channels and will be managed/ensured through construction management plan. DPs will approach to GRC in case of non-compliance. As per the approved IEE, the project does not require an alternative field channels, access routes and the restoration of the old channels and routes.	
10	Any payment schedule to DPs	The disbursement of payment assessed under DPAC has been started to DPs. The resettlement assistance cost and Differential cost assessed by IVS will be started once the LARP is approved.	The payment of differential will be commenced in June while the payment is expected to be completed to all the DPs by the end of July 2021.	PMU-LG&CD and revenue
11	How much time will the Government give them (DPs) for relocation? Is there any assistance for shifting the material?	DPs will be given one-month notice for dispossession of their assets after receiving their compensation, even the transportation/shifting allowance will be provided to shift their stuff/material like delivery pipe, motor pump and salvage material of the room.	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
12	The DPs who got the loan on land and after land acquisition who will pay the interest/markup on the loan that is paid at the crop product.	DPs point is well noted and will take up with the concerned officials.	The government will pay the interest of the remaining loan amount	PMU-LG&CD & CIU
13	Will the Government pay the house rent to DPs for sixth month's period?	DPs will be given the house rent allowance for a period to construct the house.	The Government will pay lump sum amount of Rs. 60,000, i.e., Rs.10, 000/month as a house rent to DPs losing their residences and construct a new house with the period of sixth months.	PMU-LG&CD&CIU

4.4 Meetings with the Government Officials

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

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

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

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

4.5 Gender Involvement in the Consultation Process

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

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

4.5.1 Fears and Concerns About the Project

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

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

4.5.2 Responses to the Fears and Concerns Raised by Women

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

4.6 Disclosure of LARP

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

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

82. 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 prepared specifically for this purpose. This information booklet translated into Urdu (Provided as Annex-A) and distributed to all the displaced Persons (DPs) and other stakeholders by the subproject Office on August 12, 2020.
- iii Enable the DPs to read it by themselves and be aware of their entitlements, unit rates of compensation/income restoration and rehabilitation assistance and payment procedures available for various types of DPs as given in the Entitlement Matrix;
- iv In addition, the information regarding the grievance redress mechanism also provided in the booklet; and
- v A schedule explaining the date, time and venue for disbursement of compensation and livelihood assistance will be prepared in local language and distributed to all DPs.

SECTION 5

LEGAL FRAMEWORK

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

5.1 National Legal Instruments

5.1.1 Constitution of the Islamic Republic of Pakistan

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

5.1.2 National Legislation

85. 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

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

Table 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.

Sections of Act	Salient Features of the Sections
Section 7	The Land Commissioner shall direct the Land Acquisition Collector (LAC) to take order the acquisition of the land
Section 8	The LAC has then to direct the land to be marked out and measured
Section 9	The LAC gives notice to all DPs that the Government intends to take possession of the land and if they have any claims for compensation then these claims are to be made to him at an appointed time
Section 10	Delegates power to the LAC to record statements of the DPs in the area of land to be acquired or any part thereof as co-proprietor, sub-proprietor, mortgage, and tenant or otherwise.
Section 11	Enables the Collector to make enquiries into the measurements, value and claim and then to issue the final "award". The award includes the land's marked area and the valuation of compensation.
Section 16	When the LAC has made an award under Section 11, he will then take possession and the land shall thereupon vest absolutely in the Government, free from all encumbrances.
Section 17	In cases of urgency, whenever the Government can take possession of any land needed for public purposes or for a Company. Such land shall thereupon vest absolutely in the Government, free from all encumbrances: But this section will not apply at this project.
Section 18	In case of dissatisfaction with the award, DPs may request the LAC to refer the case onward to the court for a decision. This does not affect the Government taking possession of land.
Section 23	The Collector announces the award of compensation for the owners after necessary enquiries and compensation for acquired land is determined at its market value plus 15% in consideration of compulsory nature of the acquisition for public purposes.

5.2 ADB's Safeguard Policy Statement 2009

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

- i **Screen the project** early on to identify past, present and future involuntary resettlement impacts and risks;
- ii **Determine the scope of land acquisition** and resettlement planning through a survey and/or census of displaced persons, including a gender analysis, specifically related to resettlement impacts and risks;
- iii **Carry out meaningful consultations** with affected persons, host communities, and concerned non-government organizations. Inform all displaced persons of their entitlements and resettlement options. Ensure their participation in planning,

implementation, and monitoring & evaluation of resettlement programs. Pay particular attention to the needs of vulnerable groups, especially those below the poverty line, the landless, the elderly, women and children, and Indigenous Peoples, and those without legal title to land, and ensure their participation in consultations. Establish a grievance redress mechanism to receive and facilitate resolution of the affected persons' concerns. Support the social and cultural institutions of displaced persons and their host population. Where involuntary resettlement impacts and risks are highly complex and sensitive, compensation and resettlement decisions should be preceded by a social preparation phase;

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

xiii **Monitor and assess resettlement outcomes**, their impacts on the standards of living of displaced persons, and whether the objectives of the land acquisition and resettlement plan have been achieved by taking into account the baseline conditions and the results of resettlement monitoring; and

xiv **Disclose** monitoring reports.

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

88. Table 5.2 below discuss 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</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</p>	<p>Respective EAs will prepare land acquisition and resettlement plans, as part of subproject preparation based on an inventory of losses, livelihood restoration measures, Pakistan law and principles enumerated in SPS. Where gaps exist in the interpretation of Pakistan law and resettlement practices, requirements of ADB's involuntary resettlement policy will prevail. Civil works may only proceed when the LARP approved by ADB is fully implemented with all APs fully compensated and validated by an ADB acceptable independent/external monitoring consultant before the start of construction work in any subproject.</p>
<p>No convenient grievance redress mechanism except recourse of appeal to formal administrative jurisdiction or the court of law</p>	<p>Requires the establishment of accessible grievance redress mechanisms to receive and facilitate the resolution of DPs' concerns about displacement and other impacts, including compensation</p>	<p>EAs will establish easily accessible grievance redress mechanism available throughout project implementation that will be widely publicized within respective project area and amongst the DPs.</p>

5.4 Project Resettlement Policy

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

- An eligibility cut-off date is declared and formalized on the date of completion of social impacts assessment survey and census of DPs;
- i. 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 from 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.
- Incomes and livelihood sources lost, including interruption of business activities and employment, is fully compensated at per market value. DPs permanently losing incomes and livelihood sources of vulnerable DPs are entitled to credit, training and employment assistance to maintain or improve their livelihoods;
- All DPs are provided opportunities to share development benefits of the subproject, if feasible;
- DPs are not physically or economically displaced before compensation has been paid, other entitlements have been provided and an income and livelihood program is in place; and
- The effectiveness of the implementation of LARP and the impacts of its measures on the livelihoods of the DPs are monitored internally by the PMU and externally through hiring of (ADB accepted) EMA during LARP implementation.

5.5 Legal and Administrative Impediments

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

90. The EA will have to take appropriate actions to demonstrate that sufficient good-faith efforts have been made toward addressing the legal and administrative impediments to payments those are listed as under;

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

SECTION 6

ENTITLEMENTS ASSISTANCE AND BENEFITS

6.1 Eligibility

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

- i All land owner DPs losing land or non-land assets, i.e., crops and trees whether covered by legal title or traditional land rights;
- ii Non-titled occupants of land, such as squatters or encroachers are entitled to compensation of non-land assets only;
- iii DPs losing the use of structures and utilities, including titled and non-titled owners, registered, unregistered, tenants and leaseholders plus encroachers and squatters;
- iv Business owners DPs whether informal register or register under national law;
- v Employees of private or public businesses or enterprises, whether registered under national law or informal;
- 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; and
- 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

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

93. The census was completed on September 05, 2020. Hence, September 05, 2020 has been formally established as the cut-off date for the impacts and compensation entitlements of WWTP Sahiwal. 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

94. ADB is supporting the PICIIP in funding a number of subprojects under PICIIP Pakistan. Challenges in establishing a replacement cost for lost assets have been experienced based on the complaints received from the affected persons on low market rate adopted for the assessment of affected land. Consequently, PMU assigned the task to independent valuers M/s Anderson Consulting (Pvt.) Limited (SBP accredited valuers) who undertook an independent valuation study (IVS) to determine how the replacement cost should be appraised for the land and non-land assets and also to review the land acquisition and assessment process conducted by the BOR. SPS guidance for establishing replacement cost consist of the following, i) fair market value, ii) transaction cost, iii) interest accrued, iv) transitional and restoration costs and, v) other applicable payment, if any. Where market conditions are absent or in a formative stage, the borrower and client will consult with the displaced persons and host population to obtain

adequate information about recent land transaction, land value by types, land title, land use, cropping pattern and crop production, availability of the land in the project area, regions, and other related information.

95. 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.

96. The IVS was conducted between November 2020 to April, 2021 and updated in August 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.

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

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

98. The findings of the IVS reveal 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 – 6.5 below, the IVS study report is attached as Annex-O of the report. During the revision of this LARP, the IVS land rates were revised as the PMU during a due diligence exercise for finalizing the LARP, found that the evidence used to assess the land rates of Chak 66 GD were based on a fraudulent land transaction which was made by the DPs of the affected land covered under this LARP in order obtain more land compensation by artificially escalating the land price. This misleading evidence was provided by the IVS consultant to be used as evidence in carrying out the land assessments. The PMU asked the IVS consultant to reassess the land value based on actual transactions and not fabricated evidence. Reassessment of the land value was done from 16th Aug to 19th Aug 2021. During the reassessment, the IVS consultant found two latest transactions of 8.853 acres conducted on 31st July 2021 and 2nd transaction of 6.822 acres dated 29th July 2021, both these lands sold at the rate of Rs. 23, 00000/acre. These transactions were made by the general public of GD 66 and not by DPs of the affected land. The recent transactions seem sufficient to determine the open market rate and meet the requirements of LARF and SPS 2009. The evidence of these transactions is provided on page 93 to 95 of the revised IVS report.

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

Sr. No.	Subproject Mouza	DPAC Rates (Rs./Acre)	IVS Assessed Rate of Land (RS/Acre)	Transaction Costs (Stamp Duty, taxes, Commission) Rs./Acre	IVS Assessed Replacement Cost Rates (Rs/Acre.)	Difference btw DPAC and IVS (in Rs.)	Difference btw DPAC and IVS (in %.)
1	Muhammad Pur	2,434,255	2,750,000	220,400	2,970,400	536,145	IVS up by 22.03%
2	Chak No.66 GD	1,649,462	2,300,000	184,000	2,484,000	834,538	IVS up by 50.59%

*Detailed breakdown is provided in Annex C

Table 6.2: Comparison of Crop Rate Determined by the Agriculture Department and IVS*

Sr. No.	Crop Type	Agriculture Department Rate (Rs.)	IVS Assessed Replacement Rates / per acre (Rs.)	Cost Assessed by Agriculture Department	IVS Replacement Cost (Rs.)	Difference btw Agriculture Dept and IVS (in Rs.)	Difference Calculated on the basis of highest rate prevailing btw Agriculture Dept and IVS (in Rs.)	Difference Calculated on the basis of highest rate prevailing btw Agriculture Dept and IVS (In %)
1	Wheat (Winter Season)	72,000	77,000	14,137,200	15,119,035	981,835	2,021,920*	3.16%
2	Maize (Summer Season)	253,763	56,000	49,826,368	10,995,662	-38,830,706		
Grand Total				63,963,568	26,114,697	-37,848,871	2,021,920	3.16%

* Detailed breakdown is provided in Annex D

Table 6.3: Comparison of Trees Rate Determined by the Forest/Agriculture Department and IVS*

Sr. No.	Subproject	No. of trees	Agriculture /Forest Cost (Rs.)	IVS Replacement Cost (Rs.)	Difference btw Agriculture /Forest Cost and IVS (in Rs.)	Difference Calculated on the basis of highest rate prevailing btw DPAC and IVS (in Rs.)	Difference Calculated on the basis of highest rate prevailing btw DPAC and IVS (In %)
1	Waste Water Treatment Plant	271	846,609	431,368	-415,241	112,158*	13.25%

* Detailed breakdown is provided in Annex E

Table 6.4: Comparison of Shop/Room Rate determined by Building Department & IVS*

Sr. No.	Type of Structure	Building Rate (Rs/sqft)	IVS Assessed Rate (Rs/Sqft)	Cost Assessed by Building Department	IVS Replacement Cost Rs.	Difference btw Building Department and IVS (in Rs.)	Difference btw Building Department and IVS (in %)
1	Cement Mortar construction	Various	1,250	8,528,300	5,803,750	3,689,450	43%
2	Mud motor construction		600		5,586,000		
3	Pise construction		250		216,000		
4	Boundary Wall		900		612,000		

* Detailed breakdown is provided in Annex F

Table 6.5: Comparison of Tube well Rate determined by Agriculture/NTDC & IVS*

Sr. No.	Type of Tube well	No. of Tubewells	Agriculture/NTDC Rate/Pumping station	IVS Replacement Cost Rate (Rs./Tube well)	Cost determined by Agriculture/NTDC	IVS Replacement Cost (Rs.)	Difference btw Agriculture/NTDC Rate and IVS (in Rs.)	Difference btw Agriculture/NTDC Rate and IVS (in %)
1	Electric tube well	4	849,000	867,500	3,396,000	3,470,000	74,000	2.18%
2	Tractor Tube well	6	324,000	343,000	1,944,000	2,058,000	114,000	5.86%
Grand Total					5,340,000	5,528,000	188,000	3.52%

* Detailed breakdown is provided in Annex G

6.3 Entitlements

As per Table 6.1 -6.5, the Independent Valuation Study (IVS) worked out the differential of 22.03 % for the land affected in Muhammad Pur comprising of 132.35 Acre and 50.59% for the land affected in Chak No.66GD comprising of 64 Acres as compared to the cost determined by DPAC based on the average market rate i.e., Rs. 2,434,255 /acre for the Muhammad. Pur and Rs. 1,649,462/acre for the Chak No.66GD. The IVS cost is as per the replacement cost, i.e., Rs. 2,970,400/acre for the M. Pur and Rs.2,484,000 /acre for the land of Chak No.66GD. Similarly, the differential cost of crops is Rs. 2021920 (3.16%), trees Rs. 112,158 (13.25%), Building structures is Rs. 3,689,450 (43%), and Tube well Rs. 188,000 (3.52%). The total differential based on highest rate prevailing between DPAC and IVS in the form of land and non-land assets of this subproject is Rs 130,385,354/- (25.75%) worked out as per replacement cost of the IVS. This includes all transaction costs, interests, labor, restoration costs and all applicable payments. During the revision of this LARP, the IVS land rates were revised as the PMU during a due diligence exercise for finalizing the LARP, found that the evidence used to assess the land rates of Chak 66 GD were based on a fraudulent land transaction that was made by the DPs of the affected land covered under this LARP in order obtain more land compensation by artificially escalating the land price. This misleading evidence was provided by the IVS consultant to be used as evidence in carrying out the land assessments. The PMU asked the IVS consultant to reassess the land value based on actual transactions and not fabricated evidence. Reassessment of the land value was done from 16th Aug to 19th Aug. During the reassessment, the IVS consultant found two latest transactions of 8.853 acres conducted on 31st July 2021 and 2nd transaction of 6.822 acres dated 29th July 2021, both these lands sold at the rate of Rs. 23, 00000/acre. These transactions were made by the general public of GD 66 and not by the DPs of the affected land. The recent transactions seem sufficient to determine the open market rate and also meet the requirements of LARF and SPS 2009. The evidence of these transactions is attached on Page 93 to 95 of the IVS report.

6.4 Compensation and Entitlement Policy

99. Compensation and entitlements have been determined on the basis of SPS 2009, and requirement of Para 81 of the approved LARF. Table 6.6 provides an Entitlement Matrix for different types of losses assessed during the census survey, Inventory of the Losses and socio-economic survey. It also covers the provisions for any unanticipated impacts arising during subproject implementation. Compensation and other assistances will be paid to DPs prior to dislocation and dispossession from acquired assets. In case, the payment is delayed more than a year from the date of valuation, the values will be indexed taking into account the annual inflation rate before payment to DPs.

Table 6.6: Eligibility and Entitlement Matrix

Sr. No.	Category	Type of Loss	Entitled DPs	Compensation Policy
1	Permanent impact on the agriculture land	Land required permanently for the Waste Water Treatment Plant, Sahiwal	113 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). • The PMU will pay the interest of the remaining loan amount in case any DP get the loan from Bank on his affected land.
			Leaseholder titled/untitled	<ul style="list-style-type: none"> • Compensation commensurate to lease type and duration to be defined in LARP • Production based on relevant cropping pattern/cultivation record and other appropriate rehabilitation, to be defined in the LARPs based on project situation and AP consultation.
2	Temporary impact on arable or non- arable land	Land required temporarily during civil works	All owners of rented land/lease holders (with and without title)	<ul style="list-style-type: none"> • Lease agreements to be signed between the AHs and the contractor for the period of occupation of land; • Rental fee payment for period of occupation of land, as mutually agreed by the parties; • Restoration of land to original state; and • Guarantee of access to land and structures located on remaining land.
3	Impact on crop	All types of affected Crops	113 DPs (Owner (including non-titled land user)	Cash compensation at current market rate for a one-year harvest of affected crops (for two cropping seasons, i.e. wheat for winter and Maize for Summer) proportionate to size of lost plot, based on crop type and highest average yield over past 3 years.
4	Loss of Trees (Fruit and non-fruit	Affected trees	29 DPs (owners of the timber & fruit	<ul style="list-style-type: none"> • Cash compensation for timber trees at current market rate of timber value

	Trees)		tree including non- titled land user)	<p>of species at current volume, plus cost of purchase of seedlings and required inputs to replace trees; and</p> <ul style="list-style-type: none"> • Compensation for mature fruit-bearing trees comprised on the market rate of the yearly crop yield multiplied by the number of years required to grow such a tree to the same production level, and for immature trees that are yet to bear fruit compensation based on the gross expense needed to reproduce the tree to the same age when it was cut.
5	Residential, structures, pump-house	Partial or complete loss of structure	21 DP (12 Owner of the residential structure, 9 Owners of pump-house)	<ul style="list-style-type: none"> • Cash compensation for affected structure (taking into account functioning viability of remaining portion of partially affected structure) for its restoration to original use) at full replacement cost computed at market rate for materials, labor, transport and other incidental costs, without deduction of depreciation; • Right to salvage materials from lost structure; and • Any improvements made to a structure by a lessee/tenant will be taken into account and will be compensated at full replacement cost payable through apportionment between owner and the tenant as agreed during the consultation meetings.
6	Loss of Irrigation Pumps/Bore hole	Affected Tube well owner	12 nos of DPs, Tube well Owner (including non-titled land user)	<ul style="list-style-type: none"> • Compensation as per replacement value of the borehole, expenses incurred during the installation of electric pump and other fixed item associated with the pumping station especially the bore pipe; • Transportation cost for shifting the machinery and electric motors etc.; and • The delivery pipe along with the electric motor will be removed only while the bore will be demolished along with the filtration pipe and cost is covered with the compensation cost paid by the subproject.

7	Vulnerable Groups	Loss of Land with low-income level Women headed household	24, 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; • 7 females (Widow) are identified who are heading households are also entitled as Vulnerable; and • 17 DPs are identified with low income (less than 20,000).
8		Loss of Structures	All Vulnerable DPs	<ul style="list-style-type: none"> • Assistance in construction of new structure; • Assistance in identification and purchase or rental of new structure; and • Assistance with administrative process of registration of property and preparation of compensation agreements • Assistance with transition to relocation site.
		Temporary land acquisition	All Vulnerable DPs	<ul style="list-style-type: none"> • Preferential treatment to avoid or mitigate as quickly as possible; and • Provision of access to land and residence suitable to disabled and elderly DPs.
9	House rent	All types of structures requiring relocation	08 DPs required to relocate as a result of losing residence	<ul style="list-style-type: none"> • A lump sum amount of Rs. 10,000 per months for a period of 6 months to assist the DPs in renting house for 6 months. So, total Rs.60,000 will be paid to 09 DPs on account of house rent.
10	Transition Allowance	All types of structures requiring relocation	19 DPs (of losing structures)	<p>On a case-to-case basis, transitional allowance equal to 6 months of recorded household income or equal to inflation adjusted official poverty line, whichever is higher?</p> <p>One time cash compensation duration of interruption (house construction) in source of income for a period of 06 months Rs.10,000X6=</p>

				60000/-;
11	Shifting Assistance	All types of structures requiring relocation	20 DPs (12 Owner of the residential structure, 8 Owners of pump-house)	<ul style="list-style-type: none"> As agreed in the consultation meeting with the DPs, a lump sum amount of Rs. 10,000 will be paid to each DP as a one-time shifting allowance to facilitate their shifting in other area; Owner of the room will get one additional allowance for shifting of delivery pipe and electric motor of his tube well; and PMU will give DPs 30 days' time period for relocation as agreed here in the consultation meetings and that can be extended with consensus.
12	Employment Allowance	Loss of Job	29 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.20,000 as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to RS. 20,000 X 3 = 60,000 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
13	Severely affected allowance	Stability	86 DPs (land owners including non-titled land user) losing 10% or more of their productive	<ul style="list-style-type: none"> Each DP will be paid one-time cash compensation equal to minimum wage rate i.e., Rs.20,000 as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to Rs. 20,000 X 3 =

			assets)	60,000.
14	Maintenance of access to means of livelihood	Avoidance of obstruction by project facilities	All 113 DPs	Provide un-interrupted access to agricultural fields, business premises and residences of persons in the project area.
15	Unanticipated Impacts	As and when identified	All DPs facing impact	Dealt with as appropriate during subproject implementation according to the ADB Safeguard Policy Statement, 2009 and compensation provisions as defined in this entitlement matrix.

SECTION 7

INCOME RESTORATION AND REHABILITATION

7.1 General

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

7.2 Income Restoration Program

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

7.3 Livelihood Restoration

- **Livelihood Disturbance Allowance:** All the DPs in this LARP are associated with agriculture and they earn their livelihood through sale of crop cultivated on the land. There are at least 2 crops cultivated on this land i.e summer (wheat) & winter (Maize). Currently the DPs are cultivating the same lands as per previous practices and there has been no hindrance to their crop cycle. The compensation given to these DPs by the DPAC includes (i) compensation for the standing crop and (ii) compensation for the crop, which they were to cultivate in the coming season. The IVS has also revaluated this compensation as per prevailing market price and that has already been incorporated in LARP as differential cost equivalent. In effect, these people will be compensated for their livelihood for good 6 months after the date of acquisition of their land. The PMU will further provide training programs to all DPs as a livelihood assistance to restore their livelihood (estimated cost if training programs at PKR 2 Million).
- **Employment Loss Allowance:** Cash compensation for employment loss will be paid based on officially designated minimum wage rate, i.e. Rs.20,000 as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to RS. 20,000 X 3 = 60,000
- **Severely Affected Allowance:** Entitled DP will be paid one-time cash compensation equal to minimum wage rate i.e. Rs.20,000 as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to Rs. 20,000 X 3 = 60,000/-
- **Transition Period Allowance:** Entitled DP will be paid one-time cash compensation @. Rs.10,000 per month for reconstruction and rehabilitation of their structures. The amount for six months will be equal to Rs. 10,000 X 6 = 60,000/-
- **Transportation Allowance:** Entitled DP will be paid one-time cash compensation @. Rs.10,000 per month for shifting of their structures as agreed after consultation with DPs.
- **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. 20,000 X 3 = 60,000/- of Govt.
- **Jobs to DPs and Locals:** All eligible DPs and locals (preference given to DPs) will be provided employment opportunities created by construction of Waste Water

Treatment Plant, PICIIP-08 A. Hiring of DPs and locals will be ensured through inserting a contract clause in the construction contract that will be monitored by PMU/CIU and verified by EMA. The DPs and locals will also preferably get the job opportunity at the project office (if eligible in case the technical skill is required). The status of hiring of DPs and locals will be reported in project's monthly/quarterly progress and monitoring of LARP implementation reports.

- **Training Opportunities:** PMU will launch a skill development and livelihood restoration program for the DPs keeping in view the need of market and willingness of the DPs. The PMU with the coordination of an Agriculture department and vocational training institute will provide training to the DPs. The training will include the agriculture extension services for the efficient use of irrigation water, enhancing the agriculture productivity, human skill development on electronic work, embroidery, stitching cloth, and cooking. The training will be organized in coordination with the DPCs in the local district council that is easily accessible for the DPs. Transportation costs will be reimbursed, Lunch and tea breaks will be provided and the course will be given at no charge to the participants. An attendance certificate will be provided following the successful completion of the course. PMU will implement the training during the subproject execution.

SECTION 8

RESETTLEMENT BUDGET AND FINANCING PLAN

8.1 Introduction

102. In preparing the budget, the costs for land and resettlement have been worked out using the replacement cost of lost assets. The additional assistance for loss of income and transportation is based on the value used in the entitlement matrix. This final budget provides the outlay for different expenditures categories assessed through field surveys carried out during May to June 2020 and updated in September, 2020. The compensation cost worked out as per the land price fixed by District Price Assessment Committee (DPAC), cost for non-land assets was obtained from the concerned departments and livelihood assistance (allowances) were determined as per the market rate and government fixed minimum wage rate for 2021 -2022 and has been reviewed and finalized by the EA. The assessment carried out by the DPAC is given as **Annex-K** of the LARP. As the legal framework for land acquisition in Pakistan does not permit payment of compensation rates above government (BOR) rates, the assets lost due to project will be assessed according to the principle of replacement cost as outlined in the LARF. The BOR considers average market rate based on registered land transactions as fair market value although this is not compatible with ADB's requirement of replacement cost. Therefore, the difference between BOR and RC was worked out through an independent valuation study by qualified and experienced experts (referred subsection 6.2). In cases where compensation has been already awarded, the BOR, under the prevailing LAA practice, is not authorized to accept or reject any additional amount of compensation (over and above the BOR price). However, CIU will be required to arrange the balance amount and pay to the DPs to comply with the conditions of loan agreements.

8.2 Differential Cost

8.2.1 Approval of the Resettlement Budget

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

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

8.3 Management of Resettlement Budget

105. 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, and detailed procedure for identification of eligible persons for resettlement entitlements of the LARP, preparation of losses and entitlement files of individual DPs, as well as processing payments and disbursements with accurate and up-to-date documentation.

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

8.4 Land Acquisition and Resettlement Cost

107. 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 J). The cost obtained from the DPAC and from the concerned departments for land and non-land assets is reflected in **Annex-C to Annex G and Annex-K** and Table 8.1 of the LARP. The total cost worked out is PKR 851.99 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 Rate worked out by DPAC for land and by relevant department for non-land assets (Rs)	Unit Rates worked out by the IVS for land and non-land assets (Rs)	Total Compensation cost determined by DPAC for land/non-land assets by relevant departments (Rs.)	Total Compensation Cost determined through IVS (Rs)	Total Compensation Cost (Million Rs.)	Total Differential cost to be paid by PMU (Rs.)	TOTAL Differential Cost as percentage of TOTAL DPAC determined Cost (%)
A. Cost of Land Acquisition (Rs. Per Acre)										
i.	Muhammad Pur	132.35	83	2,116,717	2,970,400	280,149,823	393,135,707			
ii.	15% compulsory acquisition charges			317,508	0	42,022,474	0			
iii.	Total (with 15 % charges)			2,434,225	2,970,400	322,172,297	393,135,707		70,963,410	22.03%
iv.	Chak No.66GD	64	30	1,434,315	2,484,000	91,796,160	158,976,000			
v.	15% compulsory acquisition charges			215,147	0	13,769,424	0			
vi.	Total (with 15 % charges)			1,649,462	2,484,000²	105,565,584	158,976,000		53,410,416	50.59%
vii.	Sub-Total A (iii+vi)	196.35	113	-	-	427,737,881	552,111,707	552.11	124,373,826	29.08%

² The IVS land rates have been revised as the IVS Consultant found two latest transactions in Chak 66 GD. These two latest transactions are of large land parcels (i.e. 15.7 acres combined), where the land was sold at the rate of Rs. 23, 00000/acre by the general public (not by the DPs of this LARP). Moreover, the transaction that was being used as evidence earlier was rejected by PMU as it was made between the DPs of the affected land covered under this LARP in order to artificially escalate the area's land price. The earlier transaction was also of a much smaller land parcel i.e 4 acres @ Rs.2500,000/acres. As the two recent transactions are sufficient to determine the land rate as per replacement cost basis, and are carried out between general public (not the DPs of this LARP), hence the rates are revised using these transactions as evidence.

Sr. No.	Description	Qty/Nos./Unit	DPs	Unit Rate worked out by DPAC for land and by relevant department for non-land assets (Rs)	Unit Rates worked out by the IVS for land and non-land assets (Rs)	Total Compensation cost determined by DPAC for land/non-land assets by relevant departments (Rs.)	Total Compensation Cost determined through IVS (Rs)	Total Compensation Cost (Million Rs.)	Total Differential cost to be paid by PMU (Rs.)	TOTAL Differential Cost as percentage of TOTAL DPAC determined Cost (%)
B. Cost of Crop										
i	Wheat Crop	196.35	113	-	77,000	63,963,568	15,119,035			
ii	Maize Crop			-	56,000		10,995,662			
(B)	Sub-Total B(i+ii+iii)	-	-			63,963,568	26,114,697	26.11	2,021,920	3.16%
C- Cost of Trees (Rs. Per tree)										
i	Fruit and Non-Fruit	271	29	Various	Various	846,609	431,368		112158	
(c)	Sub-Total of C (i)	271	29			846,609	431,368	0.431368	112,158	13.25%
D- Cost of Structure (Rs. Per Sqft/Rft)										
I	Cement Mortar construction	4643	21	1000	1250	8,528,300	5,803,750			
ii	Mud motor construction	9310		320	600		5,586,000			
iii	Pise construction	864		350	250		216,000			
iv	Boundary Wall	680		880	900		612,000			
(D)	Sub-Total of D(i+ii+iii+iv)					8,528,300	12,217,750	12.21775	3,689,450	43%
E- Cost of Tube well (Rs. Per Tube well)										
I	Electric Tube well	4	12	849,000	867,500	3,396,000	3,470,000			
ii	Tractor Tube well	6		324,000	343,000	1,944,000	2,058,000			
(E)	Sub-Total of E	10				5,340,000	5,528,000	5.528	188,000	3.52%

Sr. No.	Description	Qty/Nos./Unit	DPs	Unit Rate worked out by DPAC for land and by relevant department for non-land assets (Rs)	Unit Rates worked out by the IVS for land and non-land assets (Rs)	Total Compensation cost determined by DPAC for land/non-land assets by relevant departments (Rs.)	Total Compensation Cost determined through IVS (Rs)	Total Compensation Cost (Million Rs.)	Total Differential cost to be paid by PMU (Rs.)	TOTAL Differential Cost as percentage of TOTAL DPAC determined Cost (%)
Total for Land and Non-Land = (A)+(B)+(C)+(D)+(E)						506,416,358	596,403,522	596.40	130,385,354	25.75%

F-Assistance									
Sr.no	Allowance		DP's	Amount per head		Total			Rs. (In Million)
I	Transition Period Allowance	.	19	60,000		1,140,000			11.4
ii	Training/Skill Development	-	113	Lump sum		2,000,000			20
iii	Vulnerability Allowance		24	60,000		1,440,000			14.4
iv	Severity Allowance		86	60,000		5,160,000			51.6
v	Shifting Allowance	-	20	10,000		200,000			2
vi	House Rent	-	8	60,000		480,000			4.8
ix	Employment Loss	-	29	60,000		1,740,000			17.4
(F)	Sub-Total of F (i+ii+iii+iv+v+vi+vii+viii+ix)	-	-	-		12,160,000			12.16

	Total for F-Assistance, and Land and Non-Land Assets = (A)+(B)+(C)+(D)+(E)+(F)				608,563,522		608.56
G	Monitoring and Evaluation @ 20% of the Total Cost				121,712,704		121.71
H	Administrative & Security Cost @ 10% of the Total Cost				60,856,352		60.86
I	Contingencies @ 10 % of the Total Cost				60,856,352		60.86
	Grand Total = (A)+(B)+(C)+(D)+(E)+(F)+(G)+(H)+(I)				851,988,931		851.99
	Grand Total in US\$@ Rs. 164.17= 1\$				5,189,675		5.19

SECTION 9

GRIEVANCE REDRESS MECHANISM

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

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

110. **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.

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

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

113. 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.

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

SECTION 10
INSTITUTIONAL ARRANGEMENTS

10.1 Introduction

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

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

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

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

10.2 Local Government and community Development

Sr. No.	Institution	Roles and Responsibilities
1	PMU	PMU is the owner of the project therefore it is responsible to manage and ensure safeguard due—diligence and disclosure requirements including LARP and monitoring in accordance with ADB’s Safeguard Policy Statement (2009) and government requirements especially LAA 1894.
2	Contractor	Contractor is responsible for the construction works under the social and environment conditions.
3	CSC	CSC is responsible for the overall supervision of the projects and ensures that LARP is implemented in a smooth and timely manner in accordance with the provisions of the LARP.
4	District Administration	Role of district administration is to provide full support and coordination to all stakeholders and keep law and order related to security measures.
5	Community	Local Community is the affected as well as beneficiary of the sub-subproject. Community is responsible to resolve social conflicts and to safeguard their rights.
6	Independent Valuation Expert	Determine how the value of land and other assets can be assessed to meet ADB’s policy requirement for replacement cost and also satisfy the legal requirements of Pakistan.
7	ADB	ADB is the donor of the Waste Water Treatment Plant and has a supervisory role.
8	Revenue Department	District Collector/Deputy Commissioner is responsible for the evaluation of the lost assets and disbursement of the compensations to DPs for their lost assets.

119. 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.

120. 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

10.3 City Implementation Unit (CIU)

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

- Project Implementation Officer;
- Safeguard Officer;
- M&E Officer;
- MIS Officer; and
- GIS Officer.

10.4 Construction Supervision Consultants

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

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

- x. Review, monitor and evaluate the effectiveness with which the LARP is implemented, and recommend necessary corrective actions to be taken. Advise on corrective measures where necessary to the PMU;

10.5 Grievance Redress Committees (GRCs)

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

10.6 District Government

124. 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

125. 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

126. 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.

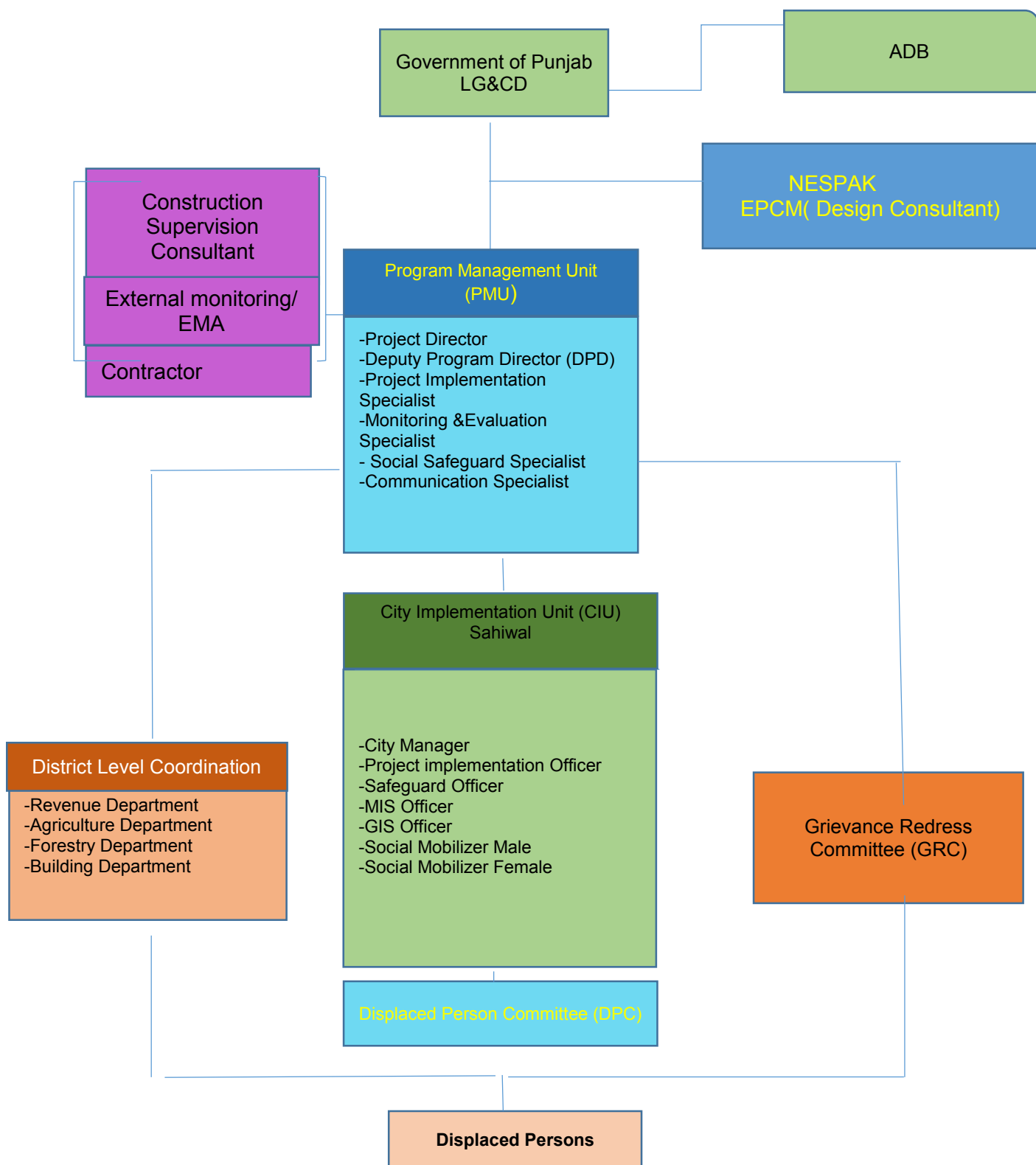
10.9 Asian Development Bank (ADB)

127. 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

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

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



SECTION 11
IMPLEMENTATION SCHEDULE

11.1 Introduction

129. 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.

130. The relocation of the DPs in the area will be required towards the end of September, 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

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

Table 11.1: LARP Preparation and Implementation Activities/Schedule

Sr. No.	Activity	Responsibility	Compliance Status
1	Finalization of Detailed Design	PMU, CIU & Consultant	Done
2	SIA, Census, LAR impact inventory with extent of loss to each DP prepared, compensation, and entitlements finalized.	PMU & CIU	Done
3	Preparation of final LARP	PMU/CIU	Done
4	ADB reviews and comments on final LARP	ADB	Under process
5	Award of Contract	PMU/CIU	After the approval of LARP
6	Announcement of Land Award	Deputy Commissioner	Done
7	Institutional arrangements put in place for LARP implementation	PMU - LG&CD	Done
8	Arrangement of resettlement Budget	PMU-LG&CD	Under process
9	Distribution of executive summary of LARP, and notices to receive DPs for compensation payment	PMU & CIU	LARP will be disclosed after approval by ADB and notices will be served after the approval of LARP i.e., 25 th of

Sr. No.	Activity	Responsibility	Compliance Status
			August, 2021.
10	Completion of payment of compensation according to the procedure provided in the LARP	PMU, CIU & Revenue	30 st of September, 2021
11	Submission of External Monitoring Report	EMA	Before start of construction work i.e., 30 st September 2021
12	Issuance of no-objection for NTP with civil works for Lot-4	PMU& CIU	After the LARP implementation External Monitoring report will identify the status of compensation payment and other livelihood assistances expected to be submitted 15 th of October 2021.
12	Commencement of civil works	PMU/Contractor	15 th of October, 2021

11.3 Implementation Schedule

132. The commencement of civil works will be subject to the satisfactory implementation of this Land Acquisition and Resettlement Plan including complete payment of compensation and livelihood assistance and redress of community concerns. Based on the implementation experience of previous projects, it is expected that the implementation of this final LARP for the Waste Water Treatment Plant will be completed till the end of September 2021. The detail of proposed tentative schedule is presented below.

Figure 11.3: Resettlement Plan Implementation Schedule

Sr. No	Items	Status	Year 2021										Responsibility	
			JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT		
1	Determined the price for land and other affected assets by DPAC	Done	█											PMU & DC
2	Socio economic, gender survey and census of DPs	Done	█											PMU & CIU
3	Conducting public Consultations and Disclosure	Continues process	█	█	█	█	█	█	█	█	█	█	█	PMU & CIU
4	Formation of GRC: Complaint from Aggrieved DPs, Investigation and Actions & Monitoring Resolution of Complaint	Done/ On going	█	█	█	█	█	█	█	█	█	█	█	PMU & CIU
5	Preparation of a final LARP and Disclosure	On going					█	█	█	█				PMU & CIU
6	Award of contract	Not Yet								█	█			PMU/CIU
7	Compensation Payment: Compensation payment for land and non-land assets & livelihood assistance	Not Yet									█	█	█	PMU, CIU & Revenue
8	Monitoring and Reporting: Review of LARP Implementation & If LARP Implementation found satisfactory, notice to proceed for Civil works is issued	Not Yet										█	█	EMC
9	Contractor re-mobilization/ commencement of civil works	Not Yet											█	PMU, CIU & Contractor

SECTION 12

MONITORING AND REPORTING

12.1 Need for Monitoring and Reporting

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

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

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

12.2 Internal Monitoring

135. 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.

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

- i. Information campaign and consultation with DPs;
- ii. Status of compensation payment for the land and non-land assets like structures, crops and trees;

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

137. 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:

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

12.3 External Monitoring

138. The PMU through its Social Safeguard team and facilitation support of Resettlement Specialist of CSC is required to engage qualified and experienced External Monitoring Agency to verify the EA's monitoring information. EMA has been mobilized since 9th of November, 2020 on intermittent basis to monitor LARP implementation progress and provide bi-annual monitoring report. The main objective of this monitoring is to monitor the LARP implementation, identify issues and recommend corrective measures. The external monitor will review the IM reports, collect information from the field and determine whether resettlement objectives and goals have been achieved, more importantly whether livelihoods and living standards of DPs have been restored/ enhanced and suggest suitable recommendations for improvement. The external monitor will identify the gaps in LARP implementation and advise the EA on safeguard compliance issues.

139. The key tasks during external monitoring will include

- i. Review and verify internal monitoring reports prepared by PMU/CSC;
- ii. Review of the socio-economic baseline, census and inventory of losses of displaced persons;
- iii. The monitors need to assess and verify whether the entitlements have been provided in accordance with this LARP and its Entitlement Matrix;
- iv. Grievance procedures, including recording, reporting, processing and redress of grievances
- v. Consultations with DPs, community leaders and officials for preparing review report;
- vi. Assessment of resettlement implementation progress, efficiency, effectiveness and sustainability;
- vii. Review Internal Monitoring Reports and due diligence reports
- viii. Identify additional IR impacts
- ix. suggest remedial action with time-based actions and
- x. Maintain data base of independent surveys

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

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

- iii. Quality and frequency of consultation and disclosure;
- iv. Changes in income levels;
- v. Rehabilitation of severely affected people, and different vulnerable groups;
- vi. Valuation of property and ability to replace lost assets;
- vii. Disbursement of compensation and other entitlements; and
- viii. Grievance procedures, including recording, reporting, processing and redress of grievances.

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

12.4 Reporting Requirements

142. CSC will prepare monthly progress report and assist PMU to prepare internal monitoring report on quarterly basis. The external monitoring report will be prepared by the EMA on biannual basis. However, 1st safeguard monitoring report will be submitted as the compensation disbursement is completed (tentatively 30st of September, 2021) and later it will be submitted on quarterly basis.

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

144. Awarding of civil works contract for the Waste Water Treatment Plant – PICIIP-8 A sub-project is conditional to the approved LARP while the commencement of construction is conditional to full payment to DPs and implementation of LARP to be validated by EMA.

ANNEXES

Annex-A
Brochures in Urdu and English Languages

Dissemination and Community Outreach for Waste Water Treatment Plant

- PICIIP-08 A- Sahiwal

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 19.35 acres of private land will be affected due to Waste Water Treatment Plant implementation. In the total area, 132.35 acre falls in Muhammad Pur Mouza and 64 acres falls in Chak No.66GD. The land acquisition has been completed as section 11 of LAA, 1894 has been awarded on October 26, 2020.

4. Due to the acquisition of this land 113 persons will be affected out of which 83 DPs are land owners of Muhammad Pur village while 30 DPs are from Chak No. 66GD. 113 DPs loss crops, 30 DPs of trees, 12 DP of Tube well and 21 DP facing loss of their structures (used as residence and pump houses). Among the total affected persons, 86 DPs are entitled to impact severity as they will lose 10% or more of their productive assets and 24 DPs (8 widows and 16 fall under the poverty line as per government minimum wage) have been recognized as vulnerable due to their low income as announced by the government of Pakistan i.e. minimum Rs.20,000. The detail is given in the following subsections. A summary of impacts with ownership status is illustrated in table 1.

Table 1: Type of LAR impacts

Sr. No.	Description	Qty/Nos	DPs	Remarks
1	Cultivated agriculture Land (Acres)	196.35	113	Total area to be acquired for Waste Water Treatment Plant is 196.35 acres in which 132.35 acres falls in Muhammad Pur and 64 acres agricultural land falls in Chak No.66 GD. There is actual 159 DPs for Waste Water Treatment Plant. From the total, 113 are the land owners and 29 are the servant to land owners (working on the agriculture farms and taking care of livestock)
2	Wood trees	204	17	Multiple counts, DPs being affected due to impact on land and trees.

3	Fruit Trees	67	12	Multiple counts, DPs being affected due to impact on land and fruit trees.
3	Tube well	10	12	The subproject has impact on 10 irrigation pumps. (Six Tube wells are from Muhammad and 4 irrigation pumps fall in village 66 GD. Multicount, DPs being affected due to impact on land and irrigation pumps.
4	Building Structure	21	21	There is total 21 building structures, 12 are the residential and 9 are pump house. Multicount, DPs are being affected due to impact on land, residential structure and pumphouse.
5	Impact Severity	-	86	These DPs are entitled to impact severity allowance as owing to losing 10% and more of their productive assets.
6	Vulnerability	-	24	From the total 24 DPs, 17 DPs recognized as the 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. 20,000 per month. While 7 DPs are the women those were heading the households.
8	Employees	-	29	
	Total	-	314	The actual DPs are 142 for this subproject. From the total, 113 are the land owners, and 29 are the servant to land owners (working on the agriculture farms and taking care of livestock). While 185 are

3. ENTITLEMENTS, ASSISTANCE AND BENEFITS

5. 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

Sr. No.	Category	Type of Loss	Entitled DPs	Compensation Policy
1	Permanent impact on the agriculture land	Land required permanently for the Waste Water Treatment Plant, Sahiwal	113 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). • The PMU will pay the interest of the remaining loan amount in case any DP get the loan from Bank on his affected land.
			Leaseholder titled/untitled	<ul style="list-style-type: none"> • Compensation commensurate to lease type and duration to be defined in LARP • Production based on relevant cropping pattern/cultivation record and other appropriate rehabilitation, to be defined in the LARPs based on project situation and AP consultation.
2	Temporary impact on arable or non- arable land	Land required temporarily during civil works	All owners of rented land/lease holders (with and without title)	<ul style="list-style-type: none"> • Lease agreements to be signed between the AHs and the contractor for the period of occupation of land; • Rental fee payment for period of occupation of land, as mutually agreed by the parties; • Restoration of land to original state; and • Guarantee of access to land and structures located on remaining land.
3	Impact on crop	All types of affected Crops	113 DPs (Owner (including non- titled land user)	Cash compensation at current market rate for a one-year harvest of affected crops (for two cropping seasons, i.e.

				wheat for winter and Maize for Summer) proportionate to size of lost plot, based on crop type and highest average yield over past 3 years.
4	Loss of Trees (Fruit and non-fruit Trees)	Affected trees	29 DPs (owners of the timber & fruit tree including non- titled land user)	<ul style="list-style-type: none"> • Cash compensation for timber trees at current market rate of timber value of species at current volume, plus cost of purchase of seedlings and required inputs to replace trees; and • Compensation for mature fruit-bearing trees comprised on the market rate of the yearly crop yield multiplied by the number of years required to grow such a tree to the same production level, and for immature trees that are yet to bear fruit compensation based on the gross expense needed to reproduce the tree to the same age when it was cut.
5	Residential, structures, pump-house	Partial or complete loss of structure	21 DP (12 Owner of the residential structure, 9 Owners of pump-house)	<ul style="list-style-type: none"> • Cash compensation for affected structure (taking into account functioning viability of remaining portion of partially affected structure) for its restoration to original use) at full replacement cost computed at market rate for materials, labor, transport and other incidental costs, without deduction of depreciation; • Right to salvage materials from lost structure; and • Any improvements made to a structure by a lessee/tenant will be taken into account and will be compensated at full replacement cost payable through apportionment between owner and the tenant as agreed

				during the consultation meetings.
6	Loss of Irrigation Pumps/Bore hole	Affected Tube well owner	12 nos of DPs, Tube well Owner (including non- titled land user)	<ul style="list-style-type: none"> • Compensation as per replacement value of the borehole, expenses incurred during the installation of electric pump and other fixed item associated with the pumping station especially the bore pipe; • Transportation cost for shifting the machinery and electric motors etc.; and • The delivery pipe along with the electric motor will be removed only while the bore will be demolished along with the filtration pipe and cost is covered with the compensation cost paid by the subproject.
7	Vulnerable Groups	Loss of Land with low-income level Women headed household	24, 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; • 7 females (Widow) are identified who are heading households are also entitled as Vulnerable; and • 17 DPs are identified with low income (less than 20,000).

8		Loss of Structures	All Vulnerable DPs	<ul style="list-style-type: none"> • Assistance in construction of new structure; • Assistance in identification and purchase or rental of new structure; and • Assistance with administrative process of registration of property and preparation of compensation agreements • Assistance with transition to relocation site.
		Temporary land acquisition	All Vulnerable DPs	<ul style="list-style-type: none"> • Preferential treatment to avoid or mitigate as quickly as possible; and • Provision of access to land and residence suitable to disabled and elderly DPs.
9	House rent	All types of structures requiring relocation	09 DPs required to relocate as a result of losing residence	<ul style="list-style-type: none"> • A lump sum amount of Rs. 10,000 per months for a period of 6 months to assist the DPs in renting house for 6 months. So, total Rs.60,000 will be paid to 09 DPs on account of house rent.
10	Transition Allowance	All types of structures requiring relocation	19 DPs (of losing structures)	<p>On a case-to-case basis, transitional allowance equal to 6 months of recorded household income or equal to inflation adjusted official poverty line, whichever is higher?</p> <p>One time cash compensation duration of interruption (house construction) in source of income for a period of 06 months Rs.10,000X6= 60000/-;</p>
11	Shifting Assistance	All types of structures requiring relocation	20 DPs (12 Owner of the residential structure, 8 Owners of pump-house)	<ul style="list-style-type: none"> • As agreed in the consultation meeting with the DPs, a lump sum amount of Rs. 10,000 will be paid to each DP as a one-time shifting allowance to

				<p>facilitate their shifting in other area;</p> <ul style="list-style-type: none"> • Owner of the room will get one additional allowance for shifting of delivery pipe and electric motor of his tube well; and • PMU will give DPs 30 days' time period for relocation as agreed here in the consultation meetings and that can be extended with consensus.
12	Employment Allowance	Loss of Job	29 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.20,000 as fixed by the Federal Government for the year 2021-22. The amount for three months will be equal to $RS. 20,000 \times 3 = 60,000$ • 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
13	Impact Severity allowance	Stability	86 DPs (land owners including non- titled land user) losing 10% or more of their productive assets)	<ul style="list-style-type: none"> • Each DP will be paid one-time cash compensation equal to minimum wage rate i.e., Rs.20,000 as fixed by the Federal Government for the

				year 2021-22. The amount for three months will be equal to Rs. 20,000 X 3 = 60,000.
14	Maintenance of access to means of livelihood	Avoidance of obstruction by project facilities	All 113 DPs	Provide un-interrupted access to agricultural fields, business premises and residences of persons in the project area.
15	Unanticipated Impacts	As and when identified	All DPs facing impact	Dealt with as appropriate during subproject implementation according to the ADB Safeguard Policy Statement, 2009 and compensation provisions as defined in this entitlement matrix.

4. GRIEVANCE REDRESS MECHANISM

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

7. **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.

8. **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.

9. **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

10. 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.

11. 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.

12. 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

13. 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.

15. The relocation of the DPs in the area will be required towards the end of August, 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.

16. 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

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کتابچہ عوامی آگاہی

برائے ویسٹ وائرٹریٹس پلانٹ، PICIIP-8A ساہیوال

تفصیل منصوبہ

1۔ دی پنجاب انٹرمیڈیٹ سٹیز نرزا پیر وومنٹ 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۔

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

ویسٹ وائرٹریٹس پلانٹ پر عمل درآمد کے دوران نجی شعبہ کی زیر ملکیت 196.35 ایکڑ زرعی اراضی متاثر ہوگی۔ جس میں سے 132.35 ایکڑ کا احاطہ موضع محمد پور اور 64 ایکڑ قبوہ موضع چک نمبر 66.GD پر محیط ہے یہ قبوہ پنجاب لینڈ ایکویزیشن ایکٹ 1894 کے تحت 26 اکتوبر 2020 کو حاصل کیا جا چکا ہے۔

مجوزہ منصوبہ 113 افراد کو متاثر کرے گا جن میں سے 83 افراد کا تعلق موضع محمد پور اور 30 افراد کا تعلق موضع چک نمبر 66.GD سے ہے۔ 113 افراد کی فصل متاثر ہوگی، 30 افراد کے درخت متاثر ہوں گے 12 افراد کے ٹیوب ویل اور 21 افراد کے سٹرکچرز متاثر ہوں گے۔ ان تمام افراد میں سے 92 افراد شدید متاثرین ہیں جن کے اپنے پیداواری اثاثہ کا 10 فیصد یا اس سے زیادہ کا حصہ متاثر ہوگا۔ 24 افراد (جن میں سے 8 بیوائیں اور 16 افراد جن کی ماہانہ آمدن غربت کی لکیر سے نیچے ہے) کی شناخت غیر مراعات یافتہ (vulnerable) افراد سے ہوئی ہے۔

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

نمبر شمار	تفصیل	مقدار اعداد	متاثرین کی تعداد	ریمارکس
1	زرعی اراضی (ایکڑز)	196.35	113	کل رقبے میں 1196.35 ایکڑ زرعی اراضی متاثر ہو گی۔ جس میں سے 1132.35 ایکڑ کا احاطہ موضع محمد پور اور 64 ایکڑ رقبہ موضع چک نمبر 66.GD پر محیط ہے
2	زیر کاشت رقبہ	196.35	113	
3	درخت (پھل دار، غیر پھل دار	271	29	
4	ٹیوب ویل	10	12	مجوزہ ذیلی منصوبہ 10 آبپاش ٹیوب ویل (جو کہ برقی اور ٹریکٹر سے چلنے والے ہیں) کو بھی متاثر کرے گا
5	عمارتی ڈھانچے جات (کمرے)	21	21	21 افراد کے عمارتی ڈھانچے جات متاثر ہو گے (21 میں سے 13 افراد کارہائشی عمارتی ڈھانچے اور 8 افراد کے پمپ ہاؤس ڈھانچے جات متاثر ہو گے۔
6	شدید اثرات	-	86	86 افراد شدید متاثرین ہیں جن کے اپنے پیداواری اثاثہ کا 10 فیصد یا اس سے زیادہ کا حصہ متاثر ہوگا
7	غیر مراعات یافتہ (Vulnerable) افراد	-	24	ان 24 افراد (جن میں سے 8 بیوائیں اور 17 افراد جن کی ماہانہ آمدن غربت کی لکیر سے نیچے ہے) کی شناخت غیر مراعات یافتہ (vulnerable) افراد سے ہوئی ہے۔
کل	-	314	-	-

3۔ استحقاق، واجبات اور فوائد

معاوضے اور استحقاق کا تعین ADB SPS 2009، منظور شدہ LARF اور LARF 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 پر جیکٹ پر عمل درآمد کے دوران رونما ہونے والے غیر متوقع اثرات کا تخمینہ بھی شامل ہے۔ DP's 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 ازالہ جات (ہرجانہ) 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 زرتلافی
1	زراعی زمین پر مستقل اثر	ویسٹ واٹر ٹریٹمنٹ پلانٹ کے لئے مستقل بنیاد پر درکار ارضی	113 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 سودا بازی کے تمام اخراجات، قابل اطلاق فیس اور ٹیکس، بعد اثاثہ پینڈنٹ ویلیویشن سٹڈی (IVS) کے تحت قابل اطلاق کوئی دیگر ادائیگی بھی شامل ہوگی۔

2	قابل کاشت اور ناقابل کاشت اراضی پر عارضی اثرات	سول کام کے لئے عارضی طور پر درکار اراضی	<p>ٹھیکے الیز پر زمین لینے والے تمام مالکان (بلاستحقاق یا بلاستحقاق) مالکان (AHs) اور ٹھیکے داران کے مابین عارضی قبضے کی مدت کیلئے دستخط شدہ معاہدہ طے پائے گا۔</p> <p>زمین پر قبضے کی مدت کیلئے فریقین کی باہمی رضامندی کے مطابق کرایہ کی ادائیگی۔</p> <p>زمین کی اصل حالت میں بحالی باقی زمین پر واقع زمین اور ڈھانچے تک رسائی کی ضمانت</p>
3	فصلوں پر اثرات	ہر طرح کی متاثرہ فصلیں	<p>113 متاثرین (مالکان بشمول بلاستحقاق صارفین اراضی) کے مطابق ادائیگی (کاشت کے دو موسموں کیلئے؛ یعنی سردیوں میں گندم اور گرمیوں میں مکئی) متاثرہ پلاٹ کے سائز کے تناسب نیز فصل کی قسم اور تین سال کے دوران سب سے زیادہ اوسط پیداوار کی بنیاد پر</p>

<p>* ٹمبر درختوں کیلئے برطابق حجم و اقسام مارکیٹ ریٹ پر نقد معاوضہ کی ادائیگی بشمول متبادل درختوں کیلئے پیئری 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 نا پختہ (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>29 متاثرین</p>	<p>تمام متاثرہ درخت</p>	<p>درختوں کا نقصان</p>	<p>4</p>
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<p>متاثرہ عمارتی ڈھانچے 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 متاثرہ عمارتی ڈھانچے سے سامان بچانے کا حق۔</p> <p>کسی ٹھیکے دار/کرایہ دار کے ذریعہ عمارتی ڈھانچے 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>21 متاثرین میں سے 12 افراد کا رہائشی عمارتی ڈھانچے اور 9 افراد کے پمپ ہاؤس ڈھانچے جات متاثر ہو گے۔</p>	<p>سٹرکچر کا جزوی یا گلی نقصان</p>	<p>رہائش، سٹرکچرز، پمپ ہاؤس</p>	<p>5</p>
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6	آپاشی سے متعلق پیس ایور کا نقصان	متاثرہ ٹیوب ویل کا مالک	DP12، ٹیوب ویل کا مالک (بشمول غیر رجسٹرڈ صارف اراضی)	بورہول کا متبادل قیمت کے مطابق معاوضہ بشمول پیمنٹ اسٹیشن سے وابستہ الیکٹرک پمپ اور دیگر فیکٹری آؤٹ لٹ کے تنصیب کے دوران ہونے والے اخراجات بالخصوص بور پائپ۔ مشینری اور الیکٹرک موٹرز وغیرہ کی منتقلی کیلئے ٹرانسپورٹیشن کے اخراجات۔ الیکٹرک موٹر کے ساتھ ساتھ ڈیلیوری پائپ کو صرف اسی صورت میں نکالا جائے گا جب بور کولٹریٹیشن پائپ کے ساتھ ساتھ مسمار کیا جائے گا جبکہ لاگت سب پروجیکٹ کے ذریعہ ادا کی جائے گی۔
7	غیر مراعات یافتہ افراد (Vulnerable)	کم آمدن زمین کا نقصان خواتین سربراہان کے گھر	غربت کی لکیر سے کم آمدن والے تمام متاثرین بشمول بزرگان، حق ملکیت سے محروم افراد، بچے زمین، خواتین، بچے اور مقامی افراد	نئے پلاٹ کی نشاندہی اور خریداری یا کرایہ داری کے سلسلے میں معاونت۔ انتقال اراضی، عنوان جائیداد، کیڈسٹرل میپنگ اور معاوضہ کے معاہدات کی تیاری جیسے امور میں انتظامی معاونت۔

<p>غیر مراعات یافتہ DPs کیلئے آمدن میں رکاوٹ کی مدت برائے عرصہ 03 ماہ کیلئے ایک روز گارنٹی وٹس برائے ازالہ نقصان بمطابق ماہانہ آمدن 20,000x3=60,000 روپے (کم از کم) بروئے سرکاری شرح (2021-22)۔ سب پروجیکٹ پر (بصورت دستیابی) کام / ملازمت کی ترجیحی بنیاد پر فراہمی۔ تر بیت، ملازمت کی جگہ کا تعین، اضافی مالی گرانٹ اور سامان اور عمارتوں کیلئے مائیکرو کریڈٹ کی فراہمی؛ نیز بحالی متاثرین کیلئے متبادل ذرائع آمدن کی تلاش میں تنظیمی / رسدی سپورٹ</p>	<p>تمام غیر مراعات یافتہ DPs</p>	<p>اصلاح روزگار</p>		
<p>نئے سٹرکچر کی تعمیر میں معاونت نئے سٹرکچر کی نشاندہی اور خریداری یا کرایہ داری میں معاونت۔ جائیداد کی رجسٹریشن اور معاہدہ جات برائے معاوضہ کی تیاری کے انتظامی عمل میں معاونت۔ سائٹ کی منتقلی سے تہہ ملی تک معاونت۔</p>	<p>تمام غیر مراعات یافتہ DPs</p>	<p>سترکچر کا نقصان</p>		

<p>اس عمل سے ممکنہ حد تک گریز اور ناگزیر ہونے کی صورت میں جلد از جلد واپسی۔ معذور اور بزرگ DPس کیلئے موزوں ارضی اور رہائش تک رسائی کی فراہمی۔</p>	<p>تمام غیر مراعات یافتہ DPs</p>	<p>ارضی کا عارضی حصول</p>		
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بنیاد پر ملازمت کا موقیع دیا جائے گا۔

ڈی پیڑ اور مقامی افراد کی خدمات کا سب
پروجیکٹ کی ماہانہ/سہ ماہی ترقیاتی رپورٹ
اور ایل آر پی پر عمل درآمد کی مانٹرنگ
رپورٹس میں باقاعدہ اندراج کیا جائے گا۔
بحالی معاش کیلئے نقد معاوضہ کی ادائیگی
سرکاری طور پر مقرر کردہ کم از کم شرح کی
بنیاد پر کی جائے گی، یعنی وفاقی حکومت کی
طرف سے سال 2021-22 کے لئے
طے شدہ 20,000 روپے (ماہانہ)۔

تین ماہ کیلئے یہ رقم = $20,000 \times 3 = 60,000$
نہتی روپے

• مزید برآں ڈی پیڑ کو Skill

Development کی صورت میں
ترتیب بھی فراہم کی جائے گی۔

پیداواری صلاحیت میں اضافے والے
مداخلات (Inputs)، جیسے زمین کی
ہمواری، تنصیب باڑ

(Terracing)، انسداد حیاتیاتی وارضی

کٹاؤ (Erosion)، اسپرنگر اوڈرپ

اریگیشن، کمپوزنگ، ٹولز اور زرعی توسیع
وغیرہ میں سرمایہ کاری کیلئے ممکنہ اور قابل عمل
حد تک تعاون کی فراہمی۔

معاوضہ وارضی کی ادائیگی سلسلہ معاش کو
جاری رکھنے کی خاطر درکار مناسب سرمایہ
کاری کیلئے نا کافی ہونے کی صورت
میں اضافی مالی امداد

9	معاونت برائے منتقلی	سٹرکچر کی تمام اقسام جن کی منتقلی ضروری ہے	20 متاثرین (12 رہائشی ملکہ کے مالکان اور 8 پمپ ہاؤس کے مالکان	ڈی پیز کے ساتھ منعقدہ مشاورتی میٹنگ کے فیصلے کے مطابق ہر DP کو متبادل علاقے میں منتقلی میں سہولت کی خاطر مبلغ 10000 روپے بطور ایک بار (One-Time) شفٹنگ الاؤنس ادا کئے جائیں گے۔ • پی ایم یو DPس کو منتقلی کیلئے (مشاورتی اجلاس میں طے شدہ) 30 دن کا وقت دے گا جس میں اتفاق رائے سے توسیع کی گنجائش موجود ہے۔
10	ذرائع روزگار تک رسائی کا بندوبست	برائے رکاوٹوں سے گریز کیلئے منصوبہ بندی کی سہولیات	تمام DPس	زیر نظر منصوبہ کے علاقے میں زرعی کھیت کھلیان، کاروباری احاطہ جات اور شخصی رہائش گاہوں تک بلا تعطل رسائی کی سہولت۔
11	غیر متوقع اثرات	جب اور جیسے نشاندہی ہو	تمام DPس جو اثرات کا سامنا کر سکتے ہیں	سب پراجیکٹ پر موزوں عمل درآمد کیلئے "اے ڈی بی سیف گارڈ پالیسی بیان 2009" کو پیش نظر رکھا جائے گا اور معاوضہ جات کی ادائیگی "جدول حقداران" کے مطابق کی جائے گی

4۔ شکایات کی دہری 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 دہری 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 فیڈ لیول پر زبانی یا تحریری شکایت GRC (کمیٹی) کو پیش کر سکتا ہے۔ GRC پیش کردہ شکایت کو متعلقہ تفصیلات کے ساتھ کمیونٹی 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 تدارک 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 اجلاس کے دوران تبادلہ خیال کے بعد کیا جائے گا)۔

5۔ ادارہ جاتی انتظامات

حکومت پنجاب کالوکل گورنمنٹ اینڈ کمیونٹی ڈیولپمنٹ ڈیپارٹمنٹ (LG&CD) منصوبہ بند اپر 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 منصوبہ بے عملی جامہ پہنانے کے لئے متعلقہ شہری افسران کے ماتحت شعبہ جات کی معاونت حاصل ہوتی ہے۔

پی ایم یو کو پراجیکٹ مینجمنٹ اینڈ ایگزیکیوٹو سپورٹ (پی ایم آئی ایس) کے مشیروں (Consultants) کے ذریعے اضافی مدد فراہم

کی جائے گی۔ یہ ماہرین PMU اور CIU کو پروجیکٹ مینجمنٹ، پروجیکٹ منٹ، 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 سہ ماہیوں 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۔

6۔ 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)، سٹی عملدرآمد یونٹ (سی آئی یو) کی زیر نگرانی جاری رہیں گی۔

علاقے میں متاثرین کی منتقلی کا عمل ماہ اگست 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 افراط زر کی 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 درپیش خدشات کا ازالہ جیسے امور شامل ہیں۔

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

نام: سحرش اشرف، جویریہ خالد

عہدہ: فوکل پرسن GRM at CIU

پتہ اور رابطہ نمبر: 0409200173, 04299268484

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Annex-B

Package wise details of the PICIP Procurement Plan

PROCUREMENT PLAN

Basic Data	
Project Name: Punjab Intermediate Cities Improvement Investment Project	Approval Number: 3562
Project Number: 48526-007	Executing Agency: Local Government and Community Development Department, Government of Punjab
Country: Pakistan	Implementing Agency: N/A
Project Procurement Risk: High	Project Closing Date: 30 June 2024
Project Financing Amount: US\$ 250,000,000 ADB Financing: US\$ 200,000,000 Cofinancing (ADB Administered): Non-ADB Financing: US\$ 50,000,000	
Date of First Procurement Plan: 18 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	80:10; 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	(Pre/Post)	Procedure	Date (quarter/year)	
PICIP-04 A-Road Upgradation in Sahiwal	Upgradation/Rehabilitation of existing roads, streets and pavements in Sahiwal	2,000,000.00	NCB	Post	1S2E	Q2 / 2021	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
PICIP-08 A- Sahiwal- WWTP	Construction of Wastewater Treatment Plant (WWTP) in North Zone Sahiwal	7,000,000.00	ICB	Pre	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	Pre	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	152E	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_D1A	Individual Consultants	1,000,000.00	ICB	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 mode (ODBM) consultant	2,500,000.00	QCBS	Prior	Q2 / 2020	FTP	Assignment: International Quality-Cost Ratio: 80:10 e-GP: No Covid-19


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							Response? No
PICIP-Co ns_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-Co ns_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-Co ns_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-Co ns_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-Co ns_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
PICIP-04-Road Upgrade	Upgrade of existing roads, footpaths, signage, green belts, open spaces, safe waste disposal, bus terminals and Parks in Sahiwal and Sialkot City	27,600,000.00	6	NCB	Post	1S2E	Prequalification of Bidders: N Domestic Preference Applicable: N Bidding Document: Small Works e-GP: No Covid-19 Response? No
	Lot 1: Roads, foot path, signaling	12,600,000.00					
	Lot 2: greenbelt	2,000,000.00					
	Lot 3: open space	1,000,000.00					
	Lot 4: safe waste disposal	6,000,000.00					
	Lot 5: bus terminals	4,000,000.00					
	Lot 6: parks	2,000,000.00					
PICIP-05-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
PICIP-06R-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	NOB	Prior	TS2E	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 Sahwal and Sahwal	3,000,000.00	1	ICB	Prior	TS1E	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	11,959,132.00	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	37,699,544.03	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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- (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-C

List of Land affected DPs along with their Compensation Details

Sr.no	Name of DPs.	Mouza	Area Acquired	Cost per acre by DPAC	Cost as per DPAC	Cost per acre by IVS	Cost per acre by IVS	Differen paid b
1	Ghulam Murtaza S/O Mukaram Khan	M.Pur	1.0361	2,434,225	2,522,100	2,970,400	3,077,631	
2	Ghulam Shabir S/O Mukaram Khan	M.Pur	1.5437	2,434,225	3,757,712	2,970,400	4,585,406	
3	Hassan Khan S/O Mukaram Khan	M.Pur	1.5437	2,434,225	3,757,712	2,970,400	4,585,406	
4	Suleman Muhammad S/O Ghazanfer Ali Khan	M.Pur	0.8750	2,434,225	2,129,946	2,970,400	2,599,100	
5	Abdul Ghafoor S/O Manzoor Ahmad	M.Pur	0.0013	2,434,225	3,164	2,970,400	3,862	
6	Abdul Hameed Khan Baloch S/O Falak Sher Khan	M.Pur	2.0062	2,434,225	4,883,541	2,970,400	5,959,216	1,07
7	Ghazanfer Ali Khan S/O Sardar Khan	M.Pur	0.7500	2,434,225	1,825,668	2,970,400	2,227,800	
8	Tasawer Ali Khan S/O Sardar Khan	M.Pur	7.9250	2,434,225	19,291,230	2,970,400	23,540,420	4,24
9	Muhammad Ali Khan S/O Sardar Khan	M.Pur	20.4500	2,434,225	49,779,892	2,970,400	60,744,680	10,9
10	Muhammad Imran Khan S/O Nazeer Ahmad Khan	M.Pur	1.0000	2,434,225	2,434,225	2,970,400	2,970,400	
11	Muhammad Rizwan Khan S/O Nazeer Ahmad	M.Pur	1.0000	2,434,225	2,434,225	2,970,400	2,970,400	
12	Shehnaz Begam Wd/O Alam Sher Khan	M.Pur	0.5375	2,434,225	1,308,396	2,970,400	1,596,590	
13	Fiaz Ahmad Khan S/O Alam Sher Khan	M.Pur	7.3875	2,434,225	17,982,834	2,970,400	21,943,830	3,96

14	Waqar Ahmad Khan S/O Alam Sher Khan	M.Pur	7.7312	2,434,225	18,819,477	2,970,400	22,964,756	4,14
15	Samina Alam Sher D/O Alam Sher Khan	M.Pur	0.7375	2,434,225	1,795,241	2,970,400	2,190,670	
16	Abid Mahmood S/O Mahmood Ali	M.Pur	1.6562	2,434,225	4,031,563	2,970,400	4,919,576	
17	Jaffer Ali S/O Naseer Ahmad	M.Pur	1.0000	2,434,225	2,434,225	2,970,400	2,970,400	
18	Zeeshan Nazeer Khan S/O Nazeer Ahmad Khan	M.Pur	0.9750	2,434,225	2,373,369	2,970,400	2,896,140	
19	Muhammad Sajid Khan S/O Muhammad Shahbaz Khan	M.Pur	3.9562	2,434,225	9,630,279	2,970,400	11,751,496	2,12
20	Naghma Zahoor Khan D/O Zahoor Ahmad Khan	M.Pur	2.0000	2,434,225	4,868,449	2,970,400	5,940,800	1,07
21	Tayaba Zahoor D/O Zahoor Ahmad Khan	M.Pur	2.0000	2,434,225	4,868,449	2,970,400	5,940,800	1,07
22	Ehsaan Khan S/O Noor Ahmad Khan	M.Pur	1.0000	2,434,225	2,434,225	2,970,400	2,970,400	
23	Muhammad Ahmad Khan S/O Noor Ahmad Khan	M.Pur	1.0000	2,434,225	2,434,225	2,970,400	2,970,400	
24	Muhammad Sadiq Khan S/O Muhammad Nawaz Khan	M.Pur	12.7875	2,434,225	31,127,646	2,970,400	37,983,990	6,85
25	Muhammad Noor ul Mustafa Nizami S/O Muhammad Aslam Nizami	M.Pur	3.4875	2,434,225	8,489,358	2,970,400	10,359,270	1,86
26	Muhammad Noor ul Murtaza Nizami S/O Muhammad Aslam Nizami	M.Pur	1.5500	2,434,225	3,773,048	2,970,400	4,604,120	
27	Noor ul Nisa D/O Muhammad Aslam Nizami	M.Pur	0.5937	2,434,225	1,445,199	2,970,400	1,763,526	

28	Khursheed Begam Wd/O Muhammad Nawaz Khan	M.Pur	3.7250	2,434,225	9,067,486	2,970,400	11,064,740	1,99
29	Rubina Naz D/O Muhammad Nawaz Khan	M.Pur	4.3875	2,434,225	10,680,160	2,970,400	13,032,630	2,35
30	Ali Murad Khan S/O Muhammad Sadiq Khan	M.Pur	6.2500	2,434,225	15,213,903	2,970,400	18,565,000	3,35
31	Hassan Sardar Khan S/O Muhammad Sadiq Khan	M.Pur	6.2500	2,434,225	15,213,903	2,970,400	18,565,000	3,35
32	Jamshed Saleem Khan S/O Muhammad Saleem Khan	M.Pur	1.2500	2,434,225	3,042,781	2,970,400	3,713,000	
33	Sultan Ahmad S/O Wali Muhammad	M.Pur	1.8250	2,434,225	4,442,460	2,970,400	5,420,980	
34	Waryam S/O Wali Muhammad	M.Pur	1.0687	2,434,225	2,601,456	2,970,400	3,174,466	
35	Sughran Bibi W/O Anwer Ali	M.Pur	0.7500	2,434,225	1,825,668	2,970,400	2,227,800	
36	Bashir Ahmad S/O Muhammad Ismail	M.Pur	2.1000	2,434,225	5,111,872	2,970,400	6,237,840	1,12
37	Muhammad Iqbal S/O Muhammad Ismail	M.Pur	2.1000	2,434,225	5,111,872	2,970,400	6,237,840	1,12
38	Muhammad Shareef S/O Muhammad Ismail	M.Pur	2.1000	2,434,225	5,111,872	2,970,400	6,237,840	1,12
39	Yaseen S/O Muhammad Ismail	M.Pur	2.1000	2,434,225	5,111,872	2,970,400	6,237,840	1,12
40	Rifah-i-Aam	M.Pur	0.9562	2,434,225	2,327,606	2,970,400	2,840,296	
41	Allah Dita S/O Ghulam Muhammad	M.Pur	1.4750	2,434,225	3,590,481	2,970,400	4,381,340	
42	Sakina Bibi Wd/O Ameer Ali	M.Pur	0.0500	2,434,225	121,711	2,970,400	148,520	
43	Muhammad Younas S/O Ameer Ali	M.Pur	0.0875	2,434,225	212,995	2,970,400	259,910	

44	Muhammad Yaseen S/O Ameer Ali	M.Pur	0.0875	2,434,225	212,995	2,970,400	259,910
45	Amna Bibi D/O Ameer Ali W/O Muhammad Yaseen	M.Pur	0.0435	2,434,225	105,889	2,970,400	129,212
46	Azeez Fatima D/O Ameer Ali	M.Pur	0.0437	2,434,225	106,376	2,970,400	129,806
47	Kaneezan Bibi D/O Ameer Ali W/O Chaman Ali	M.Pur	0.0437	2,434,225	106,376	2,970,400	129,806
48	Balqees Bibi D/O Ameer Ali W/O Muhammad Zulfiqar	M.Pur	0.0437	2,434,225	106,376	2,970,400	129,806
49	Kabeer Ali S/O Ali Muhammad	M.Pur	0.7812	2,434,225	1,901,616	2,970,400	2,320,476
50	Nazeeran Bibi D/O Alawal W/O Peer Baksh	M.Pur	0.1250	2,434,225	304,278	2,970,400	371,300
51	Ameeran Bibi D/O Alawal	M.Pur	0.0125	2,434,225	30,428	2,970,400	37,130
52	Allah Dita S/O Sikander Ali	M.Pur	0.0375	2,434,225	91,283	2,970,400	111,390
53	Muhammad Saleem S/O Sikander Ali	M.Pur	0.0375	2,434,225	91,283	2,970,400	111,390
54	Naeem Akhter D/O Sikander	M.Pur	0.0187	2,434,225	45,520	2,970,400	55,546
55	Naseem Bibi D/O Sikander	M.Pur	0.0187	2,434,225	45,520	2,970,400	55,546
56	Muhammad Haneef S/O Khan Muhammad	M.Pur	0.1125	2,434,225	273,850	2,970,400	334,170
57	Zainab Bibi D/O Khan Muhammad	M.Pur	0.0625	2,434,225	152,139	2,970,400	185,650
58	Ghulam Hussain S/O Jalal Din	M.Pur	0.9000	2,434,225	2,190,802	2,970,400	2,673,360
59	Khatoon Bibi Wd/O Allah Dita	M.Pur	0.3000	2,434,225	730,267	2,970,400	891,120
60	Ghulam Fareed S/O Allah Dita	M.Pur		2,434,225	2,479,745		

			1.0187			2,970,400	3,025,946	
61	Muhammad Manzoor S/O Allah Dita	M.Pur	1.0187	2,434,225	2,479,745	2,970,400	3,025,946	
62	Mureed S/O Allah Dita	M.Pur	1.0187	2,434,225	2,479,745	2,970,400	3,025,946	
63	Sughran Bibi D/O Allah Dita	M.Pur	0.3000	2,434,225	730,267	2,970,400	891,120	
64	Shado Bibi Wd/O Jalal	M.Pur	0.3000	2,434,225	730,267	2,970,400	891,120	
65	Muhammad Imran S/O Jalal Din	M.Pur	0.2625	2,434,225	638,984	2,970,400	779,730	
66	Muhammad Akram S/O Jalal Din	M.Pur	0.2562	2,434,225	623,648	2,970,400	761,016	
67	Muhammad Ramzan S/O Jalal Din	M.Pur	0.2625	2,434,225	638,984	2,970,400	779,730	
68	Muhammad Hussain S/O Jalal Din	M.Pur	0.2625	2,434,225	638,984	2,970,400	779,730	
69	Muhammad Ashraf S/O Jalal Din	M.Pur	0.2625	2,434,225	638,984	2,970,400	779,730	
70	Shamim Bibi Wd/O Muhammad Amin	M.Pur	0.0312	2,434,225	75,948	2,970,400	92,676	
71	Sajjad Ali S/O M. Ameen	M.Pur	0.0375	2,434,225	91,283	2,970,400	111,390	
72	Abid Ali S/O Muhammad Ameen	M.Pur	0.0437	2,434,225	106,376	2,970,400	129,806	
73	Muhammad Khalid S/O Muhammad Ameen	M.Pur	0.0375	2,434,225	91,283	2,970,400	111,390	
74	Abida Bibi D/O Muhammad Ameen	M.Pur	0.0187	2,434,225	45,520	2,970,400	55,546	
75	Khalida Bibi D/O Muhammad Ameen	M.Pur	0.0187	2,434,225	45,520	2,970,400	55,546	
76	Sajida Bibi D/O Muhammad Ameen W/O Muhammad Ismail	M.Pur	0.0187	2,434,225	45,520	2,970,400	55,546	

77	Amna Perveen D/O Muhammad Ameen	M.Pur	0.0250	2,434,225	60,856	2,970,400	74,260	
78	Anam	M.Pur	0.0187	2,434,225	45,520	2,970,400	55,546	
79	Amna Bibi D/O Jalal Din W/O Noshier Ali	M.Pur	0.1300	2,434,225	316,449	2,970,400	386,152	
80	Perveen Bibi D/O Jalal W/O Khalid Javed	M.Pur	0.1300	2,434,225	316,449	2,970,400	386,152	
81	Muhammad Nawaz S/O Abdullah	M.Pur	0.5120	2,434,225	1,246,323	2,970,400	1,520,845	
82	Muhammad Alam S/O Abdullah	M.Pur	0.4562	2,434,225	1,110,493	2,970,400	1,355,096	
83	Manzooran Bibi D/O Abdullah W/O Munawer Hussain	M.Pur	0.2370	2,434,225	576,911	2,970,400	703,985	
Sub Total			132.3511		322,172,297		393,135,707	
1	Khalida Aftab D/O M.Shareef W/o Aftab Ahmed	66 GD	13.7500	1,649,462	22,680,106	2,484,000	34,155,000	11,4
2	Qanteh Saleh D/O M.Shareef W/O M.Saleh	66 GD	1.8375	1,649,462	3,030,887	2,484,000	4,564,350	1,53
3	Ahmed Yar S/O M.Rafique	66 GD	1.6250	1,649,462	2,680,376	2,484,000	4,036,500	1,35
4	M.Noor-ul-Mustufa S/o M.Asalam Nizami	66 GD	1.3625	1,649,462	2,247,392	2,484,000	3,384,450	1,13
5	Noor-u-Nisa D/O M.Asalam Nizami	66 GD	0.3563	1,649,462	587,621	2,484,000	884,925	
6	Bismillah Muqadas D/o M.Rafique	66 GD	0.8000	1,649,462	1,319,570	2,484,000	1,987,200	
7	M.Saeed S/o Nazae Muhammad	66 GD	2.4313	1,649,462	4,010,255	2,484,000	6,039,225	2,02
8	Noor-ul-Murtuza S/O M.Asalam Nizami	66 GD	0.7125	1,649,462	1,175,242	2,484,000	1,769,850	

9	Basheer Ahemd S/O Ghulam Muhammad	66 GD	0.0250	1,649,462	41,237	2,484,000	62,100	
10	Amanat Ali S/O Khair Din	66 GD	5.9438	1,649,462	9,803,991	2,484,000	14,764,275	4,96
11	Abdul Ghafar S/O Khair Din	66 GD	3.3375	1,649,462	5,505,080	2,484,000	8,290,350	2,78
12	Sardar Muhammad S/o Khair Din	66 GD	6.3188	1,649,462	10,422,540	2,484,000	15,695,775	5,27
13	Ijaz-u-Rehman S/O Fazal Muhammad	66 GD	5.0000	1,649,462	8,247,311	2,484,000	12,420,000	4,17
14	M. Aslam S/o M.Ali	66 GD	1.9688	1,649,462	3,247,379	2,484,000	4,890,375	1,64
15	Basheera Bibi D/O M.Ali	66 GD	0.9750	1,649,462	1,608,226	2,484,000	2,421,900	
16	Jameela D/o Hashmat Ali	66 GD	3.0563	1,649,462	5,041,169	2,484,000	7,591,725	2,55
17	Naseer Ahmed S/o Din Muhammad	66 GD	3.5875	1,649,462	5,917,446	2,484,000	8,911,350	2,99
18	Basheer Ahmed S/O Din Muhammad	66 GD	1.6250	1,649,462	2,680,376	2,484,000	4,036,500	1,35
19	M.Shareef S/O Din Muhammad	66 GD	1.4625	1,649,462	2,412,339	2,484,000	3,632,850	1,22
20	Ashfaq Ahmed S/o Sher Muhammad	66 GD	0.3063	1,649,462	505,148	2,484,000	760,725	
21	Musarat Aslam D/o Sher Muhammad W/o M.Asalam	66 GD	0.1250	1,649,462	206,183	2,484,000	310,500	
22	Sarfraz Ahmed S/o Sher Muhammad	66 GD	0.1438	1,649,462	237,110	2,484,000	357,075	
23	Razia D/o Sher Muhammad W/o Abdulghafoor	66 GD	0.1250	1,649,462	206,183	2,484,000	310,500	
24	Saeed Ahmed S/o Sher Muhammad	66 GD	0.3000	1,649,462	494,839	2,484,000	745,200	

25	Raja Ghulam Mustufa S/o Hukum Dad	66 GD	0.1688	1,649,462	278,347	2,484,000	419,175	
26	M.Asam S/o M.Ali	66 GD	3.9000	1,649,462	6,432,903	2,484,000	9,687,600	3,25
27	Raja M.Anwar S/o Raja Huakm Dad	66 GD	0.6688	1,649,462	1,103,078	2,484,000	1,661,175	
28	Naeem Ashraf S/O M.Ashraf	66 GD	1.1250	1,649,462	1,855,645	2,484,000	2,794,500	
29	M.Anwar S/o Amanat Ali	66 GD	0.4625	1,649,462	762,876	2,484,000	1,148,850	
30	Rozman Bibi D/o Gulzar Bibi W/o M.Anwar	66 GD	0.5000	1,649,462	824,731	2,484,000	1,242,000	
Sub Total			64.0000		105,565,584		158,976,000	
Grand Total			196.35		427,737,881		552,111,707	124

Annex-D
List of Crop Affected DPs along with Compensation

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
1	Ghulam Murtaza S/O Mukaram Khan	M.Pur	1.0361	149,248	137,801	0
2	Ghulam Shabir S/O Mukaram Khan	M.Pur	1.5437	222,370	205,312	0
3	Hassan Khan S/O Mukaram Khan	M.Pur	1.5437	222,370	205,312	0
4	Suleman Muhammad S/O Ghazanfer Ali Khan	M.Pur	0.8750	269,500	116,375	0
5	Abdul Ghafoor S/O Manzoor Ahmad	M.Pur	0.0013	142	173	31
6	Abdul Hameed Khan Baloch S/O Falak Sher Khan	M.Pur	2.0062	222,909	266,825	43,916
7	Ghazanfer Ali Khan S/O Sardar Khan	M.Pur	0.7500	306,000	99,750	0
8	Tasawer Ali Khan S/O Sardar Khan	M.Pur	7.9250	4,279,500	1,054,025	0
9	Muhammad Ali Khan S/O Sardar Khan	M.Pur	20.4500	7,559,187	2,719,850	0
10	Muhammad Imran Khan S/O Nazeer Ahmad Khan	M.Pur	1.0000	60,640	133,000	72,360
11	Muhammad Rizwan Khan S/O Nazeer Ahmad	M.Pur	1.0000	60,640	133,000	72,360

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
12	Shehnaz Begam Wd/O Alam Sher Khan	M.Pur	0.5375	40,094	71,488	31,394
13	Fiaz Ahmad Khan S/O Alam Sher Khan	M.Pur	7.3875	790,517	982,538	192,021
14	Waqar Ahmad Khan S/O Alam Sher Khan	M.Pur	7.7312	799,423	1,028,250	228,827
15	Samina Alam Sher D/O Alam Sher Khan	M.Pur	0.7375	92,222	98,088	5,866
16	Abid Mahmood S/O Mahmood Ali	M.Pur	1.6562	174,105	220,275	46,170
17	Jaffer Ali S/O Naseer Ahmad	M.Pur	1.0000	108,000	133,000	25,000
18	Zeeshan Nazeer Khan S/O Nazeer Ahmad Khan	M.Pur	0.9750	105,300	129,675	24,375
19	Muhammad Sajid Khan S/O Muhammad Shahbaz Khan	M.Pur	3.9562	2,136,375	526,175	0
20	Naghma Zahoor Khan D/O Zahoor Ahmad Khan	M.Pur	2.0000	926,205	266,000	0
21	Tayaba Zahoor D/O Zahoor Ahmad Khan	M.Pur	2.0000	926,152	266,000	0
22	Ehsaan Khan S/O Noor Ahmad Khan	M.Pur	1.0000	540,000	133,000	0
23	Muhammad Ahmad Khan S/O Noor Ahmad Khan	M.Pur	1.0000	540,000	133,000	0
24	Muhammad Sadiq Khan S/O Muhammad Nawaz Khan	M.Pur	12.7875	6,905,250	1,700,738	0

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
25	Muhammad Noor ul Mustafa Nizami S/O Muhammad Aslam Nizami	M.Pur	3.4875	366,606	463,838	97,232
26	Muhammad Noor ul Murtaza Nizami S/O Muhammad Aslam Nizami	M.Pur	1.5500	403,992	206,150	0
27	Noor ul Nisa D/O Muhammad Aslam Nizami	M.Pur	0.5937	154,755	78,962	0
28	Khursheed Begam Wd/O Muhammad Nawaz Khan	M.Pur	3.7250	2,011,500	495,425	0
29	Rubina Naz D/O Muhammad Nawaz Khan	M.Pur	4.3875	2,369,250	583,538	0
30	Ali Murad Khan S/O Muhammad Sadiq Khan	M.Pur	6.2500	3,375,000	831,250	0
31	Hassan Sardar Khan S/O Muhammad Sadiq Khan	M.Pur	6.2500	3,375,000	831,250	0
32	Jamshed Saleem Khan S/O Muhammad Saleem Khan	M.Pur	1.2500	510,000	166,250	0
33	Sultan Ahmad S/O Wali Muhammad	M.Pur	1.8250	475,668	242,725	0
34	Waryam S/O Wali Muhammad	M.Pur	1.0687	278,559	142,137	0
35	Sughran Bibi W/O Anwer Ali	M.Pur	0.7500	95,480	99,750	4,270
36	Bashir Ahmad S/O Muhammad Ismail	M.Pur	2.1000	175,000	279,300	104,300

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
37	Muhammad Iqbal S/O Muhammad Ismail	M.Pur	2.1000	175,000	279,300	104,300
38	Muhammad Shareef S/O Muhammad Ismail	M.Pur	2.1000	175,000	279,300	104,300
39	Yaseen S/O Muhammad Ismail	M.Pur	2.1000	175,000	279,300	104,300
40	Rifah-i-Aam	M.Pur	0.9562	0	127,175	127,175
41	Allah Dita S/O Ghulam Muhammad	M.Pur	1.4750	84,444	196,175	111,731
42	Sakina Bibi Wd/O Ameer Ali	M.Pur	0.0500	13,032	6,650	0
43	Muhammad Younas S/O Ameer Ali	M.Pur	0.0875	22,806	11,638	0
44	Muhammad Yaseen S/O Ameer Ali	M.Pur	0.0875	22,806	11,638	0
45	Amna Bibi D/O Ameer Ali W/O Muhammad Yaseen	M.Pur	0.0435	11,403	5,786	0
46	Azeez Fatima D/O Ameer Ali	M.Pur	0.0437	11,403	5,812	0
47	Kaneezan Bibi D/O Ameer Ali W/O Chaman Ali	M.Pur	0.0437	11,403	5,812	0
48	Balqees Bibi D/O Ameer Ali W/O Muhammad Zulfiqar	M.Pur	0.0437	11,403	5,812	0
49	Kabeer Ali S/O Ali Muhammad	M.Pur	0.7812	203,625	103,900	0
50	Nazeeran Bibi D/O Alawal W/O Peer Baksh	M.Pur	0.1250	16,290	16,625	335
51	Ameeran Bibi D/O Alawal	M.Pur	0.0125	1,629	1,663	34

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
52	Allah Dita S/O Sikander Ali	M.Pur	0.0375	9,774	4,988	0
53	Muhammad Saleem S/O Sikander Ali	M.Pur	0.0375	9,774	4,988	0
54	Naeem Akhter D/O Sikander	M.Pur	0.0187	4,887	2,487	0
55	Naseem Bibi D/O Sikander	M.Pur	0.0187	4,887	2,487	0
56	Muhammad Haneef S/O Khan Muhammad	M.Pur	0.1125	29,322	14,963	0
57	Zainab Bibi D/O Khan Muhammad	M.Pur	0.0625	16,290	8,313	0
58	Ghulam Hussain S/O Jalal Din	M.Pur	0.9000	95,046	119,700	24,654
59	Khatoon Bibi Wd/O Allah Dita	M.Pur	0.3000	31,536	39,900	8,364
60	Ghulam Fareed S/O Allah Dita	M.Pur	1.0187	107,091	135,487	28,396
61	Muhammad Manzoor S/O Allah Dita	M.Pur	1.0187	107,091	135,487	28,396
62	Mureed S/O Allah Dita	M.Pur	1.0187	107,091	135,487	28,396
63	Sughran Bibi D/O Allah Dita	M.Pur	0.3000	31,536	39,900	8,364
64	Shado Bibi Wd/O Jalal	M.Pur	0.3000	31,609	39,900	8,291
65	Muhammad Imran S/O Jalal Din	M.Pur	0.2625	28,105	34,913	6,808
66	Muhammad Akram S/O Jalal Din	M.Pur	0.2562	27,448	34,075	6,627
67	Muhammad Ramzan S/O Jalal Din	M.Pur	0.2625	28,105	34,913	6,808

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
68	Muhammad Hussain S/O Jalal Din	M.Pur	0.2625	28,032	34,913	6,881
69	Muhammad Ashraf S/O Jalal Din	M.Pur	0.2625	28,032	34,913	6,881
70	Shamim Bibi Wd/O Muhammad Amin	M.Pur	0.0312	8,688	4,150	0
71	Sajjad Ali S/O M. Ameen	M.Pur	0.0375	10,498	4,988	0
72	Abid Ali S/O Muhammad Ameen	M.Pur	0.0437	12,127	5,812	0
73	Muhammad Khalid S/O Muhammad Ameen	M.Pur	0.0375	10,498	4,988	0
74	Abida Bibi D/O Muhammad Ameen	M.Pur	0.0187	5,249	2,487	0
75	Khalida Bibi D/O Muhammad Ameen	M.Pur	0.0187	5,249	2,487	0
76	Sajida Bibi D/O Muhammad Ameen W/O Muhammad Ismail	M.Pur	0.0187	5,249	2,487	0
77	Amna Perveen D/O Muhammad Ameen	M.Pur	0.0250	6,878	3,325	0
78	Anam	M.Pur	0.0187	5,249	2,487	0
79	Amna Bibi D/O Jalal Din W/O Nosher Ali	M.Pur	0.1300	34,933	17,290	0
80	Perveen Bibi D/O Jalal W/O Khalid Javed	M.Pur	0.1300	34,752	17,290	0

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
81	Muhammad Nawaz S/O Abdullah	M.Pur	0.5120	51,100	68,096	16,996
82	Muhammad Alam S/O Abdullah	M.Pur	0.4562	51,100	60,675	9,575
83	Manzooran Bibi D/O Abdullah W/O Munawer Hussain	M.Pur	0.2370	25,258	31,521	6,263
Sub Total			132.35	42,954,687	17,602,696	1,701,990.30
1	Khalida Aftab D/O M.Shareef W/o Aftab Ahmed	66 GD	13.75	7,425,000	1,828,750	0
2	Qanteh Saleh D/O M.Shareef W/O M.Saleh	66 GD	1.8375	992,250	244,388	0
3	Ahmed Yar S/O M.Rafique	66 GD	1.625	231,900	216,125	0
4	M.Noor-ul-Mustufa S/o M.Asalam Nizami	66 GD	1.3625	268,670	181,213	0
5	Noor-u-Nisa D/O M.Asalam Nizami	66 GD	0.35625	67,955	47,381	0
6	Bismillah Muqadas D/o M.Rafique	66 GD	0.8	90,320	106,400	16,080
7	M.Saeed S/o Nazae Muhammad	66 GD	2.43125	322,535	323,356	821
8	Noor-ul-Murtuza S/O M.Asalam Nizami	66 GD	0.7125	384,750	94,763	0
9	Basheer Ahemd S/O Ghulam Muhammad	66 GD	0.025	2,628	3,325	697
10	Amanat Ali S/O Khair Din	66 GD	5.94375	1,524,807	790,519	0

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
11	Abdul Ghafar S/O Khair Din	66 GD	3.3375	1,480,000	443,888	0
12	Sardar Muhammad S/o Khair Din	66 GD	6.31875	1,464,227	840,394	0
13	Ijaz-u-Rehman S/O Fazal Muhammad	66 GD	5	2,700,000	665,000	0
14	M. Aslam S/o M.Ali	66 GD	1.96875	799,045	261,844	0
15	Basheera Bibi D/O M.Ali	66 GD	0.975	102,492	129,675	27,183
16	Jameela D/o Hashmat Ali	66 GD	3.05625	321,273	406,481	85,208
17	Naseer Ahmed S/o Din Muhammad	66 GD	3.5875	580,810	477,138	0
18	Basheer Ahmed S/O Din Muhammad	66 GD	1.625	270,820	216,125	0
19	M.Shareef S/O Din Muhammad	66 GD	1.4625	153,738	194,513	40,775
20	Ashfaq Ahmed S/o Sher Muhammad	66 GD	0.30625	15,435	40,731	25,296
21	Musarat Aslam D/o Sher Muhammad W/o M.Aslam	66 GD	0.125	6,300	16,625	10,325
22	Sarfraz Ahmed S/o Sher Muhammad	66 GD	0.14375	25,000	19,119	0
23	Razia D/o Sher Muhammad W/o Abdulghafoor	66 GD	0.125	6,300	16,625	10,325
24	Saeed Ahmed S/o Sher Muhammad	66 GD	0.3	15,120	39,900	24,780
25	Raja Ghulam Mustufa S/o Hukam Dad	66 GD	0.16875	91,125	22,444	0

Sr.No	Name of DPs.	Mouza	Area Acquired	Crop Cost assessed by Agriculture Department (Rs.)	Total Crop Cost assessed IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
26	M.Asalam S/o M.Ali	66 GD	3.9	1,190,000	518,700	0
27	Raja M.Anwar S/o Raja Huakm Dad	66 GD	0.66875	79,853	88,944	9,091
28	Naeem Ashraf S/O M.Ashraf	66 GD	1.125	94,218	149,625	55,407
29	M.Anwar S/o Amanat Ali	66 GD	0.4625	249,750	61,513	0
30	Rozman Bibi D/o Gulzar Bibi W/o M.Anwar	66 GD	0.5	52,560	66,500	13,940
Sub Total			64	21,008,881	8,512,000	319,930
Grand Total			196.35	63,963,568	26,114,697	2,021,920

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

Sr.no	Name of DPs.	Mouza	Total No. of Trees	Compensation Amount (Rs.) assessed by Forest Department	Replacement Cost assessed by IVS	Differential Payment Rs. (to be paid by PMU)
1	Suleman Muhammad S/O Ghazanfer Ali Khan	M.Pur	2	866	2,813	1,947
2	Muhammad Ali Khan S/O Sardar Khan	M.Pur	5	2,300	6,563	4,263
3	Waqar Ahmad Khan S/O Alam Sher Khan	M.Pur	4	2,500	6,252	3,752
4	Muhammad Noor ul Mustafa Nizami S/O Muhammad Aslam Nizami	M.Pur	5	25,835	7,034	-
5	Muhammad Noor ul Murtaza Nizami S/O Muhammad Aslam Nizami	M.Pur	4	25,835	7,034	-
6	Sultan Ahmad S/O Wali Muhammad	M.Pur	6	1,312	6,878	5,566
7	Waryam S/O Wali Muhammad	M.Pur	7	10,973	15,626	4,653
8	Muhammad Younas S/O Ameer Ali	M.Pur	7	10,751	9,377	-
9	Kabeer Ali S/O Ali Muhammad	M.Pur	2	162	1,250	1,088
10	Muhammad Haneef S/O Khan Muhammad	M.Pur	2	104	1,250	1,146
11	Ghulam Hussain S/O Jalal Din	M.Pur	9	4,544	13,753	9,209
12	Ghulam Fareed S/O Allah Dita	M.Pur	3	2,594	4,689	2,095
13	Muhammad Manzoor S/O Allah Dita	M.Pur	2	2,594	4,689	2,095
14	Muhammad Ramzan S/O Jalal Din	M.Pur	4	1,227	6,564	5,337
15	Muhammad Hussain S/O Jalal	M.Pur	3	1,418	4,063	2,645

Sr.no	Name of DPs.	Mouza	Total No. of Trees	Compensation Amount (Rs.) assessed by Forest Department	Replacement Cost assessed by IVS	Differential Payment Rs. (to be paid by PMU)
	Din					
16	Muhammad Ashraf S/O Jalal Din	M.Pur	1	295	1,563	1,268
17	Sajjad Ali S/O M. Ameen	M.Pur	1	7,800	4,375	-
Sub Total			67	101,109	103,771	45,063
1	Khalida Aftab D/O M.Shareef W/o Aftab Ahmed	66 GD	14	78,000	26,568	-
2	M.Noor-ul-Mustufa S/o M.Asalam Nizami	66 GD	27	5,500	37,982	32,482
3	Noor-ul-Murtuza S/O M.Asalam Nizami	66 GD	26	5,500	37,982	32,482
4	Amanat Ali S/O Khair Din	66 GD	7	41,000	10,941	-
5	Abdul Ghafar S/O Khair Din	66 GD	13	21,000	23,131	2,131
6	Sardar Muhammad S/o Khair Din	66 GD	33	117,000	59,077	-
7	Ijaz-u-Rehman S/O Fazal Muhammad	66 GD	26	143,000	40,638	-
8	Naseer Ahmed S/o Din Muhammad	66 GD	32	86,000	49,235	-
9	Basheer Ahmed S/O Din Muhammad	66 GD	8	35,500	13,286	-
10	Sarfraz Ahmed S/o Sher Muhammad	66 GD	1	15,000	1,563	-
11	M.Asalam S/o M.Ali	66 GD	11	169,000	17,817	-
12	Raja M.Anwar S/o Raja Huakm Dad	66 GD	6	29,000	9,378	-
Sub Total			204	745,500	327,597	67,095
Grand Total			271	846,609	431,368	112,158

Annex-F
Compensation for the building Structure

Sr.no	Name of DPs.	Mouza	No. of Structures	Compensation Cost assessed by Building Department (Rs.)	Replacement Cost assessed by IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
1	Muhammad Ali Khan S/O Sardar Khan	M.Pur	1	47,900	79,200	31,300
2	Fiaz Ahmad Khan S/O Alam Sher Khan	M.Pur	0.5	39,900	82,500	42,600
3	Waqar Ahmad Khan S/O Alam Sher Khan	M.Pur	0.5	39,900	82,500	42,600
4	Sultan Ahmad S/O Wali Muhammad	M.Pur	8	1,025,300	1,354,800	329,500
5	Waryam S/O Wali Muhammad	M.Pur	5	662,900	974,050	311,150
6	Muhammad Iqbal S/O Muhammad Ismail	M.Pur	2	252,400	1,003,800	751,400
7	Muhammad Younas S/O Ameer Ali	M.Pur	5	597,100	880,500	283,400
8	Kabeer Ali S/O Ali Muhammad	M.Pur	4	206,500	322,200	115,700
9	Muhammad Haneef S/O Khan Muhammad	M.Pur	2	70,400	83,500	13,100
10	Ghulam Hussain S/O Jalal Din	M.Pur	3	309,900	432,000	122,100
11	Ghulam Fareed S/O Allah Dita	M.Pur	4	386,650	507,000	120,350

Sr.no	Name of DPs.	Mouza	No. of Structures	Compensation Cost assessed by Building Department (Rs.)	Replacement Cost assessed by IVS (Rs.)	Differential payment Rs. (to be paid by PMU)
12	Muhammad Manzoor S/O Allah Dita	M.Pur	3	386,650	507,000	120,350
13	Mureed S/O Allah Dita	M.Pur	3	762,600	894,850	132,250
14	Muhammad Imran S/O Jalal Din	M.Pur	3	430,500	536,450	105,950
15	Muhammad Akram S/O Jalal Din	M.Pur	5	765,700	1,068,000	302,300
16	Muhammad Ramzan S/O Jalal Din	M.Pur	4	1,195,500	1,365,500	170,000
17	Muhammad Ashraf S/O Jalal Din	M.Pur	5	494,500	674,500	180,000
18	Shamim Bibi Wd/O Muhammad Amin	M.Pur	4	498,300	771,400	273,100
Sub Total				8,172,600	11,619,750	3,447,150
1	M.Noor-ul-Mustufa S/o M.Asalam Nizami	66 GD	1	131,900	204,000	72,100
2	Noor-ul-Murtuza S/O M.Asalam Nizami	66 GD	1	131,900	204,000	72,100
3	Sardar Muhammad S/o Khair Din	66 GD	1	91,900	190,000	98,100
Sub Total				355,700	598,000	242,300
Grand Total				8,528,300	12,217,750	3,689,450

Annex-G
Compensation for the Tube well

Sr.no	Name of DPs.	Mouza	Type of Tubewell	Compensation cost assessed by Agriculture Department	Replacement Cost assessed by IVS (Rs.)	Differential assessed by IVS (Tubewell)
1	Muhammad Ali Khan S/O Sardar Khan	M.Pur	Electric	849,000	867,500	18,500
2	Muhammad Imran Khan S/O Nazeer Ahmad Khan	M.Pur	Tractor	324,000	343,000	19,000
3	Fiaz Ahmad Khan S/O Alam Sher Khan	M.Pur	Electric	849,000	867,500	18,500
4	Waqar Ahmad Khan S/O Alam Sher Khan	M.Pur	Electric			
5	Muhammad Sadiq Khan S/O Muhammad Nawaz Khan	M.Pur	Tractor	324,000	343,000	19,000
6	Sultan Ahmad S/O Wali Muhammad	M.Pur	Tractor	324,000	343,000	19,000
7	Sajjad Ali S/O M. Ameen	M.Pur	Tractor	324,000	343,000	19,000
Sub Total				2,994,000	3,107,000	113,000

Sr.no	Name of DPs.	Mouza	Type of Tubewell	Compensation cost assessed by Agriculture Department	Replacement Cost assessed by IVS (Rs.)	Differential assessed by IVS (Tubewell)
1	Khalida Aftab D/O M.Shareef W/o Aftab Ahmed	66 GD	Tractor	324,000	343,000	19,000
2	M.Noor-ul- Mustufa S/o M.Asalam Nizami	66 GD	Electric	849,000	867,500	18,500
3	Noor-ul-Murtuza S/O M.Asalam Nizami	66 GD	Electric			
4	Sardar Muhammad S/o Khair Din	66 GD	Electric	849,000	867,500	18,500
5	M.Asalam S/o M.Ali	66 GD	Tractor	324,000	343,000	19,000
Sub Total				2,346,000	2,421,000	75,000
Grand Total				5,340,000	5,528,000	188,000

Annex-H
Socio Economic Questionnaires

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

Land Acquisition and Resettlement Plan

SOCIO-ECONOMIC SURVEY OF THE DISPLACED PERSONS

A. IDENTIFICATION

Sr.	Date:
No. _____	_____
Interviewer:	Name of
_____	Respondent/DP: _____
S/o:	Caste: _____
_____	Location:
Union	_____
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)		

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

Access to Social Amenities (Tick)

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

K. **CREDIT**

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

1. Yes 2. No

Q.19.If yes, for what purpose

1. For Business 2. For other family needs

How much amount did you borrow: _____

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

1. Bank 2. Relatives 3. Friends

Social Organizations

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

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

Perceptions of Respondents for Action Associated with the Project

	Increase	Decrease
Employment opportunities	<input type="text"/>	<input type="text"/>
Marketing facilities opportunities	<input type="text"/>	<input type="text"/>
Living standard	<input type="text"/>	<input type="text"/>
Unemployment		
Income generating activities	<input type="text"/>	<input type="text"/>
Mobility (Access to Resources)	<input type="text"/>	<input type="text"/>
Quality of drinking water	<input type="text"/>	<input type="text"/>
Agriculture water	<input type="text"/>	<input type="text"/>
Trend of fish farm	<input type="text"/>	<input type="text"/>
Other specify _____		

Signature of the Interviewer: _____

Signature of the Displaced Person: _____


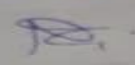


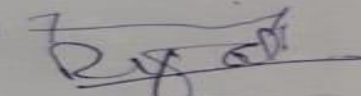
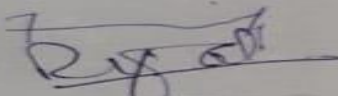
Annex-I
Attendance Sheet of Participants

Sr. No	Name	Designation	Contact Number	Signature
12	66 66/11	نیشنل ایمر (ماہانہ)		نیشنل ایمر
13	ذیشان فقیر احمد ولد ندیم افغان	محرر پروگرام (نیشنل)	03009613353	ذیشان
14	ذرا اب اسحاق (نمای)	Farmer	03016909721	ذرا اب اسحاق
15	دکتر احمر خان	محرر پروگرام (نیشنل)	03009550834	دکتر
16	Javeria Khalid	RA Cewer PIC IIP	0300-795448	Javeria
17	Schosis Ashraf	R-A Social Safeguard	0308-927082	Schosis
18	Zeston / Zeston	Sub-Engineer CTU	0300-6561889	Zeston
19				
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24				

PICIIP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT Meeting with DPs of M.Pud
under GEC AT 11:30 ON 25.06.2020

SR NO	NAME	DESIGNATION	CONTACT NO.	SIGNATURE
01	Ms. Unnair	City Head	173	
02	Ali Khan		0332200786	
03	Muqam Anwar	owner	0300795489	
04	Sohail Adraf	R.A (S.S)	0300427002	
05	Javeria Khalid	R.A Center PICIIP	0300795489	
06	Qasim Lodhi	R.A Environ	9200123	
07				
08				
09				
10				
11				
12				

PICIIP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT Consultation with DPs of
Hb-CAD related to STP AT Hb-CAD ON 4-1-2020

SR NO	NAME	DESIGNATION	CONTACT NO.	SIGNATURE
01	<i>جوہانہ بیگم</i>	DP of MR	0300 7699368	<i>[Signature]</i>
02	<i>جی بی</i>	"	0301 6917323	<i>[Signature]</i>
03	Syad Naveem Abbas	AAO	080-5522122	<i>[Signature]</i>
04	Javeria Khalid	RA Chender, PICIIP	0300-7951001	<i>[Signature]</i>
05	Rifat Lodhi	RA Enclaves	090-9200173	<i>[Signature]</i>
06	Schresh Dhanraj	RA (S.S)	0508-4270 612	<i>[Signature]</i>
07				
08				
09				
10				
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12				

PICIIP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT Consultation with DPs of
M.PUR AT M.PUR ON 4.6.2020

SR NO	NAME	DESIGNATION	CONTACT NO.	SIGNATURE
01				
02	<u>Umar</u>		<u>0306 6909700</u>	<u>Umar</u>
03	<u>Umar</u>		<u>0300 9695265</u>	<u>Umar</u>
04	<u>Umar</u>		<u>0300 9619591</u>	<u>Umar</u>
05	<u>Syed Nascom Abbas</u>		<u>0300-5522122</u>	<u>Nascom</u>
06	<u>Javeria Khalid</u>	<u>RAC/ender</u>	<u>0300-7954489</u>	<u>Javeria</u>
07	<u>Rafiq Lodhi</u>	<u>RA Enuw</u>	<u>9200173</u>	<u>Rafiq</u>
08	<u>Schirish Ashraf</u>	<u>R.A (SS)</u>	<u>0308-4270812</u>	<u>Schirish</u>
09				
10				
11				
12				

PICUP, CITY IMPLEMENTATION UNIT, SAHIVAL

ATTENDANCE SHEET

SUBJECT Consultation with DP3
at 06:30 on 4-2-2020

SR NO	NAME	DESIGNATION	CONTACT NO	SIGNATURE
01	Subodh Kumar	Taxiwal	03-2-2291085	[Signature]
02	[Name]	[Designation]	[Contact No]	[Signature]
03	[Name]	[Designation]	[Contact No]	[Signature]
04	[Name]	[Designation]	[Contact No]	[Signature]
05	[Name]	[Designation]	03-2-2291085	[Signature]
06	Uzama Latif	[Designation]	03-2-2291085	[Signature]
07	[Name]	[Designation]	6526966	[Signature]
08	[Name]	[Designation]	03-2-2291085	[Signature]
09	[Name]	[Designation]	03-2-2291085	[Signature]
10	[Name]	[Designation]	03-2-2291085	[Signature]
11	[Name]	[Designation]	03-2-2291085	[Signature]
12	[Name]	[Designation]	03-2-2291085	[Signature]

4-6-2020

60 GP

Name	Designation	Contact Number	Signature
عبد شریف	60 GP	0343 7811226	[Signature]
Javeria Khalid	RA Gender	0300-795- 4489	[Signature]
Scheerish Ashraf	R.A (S.S)	0308-4270 812	.

DPS of Chak #66 Cad

Date: 3-6-2020
 مستحقان انگوٹھی کا
 دن

نام	شناختی کارڈ نمبر	موبائل نمبر	شناختی کارڈ نمبر
انور داتا پور	DP #66 Cad	0312 6166794	انور داتا
محمد رفیق	"	0300 2274214	انور داتا
محمد علی	"	0300 4791251	M. Ashraf
راول احمد	"	0307 6955006	لو داتا پور
انور علی	"	0300 8930929	R. M. D. D.
محمد رفیق	"	0302 4998062	M. Kh. D.
محمد رفیق	"	0307 5327551	محمد رفیق
منشاء	"	0307 4193190	منشاء
منزل حسین	"	92165466 0300-	منشاء
محمد رفیق	"	0307 5327551	منشاء
منشاء	"	0300 4193190	منشاء
منشاء	"	0306 5293932	منشاء
Imam, Khalid	RA Member, PICAP	0300-754489	منشاء
Rafiq Lodhi	RA Enlist.	9200177	منشاء
Sahib	R. A (S.S)	7308-427002	منشاء

Punjab Intermediate Cities Improvement Investment Program (PICIP)

ATTENDANCE SHEET

Subject: Consultation with DPs of Chak# 46-D

Date: 2-8-2020 At Chak# 66-D

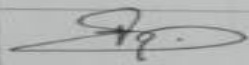
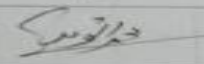
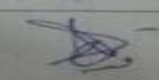
List of Participants:

Sr. No.	Name	Designation	Cell No.	Signature
1	M. Anwar Majeed	D.P. 66-D	0301-6909721	
2	M. Shazad	"	0345-4768966	
3	Bashir Ahmed	"	0301-7676380	
4	Ashfaq Ahmed	"	0312-9521866	
5	Ch. Naeem	"	0304-0694424	
6	M. Aslam	"	0343-4067553	
7	Anwar Ali	"	0300-7951802	
8	Ajaz-uz-Zehra	"	0334-4226877	
9	Said M.	"	0300-7951802	
10	Schridh Akbar	R.A (S.S)	0308-4276812	
11	Rifat Hadrat	R.A (Env)	0301-2483387	
12	Jameela Khalid	R.A (Garda)	0300-7954489	
13	Anwar Ali	D.P. 66-D	0300-7951802	
14	M. Aslam	D.P. 66-D	0343-4067553	
15				
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PICUP, CITY IMPLEMENTATION UNIT, SAHIWAL

ATTENDANCE SHEET

SUBJECT: Public Consultation with DPs in
AC office Regarding WWTP South Zone AT 12:30 PM ON THURSDAY
1:30 PM

SR NO.	NAME	DESIGNATION	CONTACT NO.	SIGNATURE
01	SUFYAN DILAWAR	LAC/AC		
02	M. UMAIR ALI	City Head CIO-SWC	040-9200173	
03	محمد رفیق	66/9-D	0300-7951802	
04	سید احمد	66/9-D	03017676380	Bashir Ahmad
05	سید طاہر اقصیٰ	66/9-D	03457435255	shahid shah
06	نور مسعود	66/9-D	0303695506	نور مسعود
07	سرفراز احمد	66/9-D	03129821866	سرفراز احمد
08	سید امین احمد	66/9-D	03009609257	سید امین احمد
09	سید طاہر	66/9-D	0307-5327551	سید طاہر
10	M. Nosir ul Mustafiz	66/9-D	0706909721	M. Nosir ul Mustafiz
11	Ali Murad Khan	M. Pur	03006920761	Ali Murad
12	M. Ali Khan	M. Pur	03132200786	

Annex-J
List of the DPs with Suggested Allowances

Sr.no	Name of DPs.	Mouza	Severity	Vulnerability	Shifting	House Rent	Transition Allowance	Employment
1	Tasawer Ali Khan S/O Sardar Khan	M.Pur	60,000					
2	Muhammad Ali Khan S/O Sardar Khan	M.Pur	60,000		10,000		60,000	
3	Muhammad Imran Khan S/O Nazeer Ahmad Khan	M.Pur	60,000	60,000				
4	Muhammad Rizwan Khan S/O Nazeer Ahmad	M.Pur	60,000					
5	Shehnaz Begam Wd/O Alam Sher Khan	M.Pur	60,000					
6	Fiaz Ahmad Khan S/O Alam Sher Khan	M.Pur	60,000		5,000		30,000	
7	Waqar Ahmad Khan S/O Alam Sher Khan	M.Pur	60,000		5,000		30,000	
8	Abid Mahmood S/O Mahmood Ali	M.Pur	60,000					
9	Jaffer Ali S/O Naseer Ahmad	M.Pur	60,000					
10	Naghma Zahoor Khan D/O Zahoor Ahmad Khan	M.Pur	60,000					
11	Tayaba Zahoor D/O Zahoor Ahmad Khan	M.Pur	60,000					
12	Muhammad Sadiq Khan S/O Muhammad Nawaz Khan	M.Pur	60,000					
13	Muhammad Noor ul Mustafa Nizami S/O Muhammad Aslam Nizami	M.Pur	60,000					

Sr.no	Name of DPs.	Mouza	Severity	Vulnerability	Shifting	House Rent	Transition Allowance	Employment
14	Muhammad Noor ul Murtaza Nizami S/O Muhammad Aslam Nizami	M.Pur	60,000					
15	Noor ul Nisa D/O Muhammad Aslam Nizami	M.Pur	60,000					
16	Khursheed Begam Wd/O Muhammad Nawaz Khan	M.Pur	60,000	60,000				
17	Rubina Naz D/O Muhammad Nawaz Khan	M.Pur	60,000	60,000				
18	Ali Murad Khan S/O Muhammad Sadiq Khan	M.Pur	60,000					
19	Hassan Sardar Khan S/O Muhammad Sadiq Khan	M.Pur	60,000	60,000				
20	Sultan Ahmad S/O Wali Muhammad	M.Pur	60,000		10,000	60,000	60,000	
21	Waryam S/O Wali Muhammad	M.Pur	60,000		10,000	60,000	60,000	
22	Sughran Bibi W/O Anwer Ali	M.Pur	60,000					
23	Bashir Ahmad S/O Muhammad Ismail	M.Pur	60,000	60,000				
24	Muhammad Iqbal S/O Muhammad Ismail	M.Pur	60,000		10,000		60,000	
25	Muhammad Shareef S/O Muhammad Ismail	M.Pur	60,000					
26	Yaseen S/O Muhammad Ismail	M.Pur	60,000	60,000				
27	Allah Dita S/O Ghulam Muhammad	M.Pur	60,000					
28	Sakina Bibi Wd/O Ameer Ali	M.Pur	60,000	60,000				

Sr.no	Name of DPs.	Mouza	Severity	Vulnerability	Shifting	House Rent	Transition Allowance	Employment
29	Muhammad Younas S/O Ameer Ali	M.Pur	60,000		10,000	60,000	60,000	
30	Muhammad Yaseen S/O Ameer Ali	M.Pur	60,000	60,000				
31	Amna Bibi D/O Ameer Ali W/O Muhammad Yaseen	M.Pur	60,000					
32	Azeez Fatima D/O Ameer Ali	M.Pur	60,000					
33	Kaneezan Bibi D/O Ameer Ali W/O Chaman Ali	M.Pur	60,000					
34	Balqees Bibi D/O Ameer Ali W/O Muhammad Zulfiqar	M.Pur	60,000					
35	Kabeer Ali S/O Ali Muhammad	M.Pur	60,000	60,000	10,000		60,000	
36	Nazeeran Bibi D/O Alawal W/O Peer Baksh	M.Pur	60,000					
37	Ameeran Bibi D/O Alawal	M.Pur	60,000					
38	Allah Dita S/O Sikander Ali	M.Pur	60,000					
39	Muhammad Saleem S/O Sikander Ali	M.Pur	60,000					
40	Naeem Akhter D/O Sikander	M.Pur	60,000					
41	Naseem Bibi D/O Sikander	M.Pur	60,000					
42	Muhammad Haneef S/O Khan Muhammad	M.Pur	60,000		10,000		60,000	
43	Zainab Bibi D/O Khan Muhammad	M.Pur	60,000					
44	Ghulam Hussain S/O Jalal Din	M.Pur	60,000		10,000		60,000	
45	Khatoon Bibi Wd/O Allah Dita	M.Pur	60,000	60,000				
46	Muhammad Manzoor S/O Allah Dita	M.Pur	60,000		10,000		60,000	

Sr.no	Name of DPs.	Mouza	Severity	Vulnerability	Shifting	House Rent	Transition Allowance	Employment
	Ghulam Fareed S/O Allah Dita	M.Pur	60,000		10,000		60,000	
47	Mureed S/O Allah Dita	M.Pur	60,000		10,000	60,000	60,000	
48	Sughran Bibi D/O Allah Dita	M.Pur	60,000	60,000				
49	Shado Bibi Wd/O Jalal	M.Pur	60,000	60,000				
50	Muhammad Imran S/O Jalal Din	M.Pur	60,000	60,000	10,000	60,000	60,000	
51	Muhammad Akram S/O Jalal Din	M.Pur	60,000	60,000	10,000	60,000	60,000	
52	Muhammad Ramzan S/O Jalal Din	M.Pur	60,000	60,000	10,000		60,000	
53	Muhammad Hussain S/O Jalal Din	M.Pur	60,000	60,000				
54	Muhammad Ashraf S/O Jalal Din	M.Pur	60,000	60,000	10,000	60,000		
55	Shamim Bibi Wd/O Muhammad Amin	M.Pur	60,000	60,000	10,000	60,000	60,000	
56	Sajjad Ali S/O M. Ameen	M.Pur	60,000					
57	Abid Ali S/O Muhammad Ameen	M.Pur	60,000					
58	Muhammad Khalid S/O Muhammad Ameen	M.Pur	60,000					
59	Abida Bibi D/O Muhammad Ameen	M.Pur	60,000					
60	Khalida Bibi D/O Muhammad Ameen	M.Pur	60,000	60,000				
61	Sajida Bibi D/O Muhammad Ameen W/O Muhammad Ismail	M.Pur	60,000					
62	Amna Perveen D/O Muhammad Ameen	M.Pur	60,000					
63	Anam	M.Pur	60,000					
64	Amna Bibi D/O Jalal Din W/O Nosher Ali	M.Pur	60,000					

Sr.no	Name of DPs.	Mouza	Severity	Vulnerability	Shifting	House Rent	Transition Allowance	Employment
65	Perveen Bibi D/O Jalal W/O Khalid Javed	M.Pur	60,000					
66	Muhammad Nawaz S/O Abdullah	M.Pur	60,000					
67	Muhammad Alam S/O Abdullah	M.Pur	60,000	60,000				
68	Manzooran Bibi D/O Abdullah W/O Munawer Hussain	M.Pur	60,000	60,000				
69	Ghulam Qadir S/O M.Ali	M.Pur						60,000
70	Pehlwan S/O Shama	M.Pur						60,000
71	Shahadat Ali S/O Sultan	M.Pur						60,000
72	Allah Wasaya S/O Sher Muhammad	M.Pur						60,000
73	M.Ameer S/o Sher Muhammad	M.Pur						60,000
74	Abdul Ghafoor S/O Noor Muhammad	M.Pur						60,000
75	Saifal Khan S/O Dokha Baloch	M.Pur						60,000
76	M. Naeem S/O Nazeer Ahmad	M.Pur						60,000
77	M. Hazir S/O Khan Muhammad	M.Pur						60,000
78	Adil S/O Habeebullah	M.Pur						60,000
79	Allah Yar S/O M. Ali	M.Pur						60,000
80	M. Ikram S/O Fareed	M.Pur						60,000
81	Muhammad Hazir S/O Sher Muhammad	M.Pur						60,000
82	Muhammad Aslam S/O Sultan	M.Pur						60,000
83	Imran Khan S/O Madad Ali Khan	M.Pur						60,000
84	Nazeer Khan S/O Anwer Khan	M.Pur						60,000
85	Muhammad Asif S/O Khan Muhammad	M.Pur						60,000

Sr.no	Name of DPs.	Mouza	Severity	Vulnerability	Shifting	House Rent	Transition Allowance	Employment
86	Ikram Muhammad S/O Noor Muhammad	M.Pur						60,000
87	Ghulam Mustafa S/O Mukhtar	M.Pur						60,000
88	Muhammad Nadeem S/O Mardan Ali	M.Pur						60,000
89	Faheem v Rafiq	M.Pur						60,000
Sub Total			4,140,000	1,260,000	170,000	480,000	960,000	1,260,000
1	Khalida Aftab D/O M.Shareef W/o Aftab Ahmed	66 GD	60,000					
2	Qanteh Saleh D/O M.Shareef W/O M.Saleh	66 GD	60,000					
3	Ahmed Yar S/O M.Rafique	66 GD	60,000					
4	M.Noor-ul-Mustufa S/o M.Asam Nizami	66 GD	60,000		10,000		60,000	
5	Noor-u-Nisa D/O M.Asam Nizami	66 GD	60,000					
6	Bismillah Muqadas D/o M.Rafique	66 GD	60,000					
7	M.Saeed S/o Nazae Muhammad	66 GD	60,000	60,000				
8	Noor-ul-Murtuza S/O M.Asam Nizami	66 GD	60,000		10,000		60,000	
9	Amanat Ali S/O Khair Din	66 GD	60,000					
10	Abdul Ghafar S/O Khair Din	66 GD	60,000					
11	Sardar Muhammad S/o Khair Din	66 GD	60,000		10,000		60,000	
12	Ijaz-u-Rehman S/O Fazal Muhammad	66 GD	60,000					
13	M. Asam S/o M.Ali	66 GD	60,000					

Sr.no	Name of DPs.	Mouza	Severity	Vulnerability	Shifting	House Rent	Transition Allowance	Employment
14	Basheera Bibi D/O M.Ali	66 GD	60,000	60,000				
15	Jameela D/o Hashmat Ali	66 GD	60,000					
16	Naseer Ahmed S/o Din Muhammad	66 GD	60,000					
17	Saeed Ahmed S/o Sher Muhammad	66 GD	60,000	60,000				
18	Muhammad Asgher S/O Fazal Din	66 GD						60,000
19	Haji Manzoor S/O Rustam Ali	66 GD						60,000
20	Nazeer Khan S/O Anwer Khan	66 GD						60,000
21	Muhammad Mustafa S/O Muhammad Din	66 GD						60,000
22	Muhammad Nawaz S/O Muhammad Haneef	66 GD						60,000
23	Muhammad Sultan S/O Muhammad Shakir	66 GD						60,000
24	Muhammad Saeed S/O Muhammad Ramzan	66 GD						60,000
25	Sikander Ali S/O Khushi Muhammad	66 GD						60,000
	Sub Total		1,020,000	180,000	30,000	-	180,000	480,000
	Total		5,160,000	1,440,000	200,000	480,000	1,140,000	1,740,000
Training/Skill Development								2,000,000
Grand Total								12,160,000

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

Minutes of the DPAC meeting (Page 1/4)

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

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

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

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

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

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

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

Minutes of the DPAC meeting (Page 2/4)

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

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

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

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

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

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

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

Minutes of the DPAC meeting (Page 3/4)

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

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

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

Minutes of the DPAC meeting (Page 4/4)

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

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

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

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


**Executive Engineer (LBDC)
Sahiwal**

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


**Tehsildar
Sahiwal**


**Naib Tehsildar/RO
Sahiwal**


**Assistant Commissioner/CA/LAC
Sahiwal**


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


**Deputy Commissioner/District Collector
Sahiwal**

Annex-L

Notification of Grievance Redress Mechanism



COMMITTEE NOTIFICATION

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

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

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

TOR Grievances Redressal Committee:

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



PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT (PICIIP)



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

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

PROGRAM DIRECTOR (PICIIP)
LG&CD DEPARTMENT

C.C:-

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

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



COMMITTEE NOTIFICATION

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

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

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

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

TORs of Grievances Redressal Committee:

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

(N)



PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT (PICIIP)



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

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

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

C.C:-

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

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



COMMITTEE NOTIFICATION

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

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

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

TORs of Grievances Redressal Committee:

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

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



PUNJAB INTERMEDIATE CITIES IMPROVEMENT INVESTMENT PROJECT (PICIIP)



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

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

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

C.c:-

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

Annex-M
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}	

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.

<p>Key Pointers</p> <p><i>SPS and legal covenants</i></p> <p><i>When is compensation considered paid?</i></p> <p><i>LAA requirement on compensating before displacement</i></p>	<p>1. ADB Safeguard Policy Statement (SPS2009) requires the borrower/client to ensure that no physical displacement or economic displacement will occur until (i) compensation at full replacement cost ² has been paid to each displaced person (DP) for project components or sections that are ready to be constructed; (ii) other entitlements listed in the resettlement plan have been provided to DPs; and (iii) a comprehensive income and livelihood rehabilitation program, supported by an adequate budget, is in place to help DPs improve, or at least restore, their incomes and livelihoods. While compensation is required to be paid before displacement, full implementation of the LARP might take longer. ³ To ensure policy compliance, specific provisions are included in the Project/Loan agreements to keep on-hold civil works until compensation payments are fully paid to the DPs.</p> <p>2. Compensation for both land and non-land assets is deemed to have been paid when the amount in cash or cheque has been provided to 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 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>
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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.

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

<p><i>Cases with legal and administrative impediments</i></p> <p><i>Cases not valid as legal and administrative impediments</i></p> <p><i>Why is it important to address cases with legal and administrative impediments?</i></p> <p><i>Good-faith efforts for cases with</i></p>	<p>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 good faith efforts are demonstrated to (a) contact, notify and assist DPs, and (b) deliver compensation payments. This guidance note clarifies:</p> <ul 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> <ul style="list-style-type: none"> i. DPs who did not accept the award due to objection to the measurement of the land or affected asset, the amount of compensation, the person to whom it is payable, or the apportionment of the compensation among the persons interested; ii. Absentee landowners (DPs living overseas or in other parts of the country), and without an authorized representative to collect compensation; iii. DPs with pending inheritance mutations; iv. DPs who are unenthusiastic to collect meager compensation amount; v. DPs who are unable to alienate the acquired asset either by being a juvenile with no legally documented guardian or due to other issues. <p>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>7. DPs facing legal and administrative impediments could only be paid when the impediments have been resolved. In such cases, it is uncertain when DPs will receive their compensation causing untoward delay in project implementation and burden to local communities and project stakeholders. More importantly, these impediments prevent the project from assisting these DPs to enhance, or at least restore, their livelihoods and to improve the standards of living of the displaced poor and other vulnerable groups.</p> <p>8. Compensation of these DPs is beyond the control of the EA. These are mainly dependent of the actions of the DPs or ruling/decision from a third-party i.e. the court or BOR. However, good-faith efforts are needed from the EA/IA to (a) contact and notify DPs through their last known address, village heads or kins; (b) inform DPs who to</p>
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⁹ Financial Commissioner Standing Order No. 28 Land Acquisition, para 88 (V), page 29.

<p><i>legal and administrative impediments</i></p> <p><i>Need for sustained community outreach</i></p> <p><i>Cases with title disputes and litigation</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>9. It is important that the LAR management team⁸ undertakes continued community consultations and outreach to locate, assist and guide DPs with legal and administrative impediments. Documentation of the efforts by the LAR management team including multiple visits⁹ to DPs' villages, organizing village meetings, posting of notices in public places, serving notices at last known address of DPs and publishing the names of unpaid DPs in the print media is needed to demonstrate that due efforts were conducted in addressing cases with impediments to paying compensation.</p> <p>10. Some issue-specific measures to confirm DPs understanding about the availability of compensation, payment mechanism, time-lines, and DPs agreement to the commencement of works (wherever required) while the issue is being resolved can help show and validate the efforts exhausted by the EA to achieve the policy objectives and enable the decision makers to allow the construction works accordingly. For each issue, documentation requirements and recording of certification statements are discussed below. Standard templates for additional documentation are provided against each issue as and wherever required:</p> <p 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
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⁸ The LAR management team may include Land Acquisition and Resettlement Staff engaged by the EA i.e. EA's Land Management Staff, Land Acquisition Collector deputed by BOR, Resettlement Specialists and social mobilizers either recruited by the EA or mobilized through Consultants (Safeguards Management or Construction Supervision Consultants) to support the EA in effective LAR management..

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

<p><i>Absentee land owners</i></p>	<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 DPs 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. {headman or DPC President/member} _____ :
Sd _____ : Sd _____ :

{ SM team _____ : {Name of headman/president or member committee} _____ : Resettlement Specialist _____ :
names} _____ :

- 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. _____

DPs with pending inheritance mutation

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 _____	Resident
Name _____	of _____	Resident of _____	

Witnessed By

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

Signed

Signed

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

Name: Mr.-----
President DPC Chak-----

DPs unable to alienate the land

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

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

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

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

- Coordinate with the Living Parent or other grown up members of the household the DP is living with and guide them on the process of appointing a guardian.
- Collect a certification statement from the Living Parent or other grown up member of the household the DP is living with, that i) confirms EA's efforts to notify and guide them and secure funds for compensation payment, ii) states that the appointment of guardian is pending, and iii) concurs to the commencement of civil works on the plot while the guardianship certificate is being processed. Such statement should be witnessed by the village headman and the village DPC chairman or member. See Template 4 below (to be translated to Urdu).

Annex-N: ADB TRTA Consultations report on revised land valuation

Fact Mission for Punjab Intermediate Cities Improvement Investment Project (PICIIP) Mission Conducted from 23rd to 26th August (Draft Report)

1. Background:

During a due diligence exercise for finalizing the LARP for the subproject Waste Water Treatment Plant PICIIP-08-A, Sahiwal (LARP 4) the Project Management Unit (PMU) PICIIP, found that the evidence used to assess the land rates were based on a fraudulent land transaction which was made by the DPs of the affected land covered under the LARP in order to obtain more land compensation by artificially escalating the land price. This misleading evidence was provided by the IVS consultant to be used as evidence in carrying out the land assessments. The PMU asked the IVS consultant to reassess the land value based on actual transactions and not fabricated evidence.

Reassessment of the land value was done from 16th to 19th Aug by the IVS firm, during the reassessment, the IVS consultant found two latest transactions of 8.853 acres conducted on 31st July 2021 and 2nd transaction of 6.822 acres dated 29th July 2021, both these lands sold at the rate of Rs. 2,300,000/acre. The the IVS land rates and the LARP needed to be revised based on the new evidence.

ADB Pakistan Resident Mission fielded a mission from 23rd-to 26th August comprising of TRTA consultants to review the most recent transactions provided by the valuator and to carry out a due diligence pertaining to the land values in the sub project area. The main objective of the mission was to verify the authenticity of the transactions presented as evidence and carry out consultations with the relevant stakeholders to determine the on going market rate for the land situated in the project area.

During the mission meetings were held with the local revenue department representatives, property dealers operating in the project areamission found that the new evidenes provided by the valuator are authentic, these transactions are not between the DPs of 66 GD but were done by the general public in and around the project area, the mission further found that the rate determined by the valuator Rs. 2.3 million is reflective of the actual open market rate meeting the requirements of LARF and SPS 2009.

2. Mission Findings:

Some of the findings of the field visit are as follows:

- The land sale purchase evidence provided as part of the revised IVS report and LARP were verified and found to be genuine documents registered with the local revenue authorities.
- The transactions were authentic and conducted by the general local population of Chak 66 GD who are not the DPs of sub project and therefore not considered as stakeholders of the project.
- The revised rate determined by the valuator of PKR 2.3 million is reflective of the actual open market rate. The information was verified by the local property dealers and also reported during consultations with the local population.
- The evidences obtained by the IVS consultant has been presented on pages 93- 96 in the revised IVS report.

Annexure A: List of person met

S. No.	Name	Profession	Address
1	Abdul Majid	Property Dealer	66 GD Sahiwal
2	Qazi Waheed	Property Dealer	66 GD Sahiwal
3	Muhammad Waqas	Farmer	66 GD Sahiwal
4	Shaukat Ali	Farmer	66 GD Sahiwal
5	Sarfaraz Ali	Farmer	66 GD Sahiwal
6	Muhammad Shareef	Farmer	66 GD Sahiwal
7	Basheer Ahmed	Farmer	66 GD Sahiwal
8	Muhammad Islam	Farmer	66 GD Sahiwal
9	Muhammad Saeed	Farmer	66 GD Sahiwal
10	Abdul Ghaffar	Farmer	66 GD Sahiwal
11	Ijaz Ur Rehman	Farmer	66 GD Sahiwal
12	Mr. Sohaib	CEO Anderson Firm	Lahore

Annexure B Pictures of Consultation



Annex O: Independent Valuation Study

INDEPENDENT VALUATION STUDY REPORT

(REVISED VERSION)

ON

**PICIIP-Package-08 A-Waste Water Treatment Plant,
Sahiwal.**

Under Consideration of

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

Sub-Project Location

The affected land measuring 196.35 Acres is situated at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal.



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

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

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

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VALUATION CERTIFICATE

VALUATION CERTIFICATE

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

Requested by and Survey:	Punjab Intermediate Cities Improvement Investment Project (PICIIP), 40-B-I, Gulberg-III, Lahore, vide email dated 13 November, 2020.
Project:	Punjab Intermediate Cities Improvement Investment Project.
Sub-Project:	PICIIP-Package-08 A-Waste Water Treatment Plant.
Scope of Work:	To determine the Replacement Cost of the affected land. The objective of the independent land valuation study is to independently appraise the value of affected land and Non-Land Assets along the project alignment based on international appraisal standards. Besides, assess the value of neighboring land as well for comparison purpose.
Date of Survey:	We have conducted survey on following dates: November 18, 2020. March 24, 2021. August 21, 2021. (Please see Section E4.2, Para No. 72, Page No. 106)
Particular of Property:	Agricultural Land.
Location of Property:	The affected land measuring 196.35 acres is situated at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal. The subject affected land comprising two different mouzas but it is a one unit land.
	<u>Detail of effected land:</u> Area of affected land in Mouza Muhammad Pur: 132.350 Acres. Area of affected land in Chak 66-GD: 64.000 Acres
Property Utilization:	Whole affected land is being used as agricultural.
Neighborhood:	Agricultural.
Occupancy Status:	Status not provided.

Representative from PICIIP

Provided the coordinated services:

Ms. Sehrish Ashraf

Mr. Waqas Afzal,

PICIIP,

Local Government and Community Development
Department, Punjab., and

Mr. Muhammad Nasir (Assistant Halqa Patwari)

Surveyed and Appraised by:

Muhammad Shoaib

(Senior Valuation Consultant / Executive Director)

Muzaffar Iqbal

(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. 552,111,707/-

(B) Current Replacement Cost of Non-Land Assets: Rs. 44,291,815/-

(A+B) Total Replacement Cost of Affected Land: Rs. 596,403,522/-

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 **123** pages including Photographs pages.

For Anderson Consulting (Pvt.) Ltd.

Issued Date: 23 August, 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. **PICIIP-Package 08 A-Waste Water Treatment Plant, Sahiwal.**

Location of Affected Land:

20. The total area affected land measuring 196.35 acres of the above mentioned sub-project is located at the Mouza Muhammad Pur and Chak 66-GD, Tehsil and District Sahiwal.

21. The total area of affected land 196.35 acres fall in two Mouzas e.g Mouza Muhammad Pur and Chak 66-GD, however, the both affected lands and location is combined. On the advice of PMU-PICIIP the valuator re-visited the project area of 66 GD and produced two new evidences of the mature transctions occurred in 66GD in the month of July. In the Light of new evidences the rate per acre which was reported earlier PKR 2.5 Million has been reduced to PKR 2.3 Million. The evaluator conducted the activity from 16 August to 19 August 2021 and provided relevant transctions as evidences attached below at page 93-96 of the IVS report.

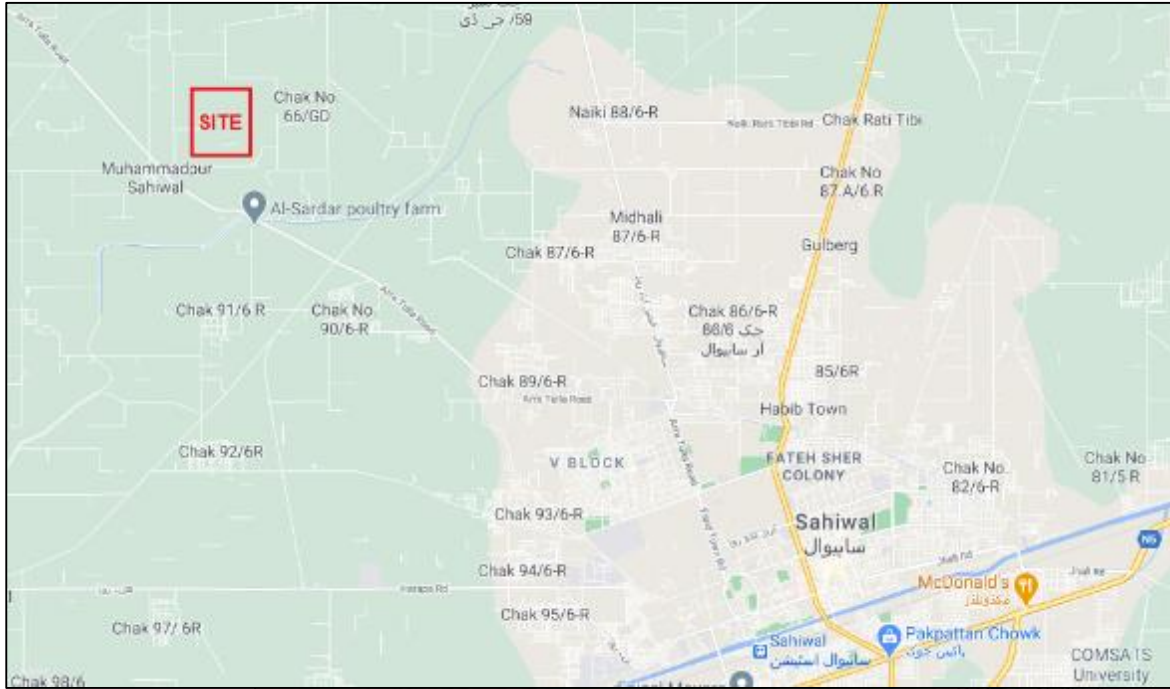
22. Mouza wise detail of effected land as under:

Area of affected land in Mouza Muhammad Pur :	132.35 Acres.
<u>Area of affected land in Chak 66-GD :</u>	<u>64.00 Acres.</u>
Total Area of affected land:	196.35 Acres.

23. The Mouza Muhammad Pur and Chak 66-GD is located at the north west of the city and it has distance 7.5 kilometers from the Comprehensive School Chowk, which is the famous benchmark and well known location in the Sahiwal city. It has access from the Muhammad Pur Road / Arra Tulla Road, hence, it has also another access from Harapa Road from the Mai Wali Masjid Chowk.

24. The entire Muhammad Pur mouza is comprised of 7,209 acres and Chak 66-GD 1,049 Acres land area and the nature of the both lands are purely agricultural. There is variety of seasonal crops are produced. Its includes mostly Wheat, Maize, Sugarcane, Potatoes and other variety of vegetable.

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 :

We have mentioned on “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 : **30.717660, 73.026158**
(estimated centre of the subject affected land 196.35 acres)

A. – SUBJECT LAND ASSESSED

A1. The subject Land Assessed:

25. The total area of affected land for proposed Waste Water Treatment Plant, Package 08A is **196.35 acres** and same has been evaluated in subject IVS report.

A2. Land Parcel and Affected Persons :

26. The subject 196.35 acres affected land is accessible and we have selected 100% parcel of land as the sampling procedure.

27. 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 : 132.35 Acres at Mouza Muhammad Pur.			
A2.1.1.1	Ghulam Murtaza S/o Makran Khan,	Khata 1 min	Muraba No. 203, Khasra No. 14/2, 15/2, 16,17,24, 25, 26	1.036
A2.1.1.2	Ghulam Shahblr khan S/o Mukrram Khan,	Khata 1 min	Muraba No. 203, Khasra No. 14/2, 15/2, 16,17,24, 25, 26	1.544
A2.1.1.3	Hasssan Khan S/o Mukkram Khan,	Khata 1 min	Muraba No. 203, Khasra No. 14/2, 15/2, 16,17,24, 25, 26	1.544
A2.1.1.4	Suleman Muhammad Khan s/o Ghazanfar Ali Khan,	Khata 1 min	Muraba No. 203, Khasra No. 14/2, 15/2, 16,17,24, 25, 26	0.875
A2.1.1.5	Abdul Ghafoor Naeem S/o Manzoor Ahmed	Khata 1 min	Muraba No. 203, Khasra No. 14/2, 15/2, 16,17,24, 25, 26	0.001
A2.1.1.6	Abdul Hameed Khan Boloch s/o Falak Shar Khan	Khata 11 min	Muraba No. 141, 142 Khasra 20min, 16 min, 17 min	2.006

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates	
A2.1.1.7	Ghazanfar Ali Khan s/o Sardar Khan,	Khata 12 min	Muraba No. 173,	0.750	30.714588, 73.028247 30.714560, 73.028934 30.714449, 73.029598 30.712916, 73.024160 30.712948, 73.024790 30.712371, 73.024723 30.712503, 73.024168 30.712228, 73.024030 30.712220, 73.024697 30.712962, 73.027539 30.712989, 73.028152 30.712409, 73.028225 30.712459, 73.027483 30.712416, 73.028244 30.711862, 73.028273 30.713462, 73.028195 30.713501, 73.028895 30.713493, 73.029559 30.713478, 73.030187 30.712984, 73.030643 30.713023, 73.030276 30.712953, 73.029540 30.712968, 73.028877 30.712906, 73.028240
			Khasra No. 22, 23, 24		
			Muraba No. 203		
			Khasra No. 4, 5, 6, 7, 14/1, 15/1.		
			Muraba No. 204		
			Khasra Nos. 4, 5, 6, 7, 15, 16.		
			Muraba No. 205		
Khasra No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 17/2, 18, 19/2, 20/3, 26.					
A2.1.1.8	Tasawar Ali khan s/o Sardar Khan,	Khata 12 min	Muraba No. 173,	7.925	
			Khasra No. 22, 23, 24		
			Muraba No. 203		
			Khasra No. 4, 5, 6, 7, 14/1, 15/1.		
			Muraba No. 204		
			Khasra Nos. 4, 5, 6, 7, 15, 16.		
			Muraba No. 205		
Khasra No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 17/2, 18, 19/2, 20/3, 26.					
A2.1.1.9	Muhammad Ali Khan s/o Sardar Khan	Khata 12 min	Muraba No. 173,	20.450	
			Khasra No. 22, 23, 24		
			Muraba No. 203		
			Khasra No. 4, 5, 6, 7, 14/1, 15/1.		
			Muraba No. 204		
			Khasra Nos. 4, 5, 6, 7, 15, 16.		
			Muraba No. 205		
Khasra No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12/1, 12/2, 13, 14, 15, 17/2, 18, 19/2, 20/3, 26.					

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates	
A2.1.1.10	Muhammad Imran Khan s/o Nazeer Ahmed Khan	Khata 13	Muraba No. 204,	1.000	
			Khasra No. 22/1, 22/2/2, 24, 25, 29.		
			Muraba No. 205		
			Khasra No. 21, 22/1, 22/2, 27, 22/2/1, 23		
			Muraba No. 204		
A2.1.1.11	Muhammad Rizwan Khan s/o Nazeer Ahmed	Khata 13	Muraba No. 204,	1.000	30.710767, 73.026198 30.710998, 73.026539 30.710830, 73.027541 30.710828, 73.028196 30.711027, 73.028650 30.711387, 73.027637
			Khasra No. 22/1, 22/2/2, 24, 25, 29.		
			Muraba No. 205		
			Khasra No. 21, 22/1, 22/2, 27, 22/2/1, 23		
			Muraba No. 204		
A2.1.1.12	Waqar Ahmed Khan , Fiaz Ahmed Khan sons of Ashir khan	Khata 13	Muraba No. 204,	0.263	
			Khasra No. 22/1, 22/2/2, 24, 25, 29. 22/2/1, 23		
			Muraba No. 205		
			Khasra No. 21, 22/1, 22/2, 27, 22/2/1, 23		
			Muraba No. 204		
A2.1.1.13	Shehnaz Begum	Khata 13	Muraba No. 204,	0.050	
			Khasra No. 22/1, 22/2/2, 24, 25, 29.		
			Muraba No. 205		
			Khasra No. 21, 22/1, 22/2, 27, 22/2/1, 23		
			Muraba No. 204		
A2.1.1.14	Samina Alam Sher	Khata 13	Muraba No. 204, 205	0.063	
			Khasra No. 22/1, 22/2/2, 24, 25, 29.		
			Khasra Nos. 22/2/1, 23		

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates	
A2.1.1.15	Abid Mehmood s/o Mahmood Ali	Khata 13	Muraba No. 204,	1.656	
			Khasra No. 22/1, 22/2/2, 24, 25, 29.		
			Muraba No. 205		
			Khasra No. 21, 22/1, 22/2, 27, 22/2/1, 23		
			Muraba No. 204		
			Khasra Nos. 22/2/1, 23		
A2.1.1.16	Jafar Ali s/o Naseer Ahmed	Khata 13	Muraba No. 204,	1.000	30.710774, 73.029706 30.711073, 73.032652 30.710990, 73.026189 30.710782, 73.026928
			Khasra No. 22/1, 22/2/2, 24, 25, 29.		
			Muraba No. 205		
			Khasra No. 21, 22/1, 22/2, 27, 22/2/1, 23		
			Muraba No. 204		
			Khasra Nos. 22/2/1, 23		
A2.1.1.17	Zesheen Nazeer Khan s/o Nazeer Ahmed Khan	Khata 13 min	Muraba No. 204,	0.975	
			Khasra No. 22/1, 22/2/2, 24, 25, 29.		
			Muraba No. 205		
			Khasra No. 21, 22/1, 22/2, 27, 22/2/1, 23		
			Muraba No. 204		
			Khasra Nos. 22/2/1, 23		

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates	
A2.1.1.18	Shanaz Begam W/o Alam Sher Khan	Khata 14 min	0.488	30.712950, 73.025358 30.712950, 73.026147 30.713132, 73.026761 30.712807, 73.026843 30.712412, 73.026848 30.712369, 73.025398 30.711842, 73.025443 30.711854, 73.026106 30.711842, 73.026836 30.711850, 73.027489 30.711342, 73.027525 30.711268, 73.026873 30.711307, 73.026166 30.711257, 73.025364 30.710677, 73.025375 30.710845, 73.029313 30.710564, 73.029329 30.711350, 73.029059 30.710780, 73.032899	
					Muraba No. 204
					Khasra Nos. 1, 3/1, 3/2, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 27, 28.
					Muraba No. 205
A2.1.1.19	Fayyaz Ahmed Khan s/o Alam Sher khan	Khata 14 min	7.388		
					Muraba No. 204
					Khasra Nos. 1, 3/1, 3/2, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 27, 28.
					Muraba No. 205
A2.1.1.20	Waqar Ahmed khan s/o Alam sher khan	Khata 14 min	7.469		
					Muraba No. 204
					Khasra Nos. 1, 3/1, 3/2, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 27, 28.
					Muraba No. 205
A2.1.1.21	Samina Alam Sher d/o Alam Sher khan	Khata 14 min	0.675		
					Muraba No. 204
					Khasra Nos. 1, 3/1, 3/2, 8, 9, 10, 11, 12, 13, 14, 17, 18, 19, 20, 21, 27, 28.
					Muraba No. 205
				Khasra Nos. 23, 29	

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates
A2.1.1.22	Muhammad Sajid Khan s/o Muhammad Shahbaz Khan	Khata 16	3.956	30.715687, 73.023374 30.715770, 73.024061 30.715143, 73.024018 30.715097, 73.023353 30.714525, 73.023354 30.714580, 73.024019 30.714322, 73.024343 30.714039, 73.024136 30.714062, 73.023320 30.713477, 73.023315 30.713485, 73.024054
			Muraba No. 141	
			Khasra Nos. 21, 22,	
			Muraba No. 142	
			Khasra Nos. 24, 25.	
			Muraba No. 170	
			Khasra Nos. 4, 5, 6, 7, 14, 15, 16, 17, 24, 25.	
A2.1.1.23	Nagma Zahoor d/o Zahoor Ahmed Khan	Khata 16	2.000	30.715687, 73.023374 30.715770, 73.024061 30.715143, 73.024018 30.715097, 73.023353 30.714525, 73.023354 30.714580, 73.024019 30.714322, 73.024343 30.714039, 73.024136 30.714062, 73.023320 30.713477, 73.023315 30.713485, 73.024054
			Muraba No. 141	
			Khasra Nos. 21, 22,	
			Muraba No. 142	
			Khasra Nos. 24, 25.	
			Muraba No. 170	
			Khasra Nos. 4, 5, 6, 7, 14, 15, 16, 17, 24, 25.	
A2.1.1.24	Tayyaba Zahoor d/o Zahoor Ahmed Khan	Khata 16	2.000	30.715687, 73.023374 30.715770, 73.024061 30.715143, 73.024018 30.715097, 73.023353 30.714525, 73.023354 30.714580, 73.024019 30.714322, 73.024343 30.714039, 73.024136 30.714062, 73.023320 30.713477, 73.023315 30.713485, 73.024054
			Muraba No. 141	
			Khasra Nos. 21, 22,	
			Muraba No. 142	
			Khasra Nos. 24, 25.	
			Muraba No. 170	
			Khasra Nos. 4, 5, 6, 7, 14, 15, 16, 17, 24, 25.	
A2.1.1.25	Ahsan Khan s/o Noor Ahmed Khan	Khata 16	1.000	30.715687, 73.023374 30.715770, 73.024061 30.715143, 73.024018 30.715097, 73.023353 30.714525, 73.023354 30.714580, 73.024019 30.714322, 73.024343 30.714039, 73.024136 30.714062, 73.023320 30.713477, 73.023315 30.713485, 73.024054
			Muraba No. 141	
			Khasra Nos. 21, 22,	
			Muraba No. 142	
			Khasra Nos. 24, 25.	
			Muraba No. 170	
			Khasra Nos. 4, 5, 6, 7, 14, 15, 16, 17, 24, 25.	
A2.1.1.26	Muhammad Ahmed Khan s/o Noor Ahmed Khan	Khata 16	1.000	30.715687, 73.023374 30.715770, 73.024061 30.715143, 73.024018 30.715097, 73.023353 30.714525, 73.023354 30.714580, 73.024019 30.714322, 73.024343 30.714039, 73.024136 30.714062, 73.023320 30.713477, 73.023315 30.713485, 73.024054
			Muraba No. 141	
			Khasra Nos. 21, 22,	
			Muraba No. 142	
			Khasra Nos. 24, 25.	
			Muraba No. 170	
			Khasra Nos. 4, 5, 6, 7, 14, 15, 16, 17, 24, 25.	

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates
A2.1.1.27	Muhammad sadiq Khan s/o Muhammad Nawaz Khan	Khata 16	Muraba No. 141	30.718361, 73.025316 30.718377, 73.025892 30.718155, 73.026430 30.717871, 73.026510
	Khasra Nos. 21, 22,			
	Muraba No. 142			
	Khasra Nos. 24, 25.			
	Muraba No. 170			
	Khasra Nos. 4, 5, 6, 7, 14, 15, 16, 17, 24, 25.			
A2.1.1.28	Muhammad Noor ul Mustafa s/o muhammad aslam	Khata 16	Muraba No. 171	
	Khasra Nos. 1, 2, 3, 8.			
A2.1.1.29	Noor al Murtaza s/o Muhammad Ismail Nazami	Khata 16	Muraba No. 171	1.550
	Khasra Nos. 1, 2, 3, 8.			
A2.1.1.30	Noor al Nissa d/o Muhammad Aslam Nazami	Khata 16	Muraba No. 171	0.594
	Khasra Nos. 1, 2, 3, 8.			
A2.1.1.31	Khursheed Begam w/o Muhammad Nawaz Khan	Khata 17	Muraba No. 171	30.717845, 73.025914 30.717885, 73.025249 30.717248, 73.025514 30.717281, 73.025933 30.717310, 73.026493 30.716652, 73.027647 30.716788, 73.027089 30.716790, 73.027154 30.716762, 73.026516 30.716765, 73.025974 30.716732, 73.025356 30.716203, 73.024576 30.716240, 73.025415
	Khasra Nos. 9, 10, 11, 12, 13, 14, 16, 17,18, 19, 20, 21, 22, 23, 24, 25			
	Muraba No. 172			
	Khasra No. 21.			
	Muraba No. 174			
	Khasra No. 1, 2/1, 9, 10, 11, 12, 19, 20, 21, 22.			
A2.1.1.32	Robina Naaz d/o Muhammad Nawaz Khan	Khata 17	Muraba No. 171	4.388
	Khasra Nos. 9, 10, 11, 12, 13, 14, 16, 17,18, 19, 20, 21, 22, 23, 24, 25			
	Muraba No. 172			
	Khasra No. 21.			
	Muraba No. 174			
	Khasra No. 1, 2/1, 9, 10, 11, 12, 19, 20, 21, 22.			
A2.1.1.33	Muhammad Sadiq Khan s/o Muhammad Nawaz Khan	Khata 17	Muraba No. 171	2.150
	Khasra Nos. 9, 10, 11, 12, 13, 14, 16, 17,18, 19, 20, 21, 22, 23, 24, 25			
	Muraba No. 172			
	Khasra No. 21.			

			Muraba No. 174		30.715770, 73.024061
			Khasra No. 1, 2/1, 9, 10, 11, 12, 19, 20, 21, 22.		30.715539, 73.024737
A2.1.1.34	Ali Murad Khan s/o Muhammad Sadiq Khan	Khata 17	Muraba No. 171	6.250	30.715640, 73.025253
			Khasra Nos. 9, 10, 11, 12, 13, 14, 16, 17,18, 19, 20, 21, 22, 23, 24, 25		30.715603, 73.024726
			Muraba No. 172		30.715078, 73.024692
			Khasra No. 21.		30.715124, 73.025422
			Muraba No. 174		30.714561, 73.025401
			Khasra No. 1, 2/1, 9, 10, 11, 12, 19, 20, 21, 22.		30.714561, 73.024791
A2.1.1.35	Hassan Sardar Khan s/o Muhammad Sadiq Khan	Khata 17	Muraba No. 171	6.250	30.714026, 73.024846
			Khasra Nos. 9, 10, 11, 12, 13, 14, 16, 17,18, 19, 20, 21, 22, 23, 24, 25		30.714054, 73.025398
			Muraba No. 172		
			Khasra No. 21.		
			Muraba No. 174		
			Khasra No. 1, 2/1, 9, 10, 11, 12, 19, 20, 21, 22.		
A2.1.1.36	Jamshad Saleem s/o Saleem Khan	Khata 17	Muraba No. 171	1.250	
			Khasra Nos. 9, 10, 11, 12, 13, 14, 16, 17,18, 19, 20, 21, 22, 23, 24, 25		
			Muraba No. 172		
			Khasra No. 21.		
			Muraba No. 174		
			Khasra No. 1, 2/1, 9, 10, 11, 12, 19, 20, 21, 22.		
A2.1.1.37	Muhammad Sadiq Khan s/o Muhammad Nawaz Khan	Khata 18	Muraba No. 175	9.638	30.715687, 73.023374
			Khasra No. 4, 5, 6, 7, 14, 15/1, 15/2, 16, 17, 24, 15/1.		30.715770, 73.024061

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates
A2.1.1.38	Sultan Ahmed s/o Wali Muhammad	Khata 619	Muraba No. 173, 174 Khasra Nos. 10/3, Khasra Nos. 17/3, 18/3, 23/2, 24/1.	1.825 30.715557, 73.028394
A2.1.1.39	Waryam s/o Wali Muhammad	Khata 621	Muraba No. 173 Khasra Nos. 10/1, Muraba No. 174 Khasra Nos. 17/2, 18/2, 24/2.	1.069 30.715871, 73.028340 30.714088, 73.026741 30.714337, 73.025862 30.713921, 73.027232 30.714189, 73.026320
A2.1.1.40	Sugran bibi w/o Anwar Ali	Khata 621	Muraba No. 173 Khasra Nos. 10/1, Muraba No. 174 Khasra Nos. 17/2, 18/2, 24/2.	0.500 30.713921, 73.027232 30.714189, 73.026320
A2.1.1.41	Sugran bibi w/o Anwar Ali	Khata 621	Muraba No. 174 Khasra No. 23/2	0.250
A2.1.1.42	Bashir Ahmed s/o Muhammad Ismail	Khata 625	Muraba 173 Khasra Nos. 1, 10/2, 21/2, Muraba 174 Khasra Nos. 2/2, 3, 4/1, 5/1, 6, 15, 16, 17/1, 25	2.100 30.716220, 73.027871 30.715491, 73.028269 30.714170, 73.027208 30.715732, 73.025478 30.715640, 73.026113 30.715631, 73.026611 30.715492, 73.027391 30.715076, 73.027470 30.714568, 73.027538 30.713977, 73.027530 30.713903, 73.027178 30.713497, 73.027448
A2.1.1.43	Muhammad Iqbal s/o Muhammad Ismail	Khata 625	Muraba 173, 174 Khasra Nos. 1, 10/2, 21/2, Khasra Nos. 2/2, 3, 4/1, 5/1, 6, 15, 16, 17/1, 25	2.100
A2.1.1.44	Muhammad Sharif s/o Muhammad ismail	Khata 625	Muraba 173, 174 Khasra Nos. 1, 10/2, 21/2, Khasra Nos. 2/2, 3, 4/1, 5/1, 6, 15, 16, 17/1, 25	2.100
A2.1.1.45	Yaseen s/o muhammad Imsail	Khata 625	Muraba 173, 174 Khasra Nos. 1, 10/2, 21/2, Khasra Nos. 2/2, 3, 4/1, 5/1, 6, 15, 16, 17/1, 25	2.100

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates	
A2.1.1.46	Khursheed Begam w/o Muhammad Nawaz Khan,	Khata 638	Muraba No. 174 Khasra No. 26, 27. Muraba No. 175 Khasra No. 25/2, 26, 27, Muraba No. 204 Khasra No. 26. Muraba No. 205 Khasra No. 19/1, 20/1, 20/2, 28.	0.588	30.713712, 73.027858 30.713503, 73.027820 30.713820, 73.023756 30.713891, 73.024384 30.714188, 73.024393 30.710764, 73.029321 30.711889, 73.030361 30.711686, 73.029257 30.712138, 73.029279
A2.1.1.47	Land Rafah e Aam	Khata 638	Muraba No. 174 Khasra No. 26, 27. Muraba No. 175 Khasra No. 25/2, 26, 27, Muraba No. 204 Khasra No. 26. Muraba No. 205 Khasra No. 19/1, 20/1, 20/2, 28.	0.956	
A2.1.1.48	Allah Ditta s/o Ghulam Muhammad	Khata 640	Muraba No. 174 Khasra No. 7/1, 14.	1.475	
A2.1.1.49	Sakeena Bibi w/o Ameer Ali	Khata 640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.050	
A2.1.1.50	Muhammad Younas S/o Ameer Ali	Khata 640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.088	
A2.1.1.51	Muhammad Yaseen s/o Ameer Ali	Khata 640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.088	
A2.1.1.52	Amna Bibi d/o Ameer ali	Khata 640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.044	
A2.1.1.53	Aziz Fatima d/o Ameer Ali	Khata 640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.044	
A2.1.1.54	Kaneezan bibi d/o Ameer Ali	Khata 640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.044	

A2.1.1.55	Balqees bibi d/o Ameer Ali	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.044	30.715557, 73.028662 30.715077, 73.028822 30.714607, 73.028887 30.715645, 73.026813 30.714773, 73.026535
A2.1.1.56	Kabeer Ali s/o Muhammad Ali	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.781	
A2.1.1.57	Nazeeran Bibi d/o Alawal	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.063	
A2.1.1.58	Ameeran d/o Alawal	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.006	
A2.1.1.59	Nazeeran bibi d/o Alawal	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.063	
A2.1.1.60	ameeran d/o alawal	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.006	
A2.1.1.61	Allah ditta d/o Sikandar ali	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.038	
A2.1.1.62	Muhammad Saleem s/o Sikandar	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.038	
A2.1.1.63	Naeem Akhtar d/o Sikandar	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.019	
A2.1.1.64	Naseem Bibi d/o Sikandar	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.019	
A2.1.1.65	Muhammad Hanif s/o Khan Muhammad	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.113	
A2.1.1.66	Zainab Bibi d/o Khan Muhammad	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.063	
A2.1.1.67	Ghulam Hussain s/o Jalal din	640	Muraba No. 174 Khasra No. 4/3, 5/2, 7/2, 13.	0.638	

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates	
A2.1.1.68	Khatoon Bibi w/o Allah Ditta	642	Muraba No. 173,174	0.281	30.715160, 73.028256 30.714580, 73.029409 30.714571, 73.028198 30.714432, 73.028168 30.715629, 73.027227 30.714137, 73.026861
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.69	Ghulam Fareed s/o Allah Ditta	642	Muraba No. 173	0.956	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.70	Fareed s/o Allah ditta	642	Muraba No. 173	0.956	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.71	Muhammad Manzoor s/o Allad ditta	642	Muraba No. 173	0.956	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.72	Sugran bibi d/o Allah Ditta	642	Muraba No. 173	0.281	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.73	Shado bibi w/o jallah	642	Muraba No. 173	0.019	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.74	Muhammad Imran s/o jalal din	642	Muraba No. 173	0.013	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.75	Muhammad Akram s/o Jalal din	642	Muraba No. 173	0.013	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		

A2.1.1.76	Muhammad Ramzan s/o Jallah	642	Muraba No. 173	0.013	30.715160, 73.028256 30.714580, 73.029409 30.714571, 73.028198 30.714432, 73.028168 30.715629, 73.027227 30.714137, 73.026861
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.77	Ghulam Hussain s/o Jalal Din	642	Muraba No. 173	0.013	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.78	Muhammad Hussain s/o Jalal din	642	Muraba No. 173	0.013	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.79	Muhammad Ashraf s/o Jalla	642	Muraba No. 173	0.013	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.80	Shamem bibi w/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.81	Sajad Ali s/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.82	Abid Ali s/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.83	Muhammad Khalid s/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		

A2.1.1.84	Abida bibi d/o Muhammad Ameen	642	Muraba No. 173	0.000	30.715160, 73.028256 30.714580, 73.029409 30.714571, 73.028198 30.714432, 73.028168 30.715629, 73.027227 30.714137, 73.026861
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.85	Khalida bibi d/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.86	Sajida bibi d/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.87	Amna parveen d/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.88	Anam bibi d/o Muhammad Ameen	642	Muraba No. 173	0.000	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.89	Amna bibi d/o Jalal	642	Muraba No. 173	0.006	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.90	Parveen bibi d/o Jalal	642	Muraba No. 173	0.006	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.91	Muhammad Nawaz , Muhammad Alam sons of Muhammad Abdullah	642	Muraba No. 173	0.056	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		

A2.1.1.92	Manzoran Bibi d/o Abdullah	642	Muraba No. 173	0.013	
			Khasra Nos. 11, 18, 20, 21/1,		
			Muraba No. 174		
			Khasra Nos. 4/2, 23/1,		
A2.1.1.93	Khatoon Bibi w/o Allah Ditta	643	Muraba No. 173	0.019	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.94	Ghulam Fareed s/o Allah Ditta	643	Muraba No. 173	0.063	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.95	Fareed s/o Allah ditta	643	Muraba No. 173	0.063	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.96	Muhammad Manzoor s/o Allah Ditta	643	Muraba No. 173	0.063	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.97	Sughran Bibi d/o Allah Ditta	643	Muraba No. 173	0.019	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.98	Shado Bibi w/o Jalla	643	Muraba No. 173	0.281	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.99	Muhammad Imran s/o Jalal Din	643	Muraba No. 173	0.250	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		

30.715557,
73.028662
30.715077,
73.028822
30.714607,
73.028887
30.715645,
73.026813
30.714773,
73.026535

A2.1.1.100	Muhammad Akram s/o Jalal Din	643	Muraba No. 173	0.244
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.101	Muhammad Ramzan s/o Julla	643	Muraba No. 173	0.250
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.102	Ghulam Hussain s/o Jalal Din	643	Muraba No. 173	0.250
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.103	Muhammad Hussain s/o Mr. Jalal Din,	643	Muraba No. 173	0.250
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.104	Muhammad Ashraf s/o Mr. Jalla,	643	Muraba No. 173	0.250
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.105	Shamim bibi w/o Mr. Muhammad Ameen	643	Muraba No. 173	0.031
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.106	Sajjad Ali s/o Mr. Muhammad Ameen	643	Muraba No. 173	0.038
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.107	Abid Ali s/o Mr. Muhammad Ameen	643	Muraba No. 173	0.044
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.108	Muhammad Khalid s/o Mr. Muhammad Ameen	643	Muraba No. 173	0.038
			Khasra Nos. 9, 12, 19,	

30.715557,
73.028662
30.715077,
73.028822
30.714607,
73.028887
30.715645,
73.026813
30.714773,
73.026535

			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.109	Abida bibi d/o Mr. Muhammad Ameen	643	Muraba No. 173	0.019	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.110	Khalida bibi d/o Mr. Muhammad Ameen	643	Muraba No. 173	0.019	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.111	Sajida bibi d/o Muhammad Ameen	643	Muraba No. 173	0.019	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.112	Amna Perveen d/o Mr. Muhammad Ameen.	643	Muraba No. 173	0.025	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.113	Anum bibi	643	Muraba No. 173	0.019	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.114	Amna bibi d/o Jalal	643	Muraba No. 173	0.125	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.115	Perveen Bibi d/o Jalal / w/o Khalid Javed	643	Muraba No. 173	0.125	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		
A2.1.1.116	Muhammad Nawaz s/o Abdullah	643	Muraba No. 173	0.456	
			Khasra Nos. 9, 12, 19,		
			Muraba No. 174		
			Khasra Nos. 8, 18/2.		

30.715557,
73.028662
30.715077,
73.028822
30.714607,
73.028887
30.715645,
73.026813
30.714773,
73.026535

A2.1.1.117	Mr. Muhammad Alam s/o Muhammad Abdullah	643	Muraba No. 173	0.456
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
A2.1.1.118	Manzooran Bibi d/o Abdullah	643	Muraba No. 173	0.225
			Khasra Nos. 9, 12, 19,	
			Muraba No. 174	
			Khasra Nos. 8, 18/2.	
Total Area of affected land at Mouza Muhammad Pur			132.350	Acres

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)	Affected Land Area (Acres)	Geo / Google Coordinates
A2.1.2	Area of Affected Land : 64 Acres at 66-GD.			
A2.1.2.1	Khalida Aftab Akhtar d/o Muhammad Sharif (w/o Aftab Akhtar)	2	Muraba No. 37 Khasra No. 1,2,3,4,5,6,7,8,9,13,14,15 ,16,17,18,24,25,	13.750 30.714020, 73.031104
A2.1.2.2	Faiqa Saleh d/o Muhammad Sharif (w/o Muhammad Mehtar Salah)	2	Muraba No. 37 Khasra No. 1,2,3,4,5,6,7,8,9,13,14,15 ,16,17,18,24,25,	1.838 30.714020, 73.031104
A2.1.2.3	Ahmad Yar s/o Muhammad Rafique	12	Muraba No. 24 Khasra Nos. 3,4,5,6,7,15,16	1.625 30.718968, 73.026061
A2.1.2.4	Muhammad Noor ul Mustafa Nizami s/o Muhammad Aslam	12	Muraba No. 24 Khasra Nos. 3,4,5,6,7,15,16	1.363 30.718915, 73.027522
A2.1.2.5	Noor un Nisa d/o Muhammad Aslam Nizami	12	Muraba No. 24 Khasra Nos. 3,4,5,6,7,15,16	0.356 30.718343, 73.026816
A2.1.2.6	Bismillah Muqaddas d/o Muhammad Rafique (w/o Muhammad Noor ul Mustafa Nizami)	12	Muraba No. 24 Khasra Nos. 3,4,5,6,7,15,16	0.800 30.717888, 73.027341
A2.1.2.7	Muhammad Saeed s/o Nazar Mahar	12	Muraba No. 24 Khasra Nos. 3,4,5,6,7,15,16	2.431 30.717296, 73.027569
A2.1.2.8	Noor ul Mustafa s/o Muhammad Aslam Nizami	12	Muraba No. 24 Khasra Nos. 3,4,5,6,7,15,16	0.713 30.718346, 73.027510
A2.1.2.9	Bashir Ahmad s/o Ghulam Muhammad Gulhar	20	Muraba No. 21 Khasra No. 26/2.	0.025 30.719494, 73.031384
A2.1.2.10	Amanat Ali s/o Khair Din	28	Muraba No. 21 Khasra No. 16,25 Muraba No. 25 Khasra No. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25.	4.613 30.719861, 73.030977

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)		Affected Land Area (Acres)	Geo / Google Coordinates
A2.1.2.11	Abdul Ghaffar s/o Khair Din	28	Muraba No. 21	2.000	30.719466, 73.031001
	Khasra No. 16,25				
	Muraba No. 25				
	Khasra No. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25.				
A2.1.2.12	Sardar Muhammad s/o Khair Din	28	Muraba No. 21	4.988	30.718292, 73.030467
	Khasra No. 16,25				
	Muraba No. 25				
	Khasra No. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25.				
A2.1.2.13	Abdul Ghaffar s/o Khair Din	29	Muraba No. 25	1.338	30.719466, 73.031001
	Khasra No. 6/2, 7/2, 8, 9, 10				
A2.1.2.14	Sardar Muhammad s/o Khair Din	29	Muraba No. 25	1.331	30.718292, 73.030467
	Khasra No. 6/2, 7/2, 8, 9, 10				
A2.1.2.15	Amanat Ali s/o Khair Din	29	Muraba No. 25	1.331	30.719861, 73.030977
	Khasra No. 6/2, 7/2, 8, 9, 10				
A2.1.2.16	Ejaz ur Rehman s/o Fazal Muhammad	35	Muraba No. 25	5.000	30.717801, 73.028172
			Khasra No. 11, 12, 13, 14, 15		
A2.1.2.17	Muhammad Aslam s/o Muhammad Ali	41	Muraba No. 25	1.969	30.719883, 73.027535
A2.1.2.18	Bashiran Bibi s/o Muhammad Ali	41	Muraba No. 25	0.975	30.718950, 73.029550
A2.1.2.19	Jamilan d/o Hashmat Ali	41	Muraba No. 25	3.056	30.718915, 73.030943
A2.1.2.20	Naseer Ahmed s/o Din Muhammad	44	Muraba No. 21	3.588	30.719933, 73.030260
A2.1.2.21	Bashir Ahmed s/o Din Muhammad	44	Muraba No. 21	1.625	30.719872, 73.028970

Index No.	Name of Affected Persons	Administrative Unit (Khasra No.)		Affected Land Area (Acres)	Geo / Google Coordinates
A2.1.2.22	Muhammad Sharif s/o Din Muhammad	44	Muraba No. 21	1.463	30.719883, 73.029621
			Khasra No. 17,im, 18min, 19min, 20min, 21, 22, 23, 24		
A2.1.2.23	Ashfaq Ahmed s/o Sher Muhammad	51min	Muraba No. 22	0.306	30.719449, 73.027517
			Khasra No. 25		
A2.1.2.24	Musrat Aslam d/o Sher Muhammad	51min	Muraba No. 22	0.125	
			Khasra No. 25		
A2.1.2.25	Sarfarz Ahmed s/o Sher Muhammad	51min	Muraba No. 22	0.144	
			Khasra No. 25		
A2.1.2.26	Razia d/o Sher Muhammad (w/o Abdul Ghafoor)	51min	Muraba No. 22	0.125	
			Khasra No. 25		
A2.1.2.27	Muhammad Saeed s/o Sher Muhammad	51min	Muraba No. 22	0.300	
			Khasra No. 25		
A2.1.2.28	Raja Ghulam Mustafa s/o Raja Hukam Daad	56	Muraba No. 22	0.169	30.719883, 73.026213
			Khasra No. 18		
A2.1.2.29	Muhammad Aslam s/o Muhammad Ali	57	Muraba No. 22	3.900	30.719466, 73.026180
			Khasra No. 16min, 17min, 19min, 22, 23, 24		
A2.1.2.30	Raja Muhammad Anwar s/o Raja Hukam Daad Khan	57	Muraba No. 22	0.669	30.719555, 73.025592
			Khasra No. 16min, 17min, 19min, 22, 23, 24		
A2.1.2.31	Naeem Ashraf s/o Muhammad Ashraf	58	Muraba No. 38	1.125	30.713542, 73.030979
			Khasra Nos. 5,6		
A2.1.2.32	Muhammad Anwar s/o Ch. Amanat Ali	58	Muraba No. 38	0.463	30.713038, 73.031176
			Khasra Nos. 5,6		
A2.1.2.33	Rozmal Bibi w/o Muhammad Nawaz	60	Muraba No. 22	0.500	30.719978, 73.025352
			Khasra No. 18min		
Sub Total Area of affected land Chak 66-GD				64.00	Acres
Total Area of Affected Land (Mouza Muhammad Pur and Chak 66-GD)				196.35	Acres

B. – LAND RECORDS REVIEWED

28. We have reviewed the following Land Records :

B1. Aks Shajra / Cadastral Map of affected Land.

B2. Detail of Affected Land 196.350 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.

29. The detail of affected land 196.35 acres is giving in the following section:

B1. Aks Shajra.

30. 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.

31. 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.

32. In this regard, we have collected the Aks Shajra of specific affected land 196.35 acres and conducted the field survey accordingly . The Aks Shajra of subject 196.35 acres affected land is provided at Fig. 3.1 and the individual areas are marked on Aks Shajra provided at Fig. 3.2.

Fig 3.1: Aks Shajra / Cadastral Map of affected land :

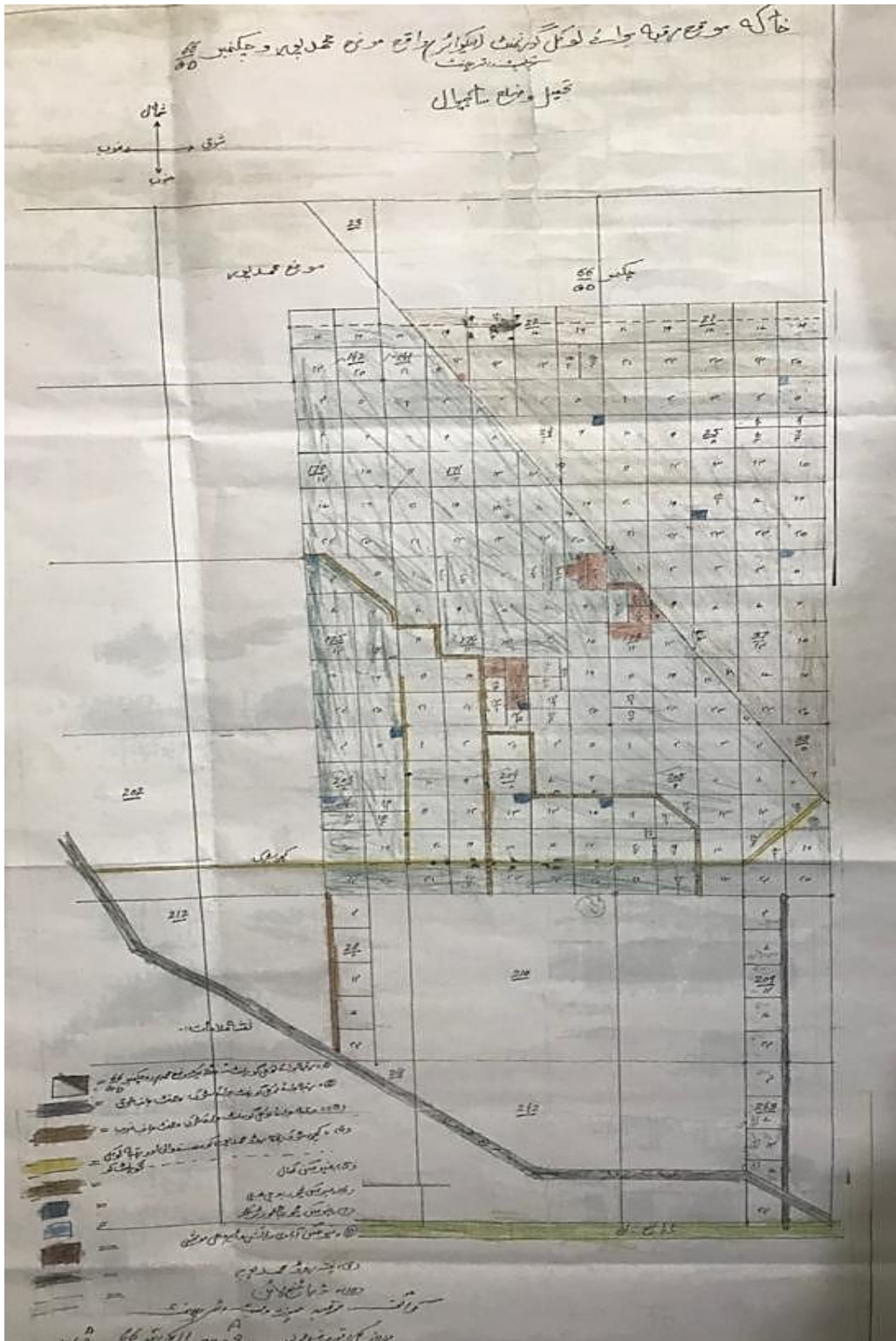


Fig 3.2: Aks Shajra / Cadastral Map of both affected land, Mouza Muhammad Pur and Chak 66-GD:



B2 Detail of Affected Land 196.35 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
Muhammad Muhammad Pur		203/14/2	4	0	0
		15/2	4	0	0
		16	8	0	0
		17	8	0	0
		24	7	7	0
		25	7	7	0
		26	1	6	0
	11`	141/20	5	7	0
		142/16	5	7	0
		17	5	7	0
	12	173/22	8	0	0
		23	7	18	0
		24	1	15	0
		203/4	8	0	0
		5	8	0	0
		6	8	0	0
		7	8	0	0
	12	203/14/1	4	0	0
		15/1	4	0	0
		204/4	7	11	0
		5	8	0	0
		6	7	7	0
		7	6	16	0
		15	8	0	0
		16	8	0	0
		205/1	8	0	0
		2	8	0	0
		3	8	0	0
		205/4	7	0	0
		6	4	8	0
		7	8	0	0
		8	8	0	0
		9	7	19	0
		10	7	7	0
		11	8	0	0
		12/1	3	14	0
		12/2	3	10	0
		13	8	0	0
		14	8	0	0
		15	3	19	0

		17/2	4	0	0
		18	8	0	0
		205/19/2	7	8	0
		20/3	7	1	0
		26	1	7	0
	13	204/22/1	6	16	0
		22/02/2002, 204/22/212	0	2	0
		24	7	7	0
		25	7	7	0
		29	2	13	0
		205/21	7	7	0
		22/1	6	16	0
		22/2	0	11	0
		27	1	6	0
		204/22/2/1	0	9	0
		23	7	7	0
		204/1	7	8	0
		2	7	8	0
		3/1	1	7	0
		3/2	6	1	0
		8	8	0	0
		9	7	8	0
		10	7	8	0
		11	7	8	0
		12	7	8	0
		13	8	0	0
		14	8	0	0
		17	8	0	0
		18	8	0	0
		19	7	8	0
		20	7	8	0
		21	7	7	0
		27	3	0	0
		28	3	1	0
		205/23	7	7	0
		29	0	17	0
	625	173/1	4	12	0
		10/2	2	0	0
		21/2	4	0	0
		174/2/2	6	0	0
		3	8	0	0
		4/1	5	16	0
		5/1	4	0	0
		6	8	0	0
		15	8	0	0
		16	8	0	0
		17/1	0	16	0
		25	8	0	0

	16	171/1	8	0	0
		2	7	18	0
		3	1	15	0
		8	7	2	0
	17	171/9	8	0	0
		10	8	0	0
		11	8	0	0
		12	8	0	0
		13	8	0	0
		14	4	8	0
		16	1	15	0
		17	7	18	0
		18	8	0	0
		19	8	0	0
		20	8	0	0
		21	8	0	0
		22	8	0	0
		23	8	0	0
		24	8	0	0
		25	6	17	0
		172/21	0	8	0
		174/1	8	0	0
		2/1	2	0	0
		9	8	0	0
		10	8	0	0
		11	6	16	0
		12	7	8	0
	17	174/19	7	8	0
		20	7	14	0
		21	7	8	0
		22	7	8	0
	18	175/4	6	2	0
		5	8	11	0
		6	7	2	0
		7	7	14	0
		14	8	0	0
		15/1	7	19	0
		15/2	0	1	0
		16	8	0	0
	18	175/17	8	0	0
		24	8	0	0
		25/1	7	13	0
	619	173/10/3	4	0	0
		174/17/3	2	12	0
		18/3	2	0	0
		23/2	2	0	0
		24/1	4	0	0

	621	173/10/1	1	19	0
		174/17/2	4	12	0
		18/2	2	0	0
		24/2	4	0	0
	621	174/23/3	2	0	0
	638	174/26	3	0	0
		27	0	18	0
		175/25/2	0	7	0
		26	1	13	0
		27	0	18	0
		204/26	2	8	0
		205/19/1	0	12	0
		20/1	0	9	0
		20/2	0	10	0
		28	1	12	0
	640	174/7/1	3	16	0
		14	8	0	0
	640	174/4/3	1	4	0
		5/2	4	0	0
		7/2	4	4	0
		13	8	0	0
	642	173/11	8	0	0
		18	4	6	0
		20	8	0	0
		21/1	4	0	0
		174/4/2	0	1	0
		23/1	4	0	0
	16	141/21	8	0	0
		22	4	6	0
		142/24	8	0	0
		25	8	0	0
		170/4	8	0	0
		5	8	0	0
		6	8	0	0
		7	8	0	0
		14	8	0	0
		15	8	0	0
		16	8	0	0
		17	8	0	0
		24	7	13	0
		25	8	0	0
	643	173/9	2	0	0
		12	7	2	0
		19	8	0	0
		174/8	8	0	0
		18/1	4	0	0
Total Area of affected land in Mouza Muhammad Pur			1,058	16	0

Village / Chak	Khawet No.	Killa / Khasra No.	Area of Land		
			Kanal	Marlas	Sarsai
Chak GD-66					
	2	37/1	3	10	0
		37/2	8	0	0
		37/3	8	0	0
		37/4	8	0	0
		37/5	8	0	0
		37/6	8	0	0
		37/7	8	0	0
		37/8	8	0	0
		37/9	6	4	0
		37/13	8	18	0
		37/14	8	0	0
		37/15	8	0	0
		37/16	8	0	0
		37/17	8	0	0
		37/18	3	14	0
		37/24	6	8	0
		37/25	8	0	0
	20	21/26/2	0	4	0
	28	21/16	5	7	0
		21/25	7	16	0
	44	21/17	5	7	0
		21/18	5	7	0
		21/19	5	7	0
		21/20	5	7	0
		21/21	8	0	0
		21/22	8	0	0
		21/23	8	0	0
		21/24	8	0	0
	51	22/25	8	0	0
		22/18	1	7	0
		22/16	5	7	0
		22/17	5	7	0
		22/19	5	7	0
		22/22	4	10	0
		22/23	8	0	0
		22/24	8	0	0
	12	24/3	6	8	0
		24/4	8	0	0
		24/5	8	0	0
		24/6	8	0	0
		24/7	8	18	0
		24/15	11	12	0
		24/16	7	8	0

	41	25/1	7	16	0
		25/2	7	15	0
		25/3	7	16	0
		25/4	7	15	0
		25/5	7	16	0
		25/6/1	4	0	0
		25/7/1	4	0	0
	29	25/6/2	4	0	0
		25/7/2	4	0	0
		25/8	8	0	0
		25/9	8	0	0
		25/10	8	0	0
	35	25/11	8	0	0
		25/12	8	0	0
		25/13	8	0	0
		25/14	8	0	0
		25/15	8	0	0
		25/16	8	0	0
		25/17	8	0	0
		25/18	8	0	0
		25/19	8	0	0
		25/20	8	0	0
		25/21	7	13	0
		25/22	8	0	0
		25/23	8	0	0
		25/24	8	0	0
		25/25	8	0	0
		25/26	1	2	0
	58	38/5	9	0	0
		38/6	3	14	0
	60	22/18	4	0	0
Total Area of affected land in Chak 66-GD			512	00	00
Total area of affected land at Mouza Muhammad Pur and Chak 66-GD.			1,570 Kanals	16 Marlas	00 Sarsai

33. The details of affected land as per the revenue records are provided in figure 4.1 to 4.22 at Mouza Muhammad Pur and figure 5.1 to 5.8 at Chak 66-GD below (original Urdu version of affected person document):

Fig 4.1: Details of the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (1/22)

تفصیل	موتیہ کھیتبر کھیتبر	سر زمین رقبہ	نام مالک حوالہ
سہیال	مراپور	11	متم آفقی ولد مکرم خان 5-5-7
		2.03 14/2	
		15/2	متم شہیر خان ولد مکرم خان 12-7-0
		16	متم خان ولد مکرم خان 12-7-0
		17	سیدان عزیز ولد مقدر علی خان 7-0-0
		24	عبدالغفور نسیم ولد منظور احمد 0-0-2
		25	
		26	

Fig 4.2: Details of the land owner along with

affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (2/22)

تفصیل	موتیہ کھیتبر کھیتبر	سر زمین رقبہ	نام مالک حوالہ
سہیال	مراپور	11	عبدالغفور نسیم ولد منظور احمد 16-0-0
		191	
		192	
		16	
		17	
		17.5	
	12	2.2	مفتی عزیز خان ولد سردار خان 6-0-0
		2.3	نور علی خان ولد سردار خان 63-8-0
		2.4	عربی خان ولد سردار خان 163-12-0
		2.8	
		4	
		5	
		6	
		7	

**Fig 4.3: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (3/22)**

تفصیل مالکان الارضی سربراہ دائرہ شریف آباد رقبہ ایگرو مشن ڈائریکشنٹ پلانٹ نارتھ زون موضع / کچہرہ محمد پرویز تفصیل ضلع ساہیوال 3/22

تفصیل	موضع / کچہرہ / ڈائریکشنٹ	رقبہ	نام مالک / حوالہ
ساہیوال	مربعہ 12	19	4-4-19
		15 1/2	4-4-15 1/2
		3-4	2-11-3-4
		4	8-4-4
		5	2-7-5
		6	6-18-6
		7	8-4-7
		15	8-4-15
		16	8-4-16
		205	8-4-205
		1	8-4-1
		2	8-4-2
		3	8-4-3

Fig 4.4: Details of the land owner along with

**affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (4/22)**

تفصیل مالکان الارضی سربراہ دائرہ شریف آباد رقبہ ایگرو مشن ڈائریکشنٹ پلانٹ نارتھ زون موضع / کچہرہ محمد پرویز تفصیل ضلع ساہیوال 4/22

تفصیل	موضع / کچہرہ / ڈائریکشنٹ	رقبہ	نام مالک / حوالہ
ساہیوال	مربعہ 12	4	2-4-4
		6	4-8-6
		7	8-4-7
		8	8-4-8
		9	7-19-9
		10	7-7-10
		11	8-4-11
		12	3-14-12
		13	8-4-13
		14	8-4-14
		15	3-19-15
		17 1/2	4-4-17 1/2
		18	8-4-18

**Fig 4.5: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (5/22)**

توضیح مالکان الارضی سربراہ ڈائریٹر سٹینڈنگ بلڈنگز رقبہ ایکڑ/متر مربع ڈائریٹر سٹینڈنگ پلانٹ نائٹکوزن وضع ایکٹر/نمبر **تعداد** قبیل ضلع ساہیوال

قبیل	موضع/پوٹنگ/کلیکٹنگ نمبر	سرکاری رقبہ	نام مالک/حوالہ
ساہیوال	میرپور	205	
		19	7-8-0
		20	7-1-0
		26	1-7-0
ساہیوال	13	204	
		23/1	6-16-0
		22/1/2	0-2-0
		24	7-7-0
		25	7-7-0
		29	2-13-0
		21	7-7-0
		22	6-16-0
		23	0-11-0
		27	1-6-0

Fig 4.6: Details of the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (6/22)

توضیح مالکان الارضی سربراہ ڈائریٹر سٹینڈنگ بلڈنگز رقبہ ایکڑ/متر مربع ڈائریٹر سٹینڈنگ پلانٹ نائٹکوزن وضع ایکٹر/نمبر **تعداد** قبیل ضلع ساہیوال

قبیل	موضع/پوٹنگ/کلیکٹنگ نمبر	سرکاری رقبہ	نام مالک/حوالہ
ساہیوال	میرپور	204	
		22	7-16-0
		23	7-7-0
ساہیوال	19	204	
		1	7-8-0
		2	7-8-0
		3	1-7-0
		5/2	6-1-0
		8	8-0-0
		9	7-8-0
		10	7-8-0
		11	7-8-0
		12	7-8-0
13	8-0-0		

**Fig 4.1: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (1/22)**

تفصیل مالکان الٹھی سب سے دائرہ شہنشاہ **رقبہ ایکڑاں شدہ** **دائرہ شہنشاہ پلاٹ نامہ زمین وضع ایکڑ نمبر** **تعداد زمین مالکین** **سہیل**

تفصیل	موضع ایکڑ نمبر	ایکڑ نمبر	رقبہ	نام مالک حوالہ
سہیل	مراپہ	این	203 14/2	متم آفقی ولوکر خان 8-5-7
			15/2	متم شیرانی ولوکر خان 12-7-0
			16	متم خان ولوکر خان 12-7-0
			17	سیدان مرزا ولوکر خان 7-0-0
			24	عبدالغفور نسیم ولوکر خان 0-0-2
			25	
			26	

**Fig 4.2:
Details of the land owner along with**

**affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (2/22)**

تفصیل مالکان الٹھی سب سے دائرہ شہنشاہ **رقبہ ایکڑاں شدہ** **دائرہ شہنشاہ پلاٹ نامہ زمین وضع ایکڑ نمبر** **تعداد زمین مالکین** **سہیل**

تفصیل	موضع ایکڑ نمبر	ایکڑ نمبر	رقبہ	نام مالک حوالہ
سہیل	مراپہ	این	191 192 16	عبدالغفور نسیم ولوکر خان 16-1-0
			17	
			179	متم خان ولوکر خان 6-0-0
			23	آمر علی خان ولوکر خان 63-8-0
			24	عمر علی خان ولوکر خان 163-12-0
			203 4	
			5	
			6	
			7	

**Fig 4.3: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (3/22)**

تفصیل مالکان اراضی سر زمین **ڈاکٹر محمد شفیع بلال** رقبہ ایکڑ سرخوردہ ڈاکٹر شفیع بلاغت نادرہ زمین وضع ایکڑ نمبر **محمد رفیق** تحصیل ضلع ساہیوال 27/11/22

رقبہ	سر زمین	موضع کوئی نمبر	موضع کوئی نمبر	نام مالک حوالہ	تحصیل
203	4-0-0	12	12		ساہیوال
157	4-0-0				
204	7-11-0	4			
	8-0-0	5			
	2-7-0	6			
	6-16-0	7			
	8-0-0	15			
	8-0-0	16			
205	8-0-0	1			
	9-0-0	2			
	8-0-0	3			

Fig 4.4: Details of the land owner along with

**affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (4/22)**

تفصیل مالکان اراضی سر زمین **ڈاکٹر محمد شفیع بلال** رقبہ ایکڑ سرخوردہ ڈاکٹر شفیع بلاغت نادرہ زمین وضع ایکڑ نمبر **محمد رفیق** تحصیل ضلع ساہیوال 4/11/22

رقبہ	سر زمین	موضع کوئی نمبر	موضع کوئی نمبر	نام مالک حوالہ	تحصیل
205	7-0-0	4	12		ساہیوال
	4-8-0	6			
	8-0-0	7			
	8-0-0	8			
	7-19-0	9			
	7-7-0	10			
	8-0-0	11			
	3-14-0	12			
	8-0-0	13			
	8-0-0	14			
	3-19-0	15			
	4-0-0	17/2			
	8-0-0	18			

Fig 4.5: Details of the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (5/22)

تفصیل مالکان اراضی سربرہ ڈائسٹرکٹ ساہیوال
رقبہ ایکڑوں میں ڈائسٹرکٹ پلانٹ نارتھ زون موضع اکبر پور تحصیل ذوالحجہ 1443ھ

تفصیل	موضع/کچھنبر/کیشنبر	رقبہ ایکڑوں میں	نام مالک حوالہ
سہیوال	میرپور ن	205	2-11-5F
		19	7-8-0
		20	7-1-0
		26	1-7-0
سہیوال	13 ن	204	2-11-5F
		23/1	6-16-0 محمد عمران خان دوم نیر احمد خان
		22/12	0-2-0 محمد عمران خان دوم نیر احمد
		24	7-7-0 محمد عمران خان دوم نیر احمد
		25	2-2-0 ونگارا محمد خان - نیا قراچا
		29	13-5-0 صاحب احمد و درویش
		21	8-0-0 حفیظ علی و درویش احمد
		22	0-8-0 شہنشاہ بیگم بیوہ صاحب خان
		23	0-11-0 حفیظ علی و درویش احمد
		27	1-6-0 حفیظ علی و درویش احمد

Fig 4.6: Details of the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (6/22)

تفصیل مالکان اراضی سربرہ ڈائسٹرکٹ ساہیوال
رقبہ ایکڑوں میں ڈائسٹرکٹ پلانٹ نارتھ زون موضع اکبر پور تحصیل ذوالحجہ 1443ھ

تفصیل	موضع/کچھنبر/کیشنبر	رقبہ ایکڑوں میں	نام مالک حوالہ
سہیوال	13 ن	204	2-11-5F
		22	7-16-0 ذلتیان عزیز خان دوم نیر احمد خان
		23	7-7-0 ذلتیان عزیز خان دوم نیر احمد خان
سہیوال	14 ن	204	3-18-0
		1	7-8-0 سید شہنشاہ بیگم بیوہ صاحب خان
		2	59-2-2 نیا قراچا محمد خان
		3	59-15-7 ونگارا محمد خان دوم نیر احمد خان
		8	5-8-0 حفیظ علی و درویش احمد خان
		9	7-8-0 حفیظ علی و درویش احمد خان
		10	7-8-0 حفیظ علی و درویش احمد خان
		11	7-8-0 حفیظ علی و درویش احمد خان
		12	7-8-0 حفیظ علی و درویش احمد خان
		13	8-0-0 حفیظ علی و درویش احمد خان

Fig 4.7: Details of the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (7/22)

تفصیل مالکان الراضی سربراہ ڈائری سرٹیفیکیشن اور ایجوکیشنل پلاننگ نارتھ زون وضع ایکٹ نمبر ۱۹۹۹ قریب تحصیل ساہیوال

تفصیل	موضع/کھیت نمبر	رقبہ	نام مالک/مواعیل
سہیوال	میرپور	204	
		14	
		17	
		18	
		19	
		20	
		21	
		22	
		23	
		24	
		25	
		26	
		27	

Fig 4.8:

Details of the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (8/22)

تفصیل مالکان الراضی سربراہ ڈائری سرٹیفیکیشن اور ایجوکیشنل پلاننگ نارتھ زون وضع ایکٹ نمبر ۱۹۹۹ قریب تحصیل ساہیوال

تفصیل	موضع/کھیت نمبر	رقبہ	نام مالک/مواعیل
سہیوال	میرپور	151	
		21	حرم احمدی دہ بھٹی بہاڑی
		22	نور محمد و حفصہ احمدی
		23	علیہ بیگم و حفصہ بیگم احمدی
		24	
		25	
		170	
		4	احسان علی دہ بھٹی بہاڑی
		5	حرم احمدی دہ بھٹی بہاڑی
		6	حرم احمدی دہ بھٹی بہاڑی
		7	
		14	
		15	
		16	
		17	
24			
25			

Fig 4.9: Details of the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (9/22)

تفصیل مالکان الارضی سرزمین **ڈیڑھ سائیکل پلاٹ** رقم دیوار شدہ ڈائریکشنٹ پلانٹ ناٹک زون وضع/جدید نمبر **قہرلور** تحصیل ذریعہ بہاول

تفصیل	موضع کوپنبر کا ایڈیشن نمبر	سرکاری نمبر	رقبہ	نام مالک و ماحول
ب	171	1	8-0-0	غریبہ اعظمی انصاری اور دیگر
		2	7-18-0	نور الحسن کوثر اور دیگر
		3	7-2-0	نور الحسن کوثر اور دیگر
ب	171	9	8-0-0	فرخندہ بیگم بیوہ نور اراخان
		10	8-0-0	روشنہ خانم فرخندہ بیگم
		11	8-0-0	زینب بیگم (زینب بیگم)
		12	8-0-0	نور الحسن کوثر اور دیگر
		13	8-0-0	نور الحسن کوثر اور دیگر
		14	4-8-0	علی محمد کوثر اور دیگر
		16	1-15-0	حسن سجاد کوثر اور دیگر
		17	7-18-0	حسن سجاد کوثر اور دیگر
		19	8-0-0	فرخندہ بیگم اور دیگر

Fig

4.10: Details of

the land owner along with affected land and location Mouza Muhammad Pur, Tehsil & District Sahiwal (10/22)

تفصیل مالکان الارضی سرزمین **ڈیڑھ سائیکل پلاٹ** رقم دیوار شدہ ڈائریکشنٹ پلانٹ ناٹک زون وضع/جدید نمبر **قہرلور** تحصیل ذریعہ بہاول

تفصیل	موضع کوپنبر کا ایڈیشن نمبر	سرکاری نمبر	رقبہ	نام مالک و ماحول
ساحل	171	20	8-0-0	
		21	8-0-0	
		22	8-0-0	
		23	8-0-0	
		24	8-0-0	
		25	6-18-0	
		21	8-0-0	
		1	8-0-0	
		2	8-0-0	
		9	8-0-0	
		10	8-0-0	
		11	6-18-0	
12	7-8-0			

**Fig 4.11: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (11/22)**

تفصیل مالکان اراضی سربرہ ڈائسٹرکٹ ساہیوال
رقبہ ایکڑوں میں
ڈائسٹرکٹ ساہیوال
تفصیل مالکین اراضی سربرہ ڈائسٹرکٹ ساہیوال

تفصیل	موضع	مربعہ	رقبہ	نام مالک
سہیوال	سربرہ	174	7-8	
		19	7-8	
		20	7-14	
		21	7-8	
		22	7-8	
سہیوال	سربرہ	175	6-2	محمد علی صاحب و مریم نواز خان
		4	8-11	
		5	7-2	
		6	7-14	
		7	8-5	
		14	7-19	
		15	8-1-8	
		15/2	8-1-8	

Fig

**Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (12/22)**

4.12:

تفصیل مالکان اراضی سربرہ ڈائسٹرکٹ ساہیوال
رقبہ ایکڑوں میں
ڈائسٹرکٹ ساہیوال
تفصیل مالکین اراضی سربرہ ڈائسٹرکٹ ساہیوال

تفصیل	موضع	مربعہ	رقبہ	نام مالک
سہیوال	سربرہ	175	8-5	
		17	8-5	
		24	7-13	
		25	7-13	
سہیوال	سربرہ	173	4-5	محمد علی صاحب و مریم نواز خان
		10	2-12	
		174	2-12	
		17/3	2-12	
		18/3	2-12	
		2/2	2-12	
سہیوال	سربرہ	2/7	4-5	
		2/7	4-5	

**Fig 4.13: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (13/22)**

13/22
تعمیر مکان الاراضی سرسبزہ واثر شریف پور
رقبہ ایکڑ شدہ واثر شریف پور پلاٹ نمبر 173/2
موضع ایکڑ نمبر 621
تعمیر مکان الاراضی سرسبزہ واثر شریف پور

تعمیر	موضع ایکڑ نمبر	رقبہ ایکڑ	رقبہ	نام مالک حوالہ
سہیل	621	173	1-12	2-14-14 دریغ داد ولدہ
		174	4-12	4-12 عزیز آباد زرغہ انوریل
		18 1/2	2	
		24 1/2	4	
		174	2	عزیز آباد زرغہ انوریل
	621	23 1/2		

Fig

4.14:
Details

**of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (14/22)**

14/22
تعمیر مکان الاراضی سرسبزہ واثر شریف پور
رقبہ ایکڑ شدہ واثر شریف پور پلاٹ نمبر 173/2
موضع ایکڑ نمبر 625
تعمیر مکان الاراضی سرسبزہ واثر شریف پور

تعمیر	موضع ایکڑ نمبر	رقبہ ایکڑ	رقبہ	نام مالک حوالہ
سہیل	625	173	4-12	2-14-14 نیر احمد ولدہ دروغہ انوریل
		18	2	16-16 نور انیس ولدہ دروغہ انوریل
		21 1/2	4	16-16 مہر شریف ولدہ دروغہ انوریل
		174	6	16-16 ایمن ولدہ دروغہ انوریل
		3	8	
		4	5-16	
		7		
		5 1/2	4	
		6	8	
		15	8	
		16	8	
		17 1/2	8-16	
		25	8	

**Fig 4.15: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (15/22)**

۱۳/۱۲

تعمیر مکان اراضی برہہ **ڈائریٹریٹ** رقبہ ایوارڈ شدہ ڈائریٹریٹ پلانٹ نارتھ زون موضع اکہ نہر **محمد پور** تحصیل ضلع ساہیوال

تعمیر	موضع اکہ نہر	مربعہ	رقبہ	نام مالک مواعیل
ساہیوال	۶۳۸	۱۷۹	۳-۱۴-۰	خورشید علی بیگہ مرزا زین
		۲۶	۳-۱۴-۰	
		۲۷	۷-۱۲-۰	زبانہ بیگم
		۱۹۳		
		۲۵/۲	۰-۷-۰	
		۲۶	۱-۱۳-۰	
		۲۷	۰-۱۸-۰	
		۲۰۹	۲-۸-۰	
		۲۶		
		۲۰۵	۰-۱۲-۰	
		۱۹/۱		
		۲۴/۱	۰-۹-۰	
		۲۶/۲	۰-۱۰-۰	
		۲۸	۱-۱۲-۰	

Fig

**4.16:
Details**

**of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (16/22)**

۱۳/۱۲

تعمیر مکان اراضی برہہ **ڈائریٹریٹ** رقبہ ایوارڈ شدہ ڈائریٹریٹ پلانٹ نارتھ زون موضع اکہ نہر **محمد پور** تحصیل ضلع ساہیوال

تعمیر	موضع اکہ نہر	مربعہ	رقبہ	نام مالک مواعیل
ساہیوال	۶۴۰	۱۷۹	۳-۱۴-۰	الہودین بیگم
		۱۱	۳-۱۴-۰	
		۱۴	۸-۰-۰	
	۶۴۰	۱۷۹		
		۹/۳	۱-۴-۰	سکینہ بیگم بیگم
		۵	۴-۰-۰	میرزاں درویش بیگم
		۷/۲	۴-۴-۰	میرزاں درویش بیگم
		۱۳	۳-۰-۰	آمنہ بیگم دختر امیر بیگم
			۰-۷-۰	میرزاں زین
			۰-۷-۰	گنڈاں بیگم
			۰-۷-۰	لیتیس بیگم
			۶-۵-۰	میرزاں درویش بیگم
			۰-۱۰-۰	میرزاں زین دختر امیر بیگم
			۰-۱-۰	امیر بیگم دختر امیر بیگم

**Fig 4.17: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (17/22)**

۱۳/۱۱/۲۰۱۷
تعمیر مالکان اراضی سرسبزہ واٹر سٹیشن بلڈنگ ناٹو زون وضع ایکٹر قندلور قصبہ ضلع ساہیوال

تعمیر	موضع کوپنڈی کیشنبر	سر زمین رقبہ	نام مالک حوالہ
ساہیوال	۶۶۴		۶-۵-۰ کبیر علی درویش
	۰-۱۰-۰		۰-۱۰-۰ نذیر علی اختر
			۰-۱-۰ امیر اکرم
			۰-۶-۰ اسیم دتہ وارث سکندر
			۰-۶-۰ مسیح وارث سکندر
			۰-۳-۰ نسیم اختر وارث سکندر
			۰-۳-۰ نسیم علیہ وارث سکندر
			۰-۱۸-۰ حفیظ وارثان مہر
			۰-۱۰-۰ زینب علیہ وارثان مہر
			۵-۲-۰ منجم حسین وارثان مہر

Fig

4.18:
Details

**of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (18/22)**

۱۶/۱۱/۲۰۱۷
تعمیر مالکان اراضی سرسبزہ واٹر سٹیشن بلڈنگ ناٹو زون وضع ایکٹر قندلور قصبہ ضلع ساہیوال

تعمیر	موضع کوپنڈی کیشنبر	سر زمین رقبہ	نام مالک حوالہ
ساہیوال	642	173	2-5-0 طاہر علی بیگم
		11	7-13-0 منجم فرید وارثان مہر
		18	4-6-0 منجم فرید وارثان مہر
		20	7-13-0 منجم فرید وارثان مہر
		21	7-13-0 منجم فرید وارثان مہر
		174	2-5-0 منجم فرید وارثان مہر
		12	0-3-1 شاد علی بیگم
		231	0-2-7 منجم فرید وارثان مہر
		1	0-2-7 منجم فرید وارثان مہر
		1	0-2-7 منجم فرید وارثان مہر
			0-2-6 منجم حسین وارثان مہر
			0-2-6 منجم حسین وارثان مہر
			0-2-6 منجم حسین وارثان مہر

**Fig 4.19: Details of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (19/22)**

تفصیل مالکان اراضی سرحدی و اثر شریف پور
رقبہ دیگر اثر شدہ و اثر شریف پور بلاغت نامہ نرن وضع / جے نمبر **قدر** تھیل ضلع ساہیوال

تھیل	موضع کوپنبر / کیش نمبر	سرحدی رقبہ	نام مالک و احوال
ساہیوال	642 نکدہ	-	شمیم آباد بیگم محمد امین
		-	سید امجد علی محمد امین
		-	عابد علی محمد امین
		-	محمد خلیفہ محمد امین
		-	عابد علی محمد امین
		-	خالد علی محمد امین
		-	عابد علی محمد امین
		-	آصف محمد امین
		-	انجم محمد امین
		-	آصف علی محمد امین
		-	محمد علی محمد امین
		-	محمد امین محمد امین
		-	محمد امین محمد امین
		-	محمد امین محمد امین

Fig

4.20:
Details

**of the land owner along with affected land and location
Mouza Muhammad Pur, Tehsil & District Sahiwal (20/22)**

تفصیل مالکان اراضی سرحدی و اثر شریف پور
رقبہ دیگر اثر شدہ و اثر شریف پور بلاغت نامہ نرن وضع / جے نمبر **قدر** تھیل ضلع ساہیوال

تھیل	موضع کوپنبر / کیش نمبر	سرحدی رقبہ	نام مالک و احوال
ساہیوال	643	173	خاندان بیگم سید امجد علی
		9	محمد فرید و والد امجد علی
		12	محمد فرید و والد امجد علی
		19	محمد منظور و والد امجد علی
		176	محمد امین محمد امین
		8	محمد امین محمد امین
		18	خاندان بیگم سید امجد علی
		-	محمد امین محمد امین
		-	محمد امین محمد امین
		-	محمد امین محمد امین
		-	محمد امین محمد امین
		-	محمد امین محمد امین

**Fig 5.1: Details of the land owner along with affected land and location
Mouza 66/GD, Tehsil & District Sahiwal (1/8)**

تفصیل مالکان الارضی سربراہ (ڈائریٹر ٹریڈنگ پلانٹ) رقم ایکڑ نمبر شدہ ڈائری ٹریڈنگ پلانٹ نامہ نون وضع ایکڑ نمبر $\frac{66}{210}$ 116 قصبہ ضلع ساہیوال

تفصیل	موضع ایکڑ نمبر	لاٹ نمبر	رقبہ	نام مالک حوالہ		
سہاوال	$\frac{66}{210}$	2	37	خالدہ بیگم		
			1	3-10-0	خالدہ بیگم (زرعی آبناہ)	
			2	8-0-0	8-0-0	تاج محمد صالح (زرعی صومالیہ)
			3	8-0-0	8-0-0	زرعی صومالیہ
			4	8-0-0	8-0-0	
			5	8-0-0	8-0-0	
			6	8-0-0	8-0-0	
			7	8-0-0	8-0-0	
			8	8-0-0	8-0-0	
			9	6-4-0	8-0-0	
			13	8-18-0	8-0-0	
			14	8-0-0	8-0-0	
			15	8-0-0	8-0-0	
			16	8-0-0	8-0-0	
			17	8-0-0	8-0-0	
			18	3-14-0	8-0-0	
			24	6-8-0	8-0-0	
			25	8-0-0	8-0-0	

Fig

5.2:

**Details of the land owner along with affected land and location
Mouza 66/GD, Tehsil & District Sahiwal (2/8)**

تفصیل مالکان الارضی سربراہ (ڈائریٹر ٹریڈنگ پلانٹ) رقم ایکڑ نمبر شدہ ڈائری ٹریڈنگ پلانٹ نامہ نون وضع ایکڑ نمبر $\frac{66}{210}$ 212 قصبہ ضلع ساہیوال

تفصیل	موضع ایکڑ نمبر	لاٹ نمبر	رقبہ	نام مالک حوالہ
سہاوال	$\frac{66}{210}$	12	24	احمد یار ولد محمد رفیق
			3	8-8-0
			4	8-0-0
			5	8-0-0
			6	8-0-0
			7	8-18-0
			15	11-12-0
			16	7-9-0
				قوسیدہ ولد محمد عمر
				نور الدین علی ولد محمد علی نظامی

**Fig 5.3: Details of the land owner along with affected land and location
Mouza 66/GD, Tehsil & District Sahiwal (3/8)**

تعمیر مالکان اراضی سرے **ڈائریٹر ٹینٹ** رقم دیوار شدہ ڈائری ٹینٹ پلانٹ ناکہ زین وضع آج نمبر **66/210** تحصیل ضلع ساہیوال

تعمیر	موضع آج نمبر	موضع کچھ نمبر	سرکوبہ نمبر	رقبہ	نام مالک مواعیل
سہیوال	66/210	20	21	0-4-0	بشیر احمد روضہ فرنگی
			21	5-7-0	امانت علی دلاخیر زین
			25	7-16-0	عبدالغفار دلاخیر زین
			25	8-0-0	سردار محمد دلاخیر زین
			16	8-0-0	
			17	8-0-0	
			18	8-0-0	
			19	8-0-0	
			20	8-0-0	
			21	7-13-0	
			22	8-0-0	
			23	8-0-0	
24	8-0-0				
25	8-0-0				

Fig

5.4:

**Details of the land owner along with affected land and location
Mouza 66/GD, Tehsil & District Sahiwal (4/8)**

تعمیر مالکان اراضی سرے **ڈائریٹر ٹینٹ** رقم دیوار شدہ ڈائری ٹینٹ پلانٹ ناکہ زین وضع آج نمبر **66/410** تحصیل ضلع ساہیوال

تعمیر	موضع آج نمبر	موضع کچھ نمبر	سرکوبہ نمبر	رقبہ	نام مالک مواعیل
سہیوال	66/410	29	25	4-0-0	عبدالغفار دلاخیر زین
			6	4-0-0	سردار محمد دلاخیر زین
			7	4-0-0	سردار محمد دلاخیر زین
			8	8-0-0	امانت علی دلاخیر زین
			9	8-0-0	
			10	8-0-0	
			25	8-0-0	ابوبکر محمد دلاخیر زین
			11	8-0-0	
			12	8-0-0	
			13	8-0-0	
14	8-0-0				
15	8-0-0				

**Fig 5.5: Details of the land owner along with affected land and location
Mouza 66/GD, Tehsil & District Sahiwal (5/8)**

تفصیل مالکان الٹھی سڑک دائرہ شریف پلاٹ نمبر 66/215
رقبہ ایکڑ میں 518
تفصیل زمین 66/215
تفصیل زمین 66/215

تفصیل	موضع ایکڑ میں	کیڑ نمبر	مرد نمبر	رقبہ	نام مالک حوالہ
سہیل	66/215	41	25	7-16-1	محمد علی ولد محمد علی
			2	7-15-	
			3	7-16-	بشیر احمد ولد محمد علی
			4	7-15-	
			5	7-16-	جمیلان عزیز شریف
			6	4--	
			7	4--	
			1-2-	26	

Fig

5.6:

**Details of the land owner along with affected land and location
Mouza 66/GD, Tehsil & District Sahiwal (6/8)**

تفصیل مالکان الٹھی سڑک دائرہ شریف پلاٹ نمبر 66/215
رقبہ ایکڑ میں 6/8
تفصیل زمین 66/215
تفصیل زمین 66/215

تفصیل	موضع ایکڑ میں	کیڑ نمبر	مرد نمبر	رقبہ	نام مالک حوالہ
سہیل	66/215	44	21	5-7-	نور احمد ولد محمد علی
			18	5-2-	
			19	5-7-	بشیر احمد ولد محمد علی
			20	5-7-	
			21	8--	ممتاز ولد محمد علی
			22	8--	
			23	9--	
			8--	24	

Fig 5.7: Details of the land owner along with affected land and location Mouza 66/GD, Tehsil & District Sahiwal (7/8)

تفصیل مالکان الارضی سر زمین ڈیپارٹمنٹ ڈیپارٹمنٹ پلانٹ نائنڈھریں موضع/کچن 66/AD تفصیل ضلع ساہیوال

تفصیل	موضع/کچن/کھیت نمبر	سر زمین رقبہ	نام مالک/حوالہ
ساہیوال	66/AD	22	شہناز احمد دہشتیز
		25	حسرت ایف دہشتیز
			سرزاد احمد دہشتیز
			رقیبہ دہشتیز (موتی اللہ خور)
			فرسیدہ دہشتیز
	56	18	راجہ ختم و مظفر دہشتیز
57	22	5-7	راجہ ختم دہشتیز
	27	5-7	راجہ ختم دہشتیز
	19	5-7	راجہ ختم دہشتیز
	22	4-11	راجہ ختم دہشتیز
	23	8	
	24	8	

Fig

5.8:

Details of the land owner along with affected land and location Mouza 66/GD, Tehsil & District Sahiwal (8/8)

تفصیل مالکان الارضی سر زمین ڈیپارٹمنٹ ڈیپارٹمنٹ پلانٹ نائنڈھریں موضع/کچن 66/AD تفصیل ضلع ساہیوال

تفصیل	موضع/کچن/کھیت نمبر	سر زمین رقبہ	نام مالک/حوالہ
ساہیوال	66/AD	38	نہال احمد دہشتیز
		5	راجہ نور محمد دہشتیز
60	22	4-0	روضی بی بی دہشتیز
	18	4-0	نہال احمد دہشتیز
تعداد آسانی			
			512
			512
			30

B3. Minutes of the meeting of the DPAC:

34. We have collected the subject document from the concerned Revenue Department. This document is showing the rates determined by the DPAC of affected land. Minutes of the DPAC meeting is provided at below, Fig. 6.1.

Fig. 6.1: Minutes of the DPAC meeting (Page 1/4)

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

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

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

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

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

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

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




Fig. 6.2: Minutes of the DPAC meeting (Page 2/4)

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

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

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

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

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

Fig. 6.3: Minutes of the DPAC meeting (Page 3/4)

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

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

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

Fig. 6.4: Minutes of the DPAC meeting (Page 4/4)

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

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

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

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


**Executive Engineer (LBDC)
Sahiwal**

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


**Tehsildar
Sahiwal**


**Naib Tehsildar/RO
Sahiwal**


**Assistant Commissioner/CA/LAC
Sahiwal**


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


**Deputy Commissioner/District Collector
Sahiwal**

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

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

B4.1. We have found a matured transaction of agricultural land measuring 10.5 acres in same Muhammad Pur mouza but 3 / 4 kilometer away from the subject land. It has been sold in Rs. 23,000,000/- @ Rs. 2,190,476/- per acre dated 25-06-2020. The evidence of the transaction is provided in the figure 7 below:

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

The document is a handwritten record of a land transaction. At the top, it says 'محمد پور موہڑا' (Muhammad Pur Mouza) and '65 تحصیل و ضلع لاہور' (65 Tehsil & District Lahore). The document is dated '25/6/2020'. It details a transaction of 10.5 acres of agricultural land. The price is given as Rs. 23,000,000/-, which is equivalent to Rs. 2,190,476/- per acre. The document includes a table with columns for 'No. of Acre', 'Price', and 'Date'. There are several handwritten notes and signatures, including one that says 'محمد پور موہڑا' and another that says 'محمد پور موہڑا'.

No. of Acre	Price	Date
10.5	23,000,000/-	25/6/2020
10.5	2,190,476/-	25/6/2020

B4.2.A residential land measuring 0.138 acre located at the Chak 90/6-R at the east south of the subject land area (Fig 8 below:). It has been sold in Rs. 4,293,300/- @ Rs. 31,224,000/- per acre dated 21 January, 2020. The documented evidence of this land transaction at Fig. 9.1 to 9.5.

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



Fig 9.1: Documented evidence of a land transaction at Chak No. 90-6R, District Sahiwal.

0012-8163112 E-STAMP PB-SWL-D6EA2FF27

Non-Judicial Rs 215,665/-

Description	: CONVEYANCE - 23(a)	
Seller	: Khalid Masood [36502-3253717-1]	
Purchaser	: Rana Ghulam Sabir [35302-7432806-3]	
Agent	: Mubashir Hassan [36502-7775455-7]	
Stamp Duty Paid by	: Rana Ghulam Sabir [35302-7432806-3]	
Issue Date	: 24-Jan-2020, 12:53:10 PM	
Paid Through Challan	: 2020SEGD0386DFD8	
Land DC Rate	: 195,149 per Marla	Land Area : 22 Marla
Structure DC Rate	: N/A	Covered Area : N/A
Amount in Words	: Two Lac Fifteen Thousand Six Hundred and Sixty Five Rupees Only	

Handwritten: 215,665/-

Signature: _____

Date: 27 -

Land Area : 22 Marla
Covered Area : N/A
District Court

Please Write Below This Line

بیعنامہ

رقبہ تعدادی۔ 1/K-2/M بحال۔ 90/6R تحصیل ضلع ساہیوال۔
 تانہ گوئی ساہیوال۔ فی مرلہ۔ =/Rs-1,95,149۔ رہائشی۔
 مالیت اقسام مبلغ۔ =/Rs-2,15,665۔ تعداد قطعہات۔ 3۔
 بالہ مرض مبلغ۔ =/Rs-42,93,300 (بیمائیس لاکھ تیرانوے ہزار تین سو روپے)

تعداد و قسم و ضلع و ضلع

مکاتب:۔ خالد مسعود۔ ولد۔ مسعود احمد۔ قوم۔ آرائیں (بائع)
 مکاتب:۔ رانا غلام صابر۔ ولد۔ محمود عثمان۔ قوم۔ راجپوت (مشتری)

قبضہ حق اللہ مستحق گرو دیا گیا ہے

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

Fig 9.2: Documented evidence of a land transaction at Chak No. 90-6R, District Sahiwal.

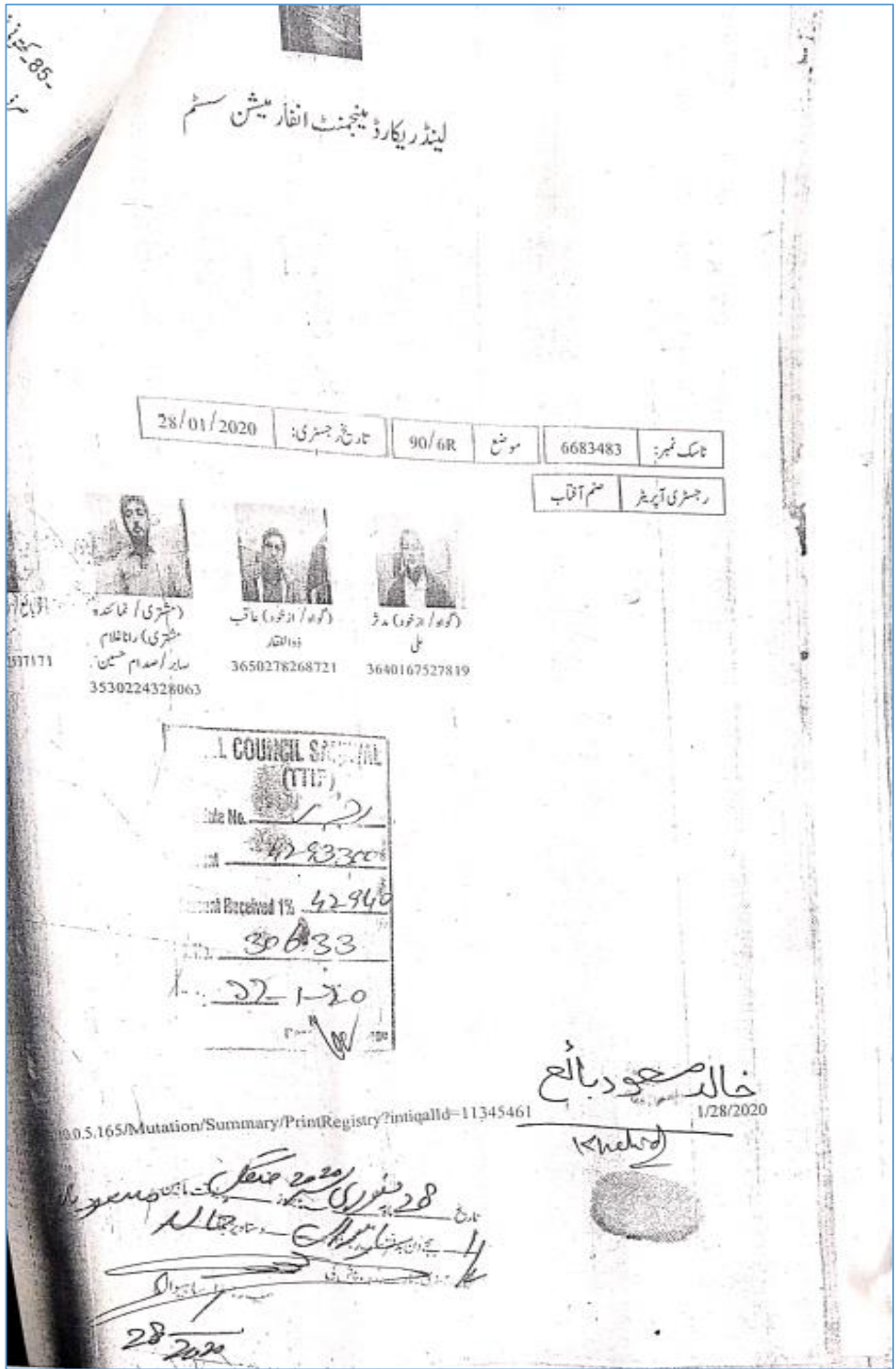
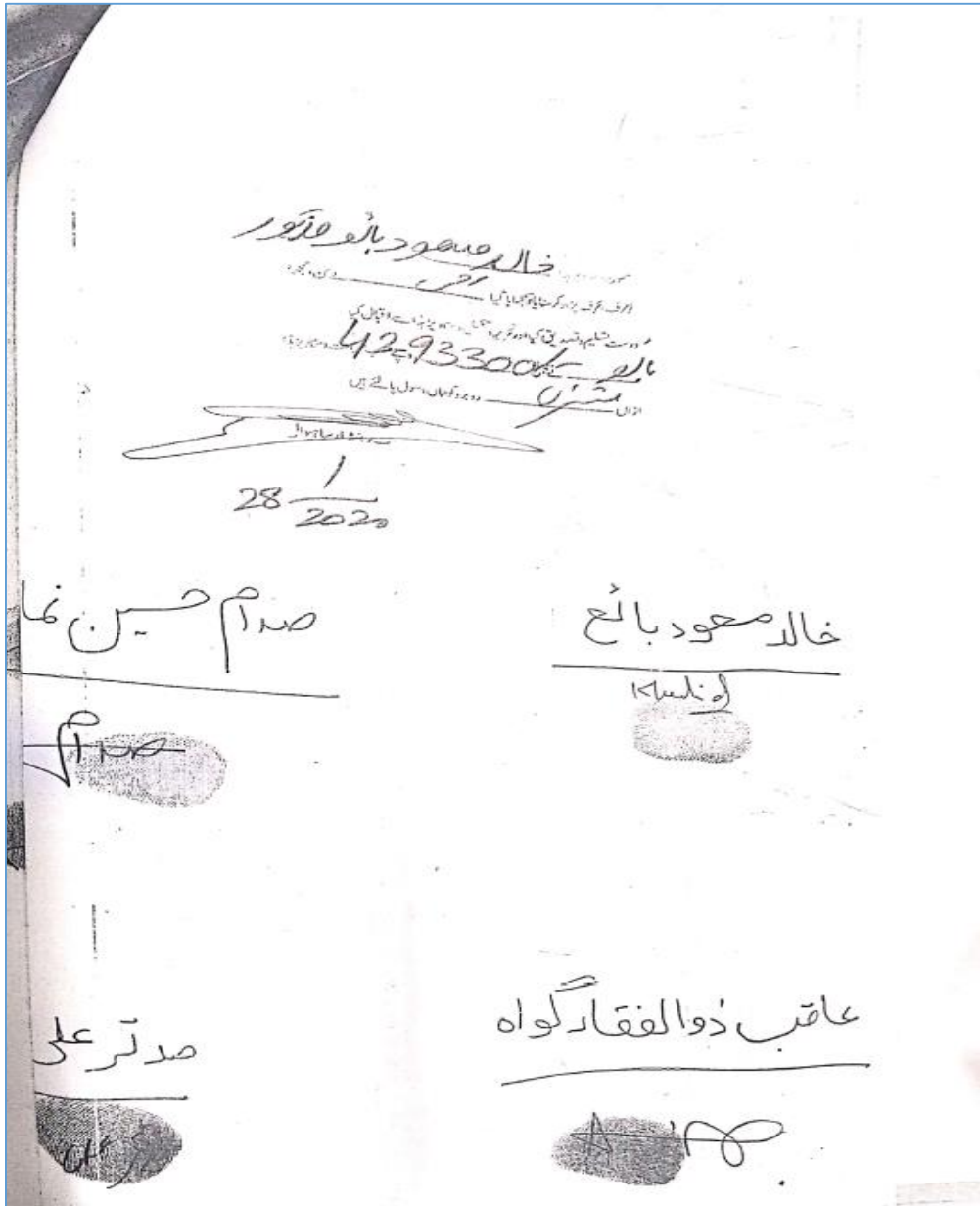


Fig 9.3: Documented evidence of a land transaction at Chak No. 90-6R, District Sahiwal.

85- کتہنی نمبر ان - 4614454 - سالم کھاتہ - قلعہات - 17 - برقبہ - 92/K-12/M - جس سے
 صرف - حصہ پتھر - 11/926 - برقبہ - 1/K-2/M - نقل رجسٹر حق داران زمین (مسل بیعادی) بحال
 - 90/6R - تحصیل و ضلع ساہیوال - سال - 16 - 2015 - بدلتا بقیہ و جاری کرنا و اراضی ریکارڈ سروس
 سنٹر ساہیوال - مورخہ - 22-01-2020 - کارہ سے فراہمی ڈی نمبر - 0012268903 - مالک
 تالیس حق دار ہوں - برقبہ تعدادی - 1/K-2/M - محال - 90/6R - تحصیل و ضلع ساہیوال - واقع ہے
 کوئی سرکاری غیر سرکاری بار نہ ہے - کسی دیگر شخص کا کوئی حق و موٹی نہ ہے - ہر ضمانت و موٹی - مقدمہ -
 بجڑے - حکم امتناعی - بنک - عابد و حق مہر - آف - گارٹی - زمین - وصیت - سے پاک - و - صاف
 ہے - من مقرر کو مکمل حق - و - اختیارات - حاصل ہیں - فروخت کرنے کا حق - و - اختیار - حاصل ہے
 - فروخت کرنے میں کوئی امر مانع نہ ہے - خالی - کارہ جاری - و - انتظامی امور - کے پیش نظر فروخت کرنا
 ضروری ہے - ہمارت صحت - ثبات - عمل - بلا جبر و اکراہ و دیگر سے - بھائی ہوش و حواس نشہ - حق و اختیارات -
 داخلی - خارجی - راست - مزید - حق تعمیر جدید - برقبہ تعدادی - 1/K-2/M - محال - 90/6R - تحصیل و
 ضلع ساہیوال - سے وابستہ - ہے - است جو کچھ ہے - یا آئندہ ہوگا - بلا استثناء کسی شے و حق کے - اپنی آزادانہ
 رضامندی سے بدست - رانا غلام صاحب - ولد - محمد روشن - قوم - راجپوت - ساکن مکان نمبر - 11-B - محلہ
 نڈل ہاؤسنگ کوآپریٹو سوسائٹی اوکاڑہ - قومی شناختی کارڈ نمبر - 3-35302-2432806 - کو - باعوض
 مبلغ - = 42,93,300/- (چالیس لاکھ تیرانوے ہزار تین سو روپے) - میں بیعہ قطعی -
 دائمی - فروخت - کر دیا ہے - اور تمام رقم بطور قرض منسوخ کر لی نوٹ حکومت پاکستان جاری کرو - وصول -
 کرتا - تسلیم - کرتا ہوں - اب بڑے مشتری کوئی رقم / پیسہ بٹایا نہ ہے - لہذا بیع نامہ بذراقت رجسٹری رو برو
 سب رجسٹرار صاحب ساہیوال کوئی لین دین نہ ہوگا - قبضہ حوالہ مشتری مربع نمبر - 24 - کیلہ نمبر -
 15 - میں کر کے - مالک - کال - داخل - حقدار - تالیس - بمثل خود ہاویا گیا ہے - اب من مقرر - و -
 وارثان بازگشت کا مبیعہ چاہیو - برقبہ تعدادی - 1/K-2/M - محال - 90/6R - تحصیل و ضلع
 ساہیوال - سے کوئی تعلق واسطہ نہ رہا ہے - اگر کوئی واثقانی / تانوی نقلیہ نکل آئے - یا کوئی دعویدار ظاہر
 ہو جائے - یا کوئی بارکنالت ادا کرنا پڑے - قبضہ کل و جز و نکل جائے تو جملہ صورتوں میں جواب کی تمام
 تر ذمہ داری اور وصول شدہ رقم کی واپسی کی ذمہ داری من مقرر - و - ذات خاص چاہیو (مستقلہ غیر منقولہ) -
 و - وارثان بازگشت پر ہوگی - یہ کہ من مقرر بائع نے بیعہ نامہ ہذا میں مندرجہ بالا حقائق و واقعات کو اپنے
 وارثان پر بھی واضح کر دیا ہے اور کوئی امر پوشیدہ نہ رکھا گیا ہے - عدم موجودگی لہذا تصدیق و شناخت ہذا
 حلقہ آفسر صاحب - رولونڈ - داخل نارنج فرماویں - یا مشتری خود نکلے مال کے ریکارڈ میں داخل نارنج
 کرادے تو کوئی عذر - اعتراض - نہ ہوگا - من مقرر بائع نے فروخت تصدیق شدہ اراضی ریکارڈ سروس سنٹر
 ساہیوال برائے سے حاصل کی ہے - فرد کی درست ہونے کی تصدیق مشتری نے بھی کی ہے - بیعت نامہ جائز

Fig 9.4: Documented evidence of a land transaction at Chak No. 90-6R, District Sahiwal.



English Translation
of Fig 9.1 to 9.5: Documented evidence of a land transaction at Chak No. 90-6R, District Sahiwal.

Registered Sale Deed

(Registered at serial No. 596/1 dated 28-01-2020 registered before

The Sub Registrar Sahiwal duly executed on stamp papers of Rs. 2,15,665/-

Schedule Rate Rs.1, 95,665/- per Marla Residential)

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

Whole the consideration has been received.

From:Khalid Masood son of Masood Ahmad Caste Arain.

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

Possession has been delivered to the purchasers at the spot

I **Khalid Masood** son of Masood Ahmad Caste Arain resident of Chak No.90/6-R Post Office Same Tehsil & District Sahiwal NIC No. 36502-3253717-1. Whereas I am owner in possession of land contained in Khewit No. 85 Khatuni No. 454 to 461 Whole Area Patches 17 measuring 92 kanal 12 Marlas being share 11/926 Area 1 Kanal 2 Marlas Naqal Register Haqdaran (Misal Miadi) Mahal 90/6-R Tehsil & District Sahiwal Years 2015-16 According to computerized person ID number Ownership of 0012268903 Dated 22-01-2020. Area measuring 1 Kanal 2 Marla situated at Chak No.90/6-R Tehsil & District Sahiwal. I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of **Rana Ghulam Sabir** son of Muhammad Roshan Caste Rajput CNIC No. 35302-2432806-3 Residents of H NO. 11-B Model Housing Scheme Cooperative Society Okara for a total consideration of **Rs. 42,93,300/- (Rupees Forty Three Lac & ninety three thousand three hundred only)** Whole the consideration has been received in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Area measuring 1 Kanal 2 Marla situated at Chak No.90/6-R Tehsil & District Sahiwal of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the purchasers or his nominated person or the Revenue Authorities will have the right to transfer the property in the name of purchasers on the authority of instant sale deed. In case of defect in the transfer or any other person claims for his ownership over the

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

On the Day, Saturday 25th January 2020.

EXECUTANT (The Seller)

Sd/x xx x

Khalid Masood son of Masood Ahmad Caste Arain.

EXECUTANT (One of the Purchsers)

Sd/x xx x

Rana Ghulam Sabir son of Muhammad Roshan Caste Rajput

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

WITNESS

Sd/x xx x

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

WITNESS

Sd/x xx x

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

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

B4.3. A piece of land measuring 0.375 acre only located at **Chak 59/GD** which is located at **north east side of the project site (Fig 10 below)** has been sold in Rs. 3,500,000/- @ Rs. 9,333,328/- per acre on dated 16-09-2020. The evidence of the land transaction is provided at Fig.11.1 to 11.4.

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

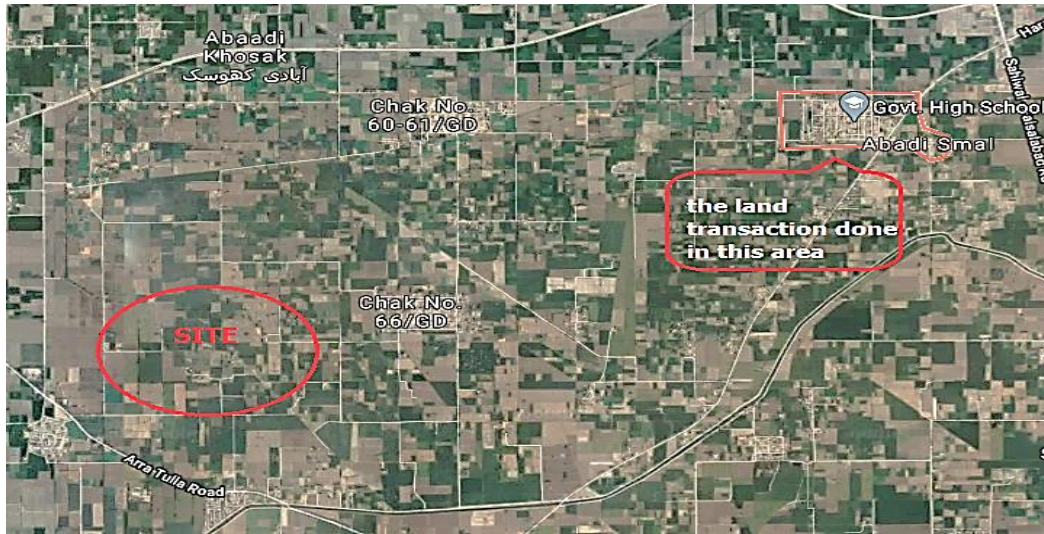


Fig 11.1: Documented evidence of Transaction of land at Chack 59GD

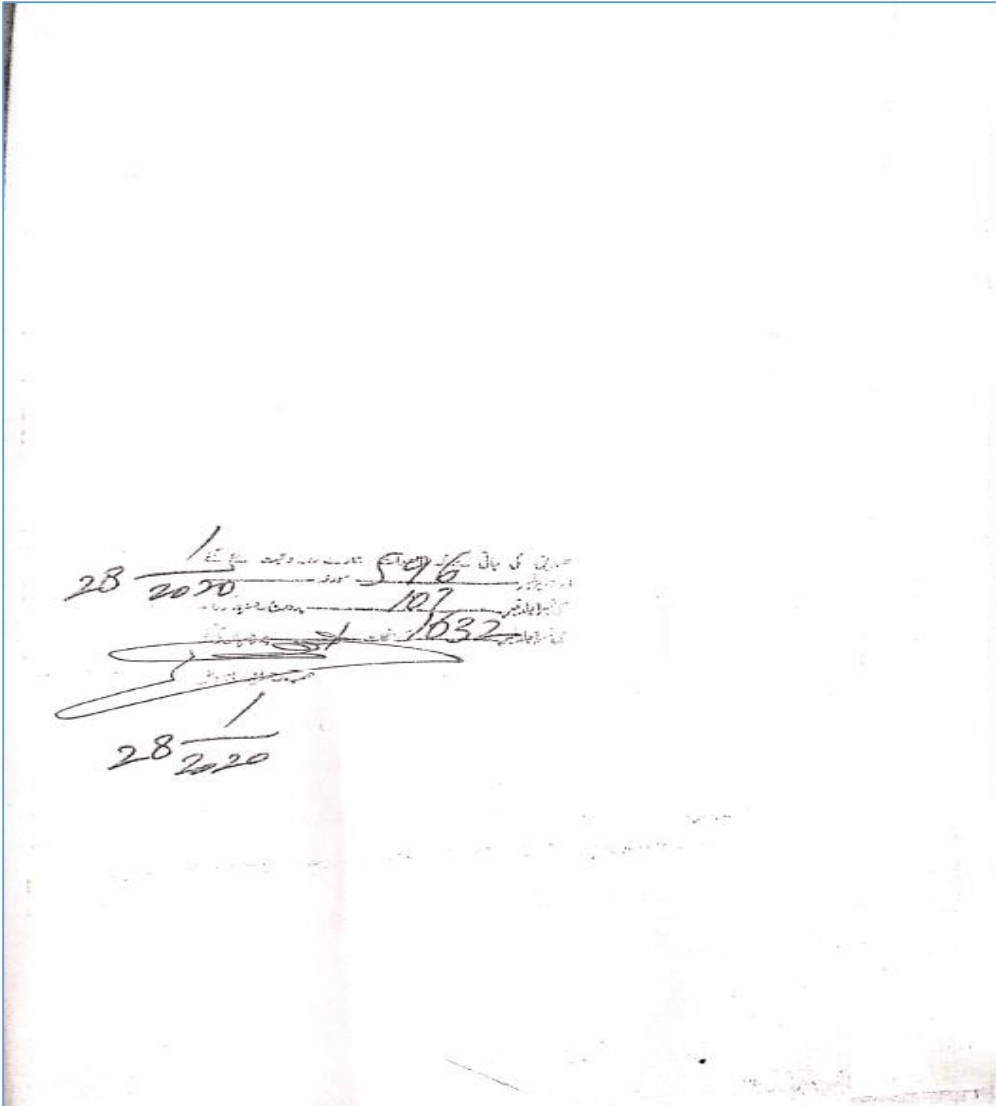


Fig 11.2: Documented evidence of Transaction of land at Chack 59GD

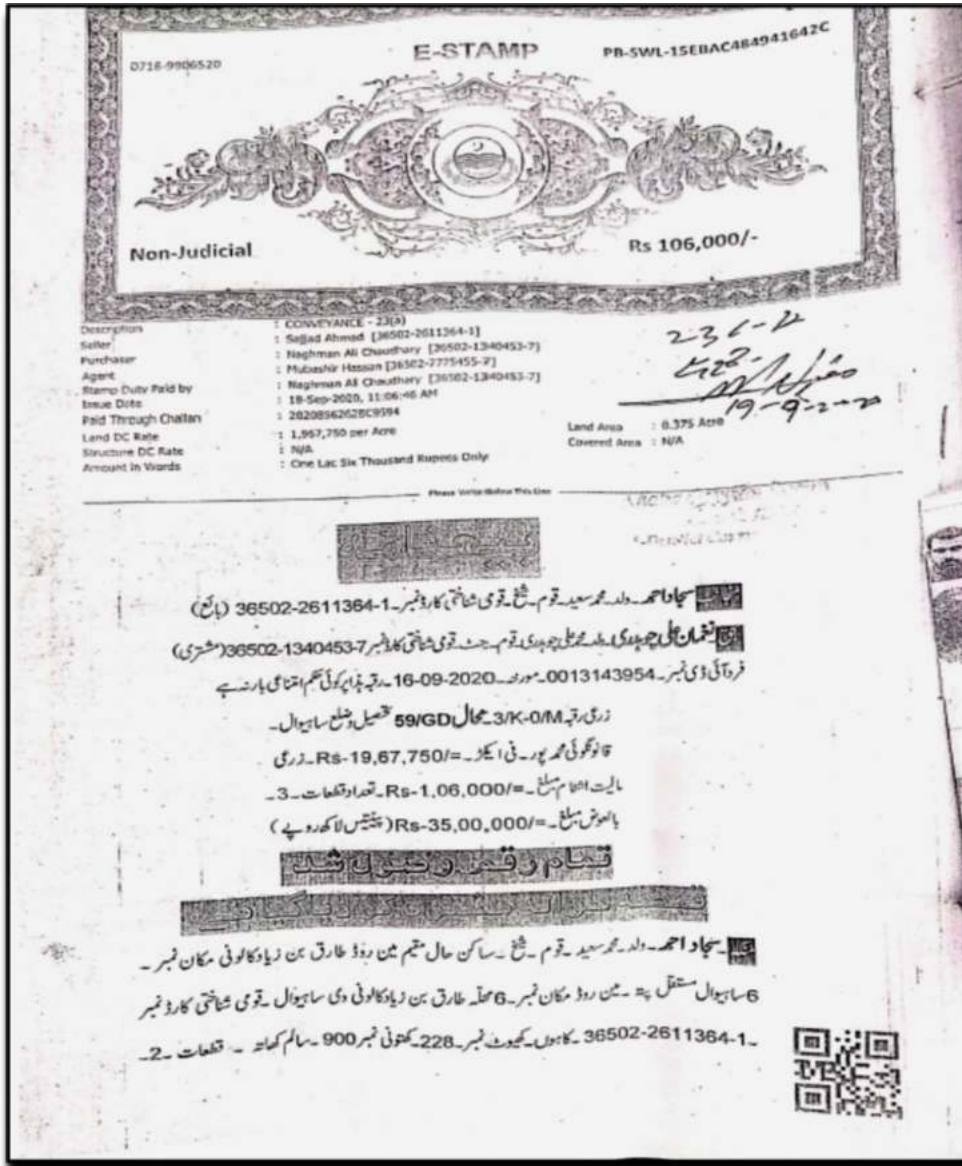


Fig 11.3: Documented evidence of Transaction of land at Chack 59GD

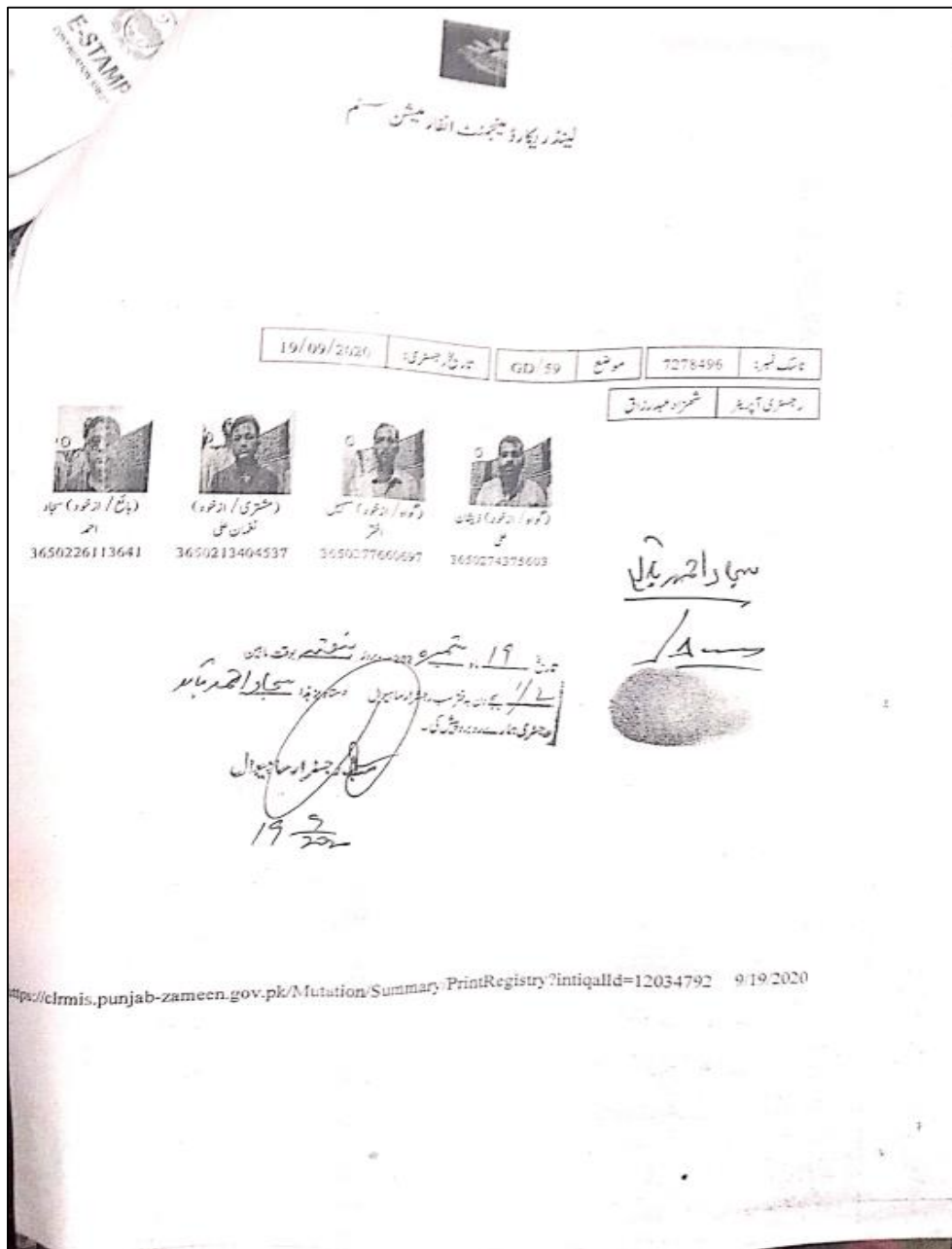
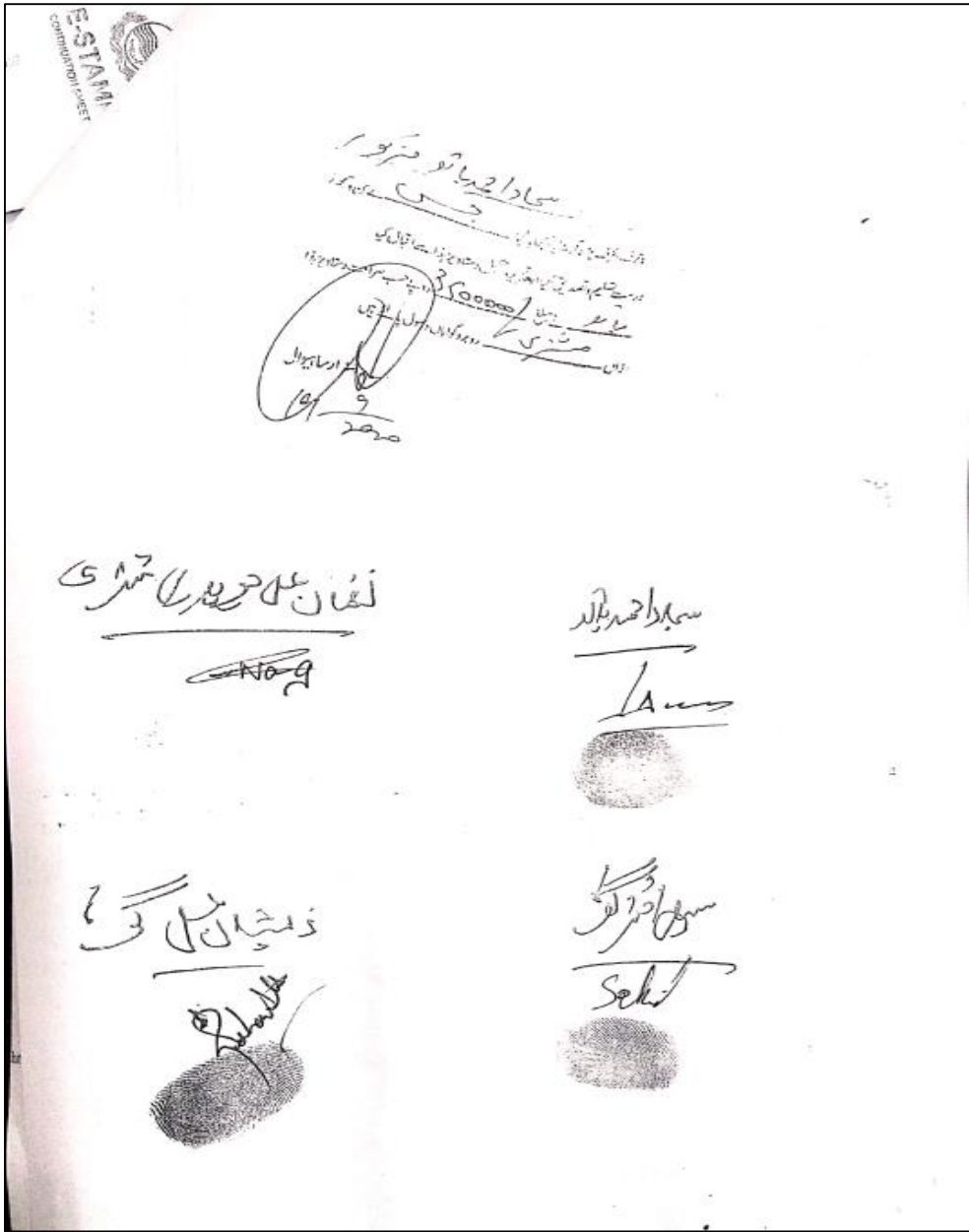


Fig 11.4: Documented evidence of Transaction of land at Chack 59GD

برقیہ۔ 12/K-7/M-0/S۔ میں سے صرف۔ حصہ بقدر۔ 3/13۔ برقیہ۔ 2/K-17/M-0/S۔ اور کیوٹ
 نمبر۔ 227 کٹوتی نمبر۔ 899۔ سالم کمان۔ قلمحات۔ 4۔ برقیہ۔ 7/K-4/M-0/Sqft۔ میں سے حصہ
 بقدر۔ 1/48۔ برقیہ۔ 3/M-0/Sqft۔ اسی طرح کل میزان برقیہ۔
 3/K-0/M-0/Sqft۔ نقل رجسٹر حقداران زمین (مسل بیہادی) خیال۔ 59/GD۔ تحصیل و ضلع
 ساہیوال۔ بہاول۔ 20-2019۔ برطانیہ فروری جاری کردہ اراضی ریکارڈ سرویس منسٹر ساہیوال۔
 مورخہ 16-09-2020۔ کاروبار فرم ڈی ڈی نمبر۔ 0013143954۔ ٹاکس تالیف حقدارانوں زرعی برقیہ
 3/K-0/M۔ محال 59/GD۔ تحصیل و ضلع ساہیوال۔ واقع ہے۔ کوئی سرکاری غیر سرکاری بار نہ ہے۔ کسی دیگر
 شخص کا کوئی حق رجسٹر نہ ہے۔ ہر ضمانت رجسٹر۔ مقدمہ۔ جھگڑے۔ حکم اختتامی۔ بینک۔ معاہدہ۔ حق مہر۔ وقف
 گارنٹی۔ رہن۔ وصیت۔ سے پاک۔ و۔ صاف ہے۔ من مقرر کوکل حق۔ و۔ اختیارات۔ حاصل ہیں۔ فروخت
 کرنے کا حق۔ و۔ اختیار۔ حاصل ہے۔ فروخت کرنے میں کوئی امر مانع نہ ہے۔ خاگی۔ کاروباری۔ و۔ انتظامی
 امور۔ کے پیش نظر فروخت کرنا ضروری ہے۔ بحالت صحت۔ مثبت معمل بلا جبر و اکراہ دیکھے۔ لچائی ہوش و حواس
 نشہ۔ حق و اختیارات۔ داخلی۔ خارجی۔ راستہ کھال و نال۔ نہ درختاں منگور شدہ نہری پانی اور ذرائع آبپاشی وغیرہ
 بمعہ۔ مزید۔ حق تمبر جدید۔ زرعی برقیہ 3/K-0/M۔ محال 59/GD۔ تحصیل و ضلع ساہیوال۔ سے وابستہ۔ پوسٹ
 جو کچھ ہے۔ یا آئندہ ہوگا۔ بلا استثناء کسی شے و حق کے۔ اپنی آزادانہ رضامندی سے بدست۔ **نعمان علی چوہدری**
 ولد۔ محمد علی چوہدری قوم جٹ ساکن بلال کالونی مکان نمبر۔ 399 ساہیوال۔ قومی شناختی کارڈ
 نمبر۔ 36502-1340453۔ کو ہائوس بلٹ۔ = 35,00,000/- (تینتیس لاکھ روپے)۔ میں بیچ
 قطعی۔ دائمی۔ فروخت۔ کر دیا ہے۔ اور تمام رقم بذریعہ چیک نمبر۔ 000000111
 مورخہ۔ 18-09-2020 جاری کردہ صحیب بینک فریڈ ٹاؤن براچ ساہیوال تمام جہات میں۔ وصول۔ کرنا۔
 تسلیم۔ کرتا ہوں۔ اب بڑے مشتری کوئی رقم / پیسہ بٹایا نہ ہے۔ لہذا بھٹا نہ ہذا بوقت رجسٹری روبروس رجسٹرار
 صاحب ساہیوال کوئی لین دین نہ ہوگا۔ قبضہ حوالہ مشتری مبلغ نمبر۔ 57۔ کیلہ۔ نمبر۔ 22۔ میں سے۔ کر کے۔
 ٹاک۔ کامل۔ داخل۔ حقدار۔ تالیف۔ بمثل خود بنا دیا گیا ہے۔ اب من مقرر۔ و۔ دارجان بازگشت کامیوبہ
 جائیداد۔ زرعی برقیہ 3/K-0/M۔ محال 59/GD۔ تحصیل و ضلع ساہیوال۔ سے کوئی تعلق واسطہ نہ رہا ہے۔ اگر

Fig 11.5: Documented evidence of Transaction of land at Chack 59GD



English Translation
of Fig 11.1 to 11.5 : Documented evidence of a land transaction at Chak No. 59/GD,
District Sahiwal.

Registered Sale Deed

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

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

Whole the consideration has been received.

From: Sajjad Ahmad son of Muhammad Saeed Caste Sheikh.

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

Possession has been delivered to the purchasers at the spot

I **Sajjad Ahmad** son of Muhammad Saeed Caste Sheikh resident of Present Address Main Road Tariq Bin Ziad Colony H No.6 Sahiwal Permanent Address Main Road Tariq Bin Ziad Colony H No.6 Sahiwal CNIC No. 36502-2611364-1. Whereas I am owner in possession of land contained in Khewit No. 228 Khatuni No. 900 Whole Area Patches 2 measuring 12 kanal 7 Marlas 0 Sarsahi being share 3/13 Area 7 Kanal 4 Marlas 0 Sq.ft and Khewit No. 227 Khatuni No. 899 Whole Area Patches 4 measuring 7 kanal 4 Marlas 0 Sarsahi being share 1/48 Area 0 Kanal 3 Marlas 0 Sq.ft Total thus area 3 Kanals 0 Marla 0 Sq.ft Naqal Register Haqdaran (Misal Miadi) Mahal 90/6-R Tehsil & District Sahiwal Years 2019-20 According to computerized person ID number Ownership of 0013143954 Dated 16-09-2020. Area measuring 3 Kanal 0 Marla situated at Chak No.59/GD Tehsil & District Sahiwal. I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of **Naghman Ali Ch** son of Muhammad Ali Ch Caste Jutt CNIC No. 36502-1340453-7 Residents of Bilal Colony H No.399 Sahiwal for a total consideration of **Rs-35,00,000/- (Rupees Thirty Five Lac only)** Whole the consideration has been received through check No. 00000011 Dated 18-09-2020 Issue by Habib Bank Farid town Branch Sahiwal in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Agricultural Land 3 kanals 0 Marla Chak No.59/GD Tehsil & District Sahiwal of whatsoever nature. Now I the seller shall be bound to make necessary statements before the Tehsildar concerned for transfer of the property in favour of the purchasers or his nominated person or the Revenue Authorities will have the right to

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

On the Day, Saturday 19th September 2020.

EXECUTANT (The Seller)

Sd/x xx x

Sajjad Ahmad son of Muhammad Saeed Caste Sheikh.

EXECUTANT (One of the Purchers)

Sd/x xx x

Naghman Ali Ch son of Muhammad Ali Ch Caste Jutt

WITNESS

Sd/x xx x

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

WITNESS

Sd/x xx x

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

B4.4. Similarly, a small piece of agricultural land measuring 0.0625 acre located **at Chak 91/6-R which is located at southern side of the project site (Fig 12 below)** has been sold @ Rs. 3,896,160/- per acre dated 22-09-2020. The documented evidence of this land transaction is provided at Fig. 13.1 to 13.3.

Fig 12: Location of the land transaction in relation to the project site




Fig 13.1: Documented evidence of a land transaction at Chak No. 91-6R, District Sahiwal

بِسْمِ اللّٰهِ الرَّحْمٰنِ الرَّحِیْمِ 5565

G343039

E-STAMP

0226-9975991 PB-SWL-572812013A5A9EC2



Non-Judicial Rs 15,500/-

Description : CONVEYANCE - 2310
 Seller : Safide Parveen [36902-6379289-6]
 Purchaser : Tanzeel Anshad [36902-2414655-5]
 Agent : Kawa Muhammad Munon Khan [36502-1105572-7]
 Stamp Duty Paid by : Tanzeel Anshad [36902-2414655-5]
 Issue Date : 26-Sep-2020, 01:16:32 PM
 Paid Through Chulian : 20206A4C1F26D257
 Land DC Rate : 3,896,168 per Acre
 Structure DC Rate : N/A
 Amount in Words : Fifteen Thousand Five Hundred Rupees Only

چوہدری محمد عدنان الوری
 ایف ڈی سی ڈی
 219- سمن چوک گل پھری ساہیوال

23/9/20
 24/9/20

Land Area : 0.0525 Acre
 Covered Area : N/A

بیچ نامہ رقبہ زرعی

رقبہ واقع	رقبہ واقع
برقبہ (10-M) واقع چک نمبر 91/6-R تحصیل و ضلع ساہیوال	رقبہ واقع
مساحتہ ساجدہ پروین بیہ ذوالفقار علی قوم رہنمائی ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال	مخانیب
(1) سوزیل ارشد ولد منظور احمد قوم ہانگی ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال (2) مساحتہ مارتھا دختر ہزارہ ساج قوم ساج ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال (3) نصیر عرف نصیر ولد محمد رمضان قوم سیال ساکن چک نمبر 91/6-R تحصیل و ضلع ساہیوال	بچن
مبلغ اڑتیس لاکھ چھیانوے ہزار ایک صد ساٹھ روپے/- Rs.38,96,160/- فی ایکڑ بحساب فی سرزمین مبلغ Rs.24,351/- از سرزمین نمبر 29/19 لکھڑا اوائلی منتقلی فیس	ویلیو بچھن
مبلغ پانچ لاکھ روپے/- Rs.5,00,000/-	مالیت رقبہ
مبلغ چہرہ ہزار پانچ صد روپے/- Rs.15,500/- جمع رجسٹریشن فیس	مالیت اسٹامپ
فروآئی ڈی نمبر 0013177357 مورخہ 22-09-2020	فروآئی ڈی
3 عدد	تعداد اوراق

مکمل نمبر

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










Fig 13.2: Documented evidence of a land transaction at Chak No. 91-6R, District Sahiwal

لیٹرز یکارڈ میٹریٹ انفارمیشن سسٹم

24/09/2020	تاریخ رجسٹری	91/6R	موضوع	7292266	ٹرانسک نمبر
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رجسٹری آفیسر: سیف اللہ گلزار

 (اؤن / زاہور ساجد) پتو 3650283782886	 (مشوئی / ناکہ) مشوئی / سزیل ارشد / شیر عرف شیرو 3650224146555	 (مشوئی / ناکہ) مشوئی / بلال / شیرو عرف شیرو 3650277801126	 (مشوئی / اذخو) شیر عرف شیرو 3650212495435	 (کارد / اذخو) ذوالفقار ساج 3650240280583	 (کارد / اذخو) / مرقان 3650258522063
---------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------	--------------------------------------------------------------------------------------------------------------------------------------	-------------------------------------------------------------------------------------------------------------------------------

تاریخ: 24 ستمبر 2020ء
 میرا نام: ساجد گلزار
 میری پتو: 3650283782886
 میری شناختی نمبر: 3650224146555

..... COUNCIL SAHIWAL (TTIP)

Schedule No. بیٹا نامہ

Amount 500000/-

Amount Received: % 5000

C. No. 044220

Date 24-9-20

Receipty Includ

24 ستمبر
 ساجد گلزار (اؤن)
 ساجد گلزار
 9/24/2020

English Translation
of Fig 13.1 to 13.3 : Documented evidence of a land transaction at Chak No. 91-6R,
District Sahiwal.

Registered Sale Deed

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

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

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

In favour of:

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

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

Possession has been delivered to the purchasers at the spot

I **Mst. Sajida Perveen** Widow of Zulfiqar Ali Caste Rehmani R/o Chak No 91/6-R Tehsil & District Sahiwal CNIC No. 36502-8378288-6. Whereas I am owner in possession of land contained in Khewit No. 101/84 Khatuni No. 436-440 Whole Area Patches 5 measuring 37 kanal 2 Marlas 0 Sarsahi being share 5/371 Area 0 Kanal 10 Marlas 0 Sq.ft Naqal Register Haqdaran (Misal Miadi) Mahal 91/6-R Tehsil & District Sahiwal Years 2019-20 According to computerized person ID number Ownership of 0013177357 Dated 22-09-2020 at Chak No.91/6R Tehsil & District Sahiwal. The said Area is free from all encumbrances and status quo and within the jurisdiction of Tehsil Municipal Administration Sahiwal. I have all the rights and authorities about the said Area. I the executant is entitled to sale out the same as I deems necessity. Therefore I the executants have sold out the said property with its all present / future rights of easement, interior or ulterior including its interests of future in favour of **i- Tanzeel Arshad S/O Manzoor Ahmad Caste Machi** CNIC 36502-2414655-5 area measurement 0/K 1/M **ii- Mst. Martha S/O Hazara Maseeh Caste Christian** CNIC 36502-7780712-6 Area measuring 0/K 3/M **iii-Naseer S/O Muhammad Ramzan Caste Sayyal** CNIC 36502-1249543-5 area measuring 0/K 6/M for a total consideration of Rs-500,000/- (Rupees Five Lac only) Whole the consideration has been received in the presence of witnesses described below. As such whole the consideration is duly paid and nothing is outstanding. Possession has been delivered at the spot and the purchasers have become absolute owners in possession of the said property and I the seller will have no concern with the property Area measuring 10 Marlas Chak No.91/6-R Tehsil & District Sahiwal of whatsoever nature. Now I the seller shall be bound to make necessary statements before the

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

On the Day, 24.09.2020.

EXECUTANT

Sd/x xx x

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

EXECUTANT

Sd/x xx x

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

WITNESS

Sd/x xx x

Muhammad Irfan S/O Shair Muhammad Resident of Chak No 91/6-R Tehsil & District Sahiwal
CNIC 36502-5852206-3 Phone: 0305-7366990

WITNESS

Sd/x xx x

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

WITNESS

Sd/x xx x

Ali Raza S/O Zulfiqar Resident of Chak No 91/6-R Tehsil & District Sahiwal
CNIC 36502-4888384-3. Phone: 0303-4389086

B4.5. A piece of agricultural land measuring 8.853 acres located at **same Chak 66-DG** has been sold in total Rs. 20,361,000/- @ Rs. 2,300,000/- per acre dated 31-07-2021. The documented evidence is provided below Fig. 14.1 and 14.2.

Fig 14.1: Location of the land transaction in relation to the project site

رجسٹرڈاغلطراج

66/D		حصہ نمبر 85		فصلی باہیل		مطلوع باہیل		سال 2019-20		تاریخ		دفعہ نمبر 1/36	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
599	20	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول
74	12	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0
83	12	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872
		19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872
		357	357	357	357	357	357	357	357	357	357	357	357

2021/07/31

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47784200

Fig 14.2: Location of the land transaction in relation to the project site

رجسٹرڈاغلطراج

66/D		حصہ نمبر 85		فصلی باہیل		مطلوع باہیل		سال 2019-20		تاریخ		دفعہ نمبر 30/30	
1	2	3	4	5	6	7	8	9	10	11	12	13	14
599	19	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول	بہانگہ سرساول
599	19	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0	60-1-0
		12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872	12587891/2550872
		19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872	19581891/2550872
		357	357	357	357	357	357	357	357	357	357	357	357

2021/07/31

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47784200

Translation of sale evidence at fig 14.2: Location of the land transaction

Registered Enter/ Emitted						
Page No. 1/36	Year 2019-20	District Sahiwal	Tehsil Sahiwal	No. 85	Chak 66-GD	Mahal (Location)
Total Area	Name of Owner (Seller)	Survey / Khasra No. (If any).	Specific Share in Shared Account in Land Area	Name of Owner (Purchaser)	Khata No.	Sr. No.
(Multiple Shares)	Muhammad Waqas s/o Mr. Shama	Accumulated Shared	Multiple	Shahida Maqsood w/o Maqsood Anwar	20,74 to 83	599
70 -16 – 134	Total Sold Area	Rs. 20,361,000/-		Total Amount of sell land		
31/07/2021	Date					

B4.6. Another piece of agricultural land measuring 6.822 acres located at same **Chak 66-DG** has been sold in total Rs. 15,697,500/- @ Rs. 2,301,011/- per acre dated 29-07-2021. The documented evidence is provided below Fig. 14.3 and 14.4.

Fig 14.3: Location of the land transaction in relation to the project site

The document is a registration form for land transactions in Chak 66-GD, Sahiwal. It includes the following details:

- Title:** رجسٹرڈ داخلہ / خارجہ (Registered Enter/ Emitted)
- Page No.:** 1 / 24
- Year:** 2019-20
- District:** ضلع ساہیوال (District Sahiwal)
- Tehsil:** تحصیل ساہیوال (Tehsil Sahiwal)
- No.:** 85
- Chak:** 66GD
- Registered Area:** 60-1-0-12
- Seller:** محمد واقد س/o شاما (Muhammad Waqas s/o Mr. Shama)
- Purchaser:** شہدہ مقسود بیو/ مقسود انوار (Shahida Maqsood w/o Maqsood Anwar)
- Survey/Khasra No.:** 15839/32, 6672, 115/2402
- Share:** 0-2-225
- Khata No.:** 48447/20, 577934
- Location:** 599, 74, 83
- Date:** 29/07/2021
- Amount:** 15,697,500/-

Fig

14.4: Location of the land transaction in relation to the project site

رجسٹرڈ واٹھاراج

ماہل 66/GD 85 حصہ نمبر

تھسیل ساہیوال ضلع ساہیوال سال 2019-20 کتاب نمبر 24 / 24

16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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18 قسم وراثت
 19 فرد تک صورت میں نسبت از فی ایک بھائی کی صورت میں
 20 فیس وراثت کے ساتھ تمام جائیدادیں لکھی گئی ہیں
 21 1500 ایکڑ کو قرار دیا گیا ہے اور فی ایکڑ 11 لاکھ روپے فی ایکڑ
 22 قیمت لکھی گئی ہے

اپنی سرحد میں 15697500 روپے تک کر ڈیجیٹل کھاتہ نمبر 2021/07/29

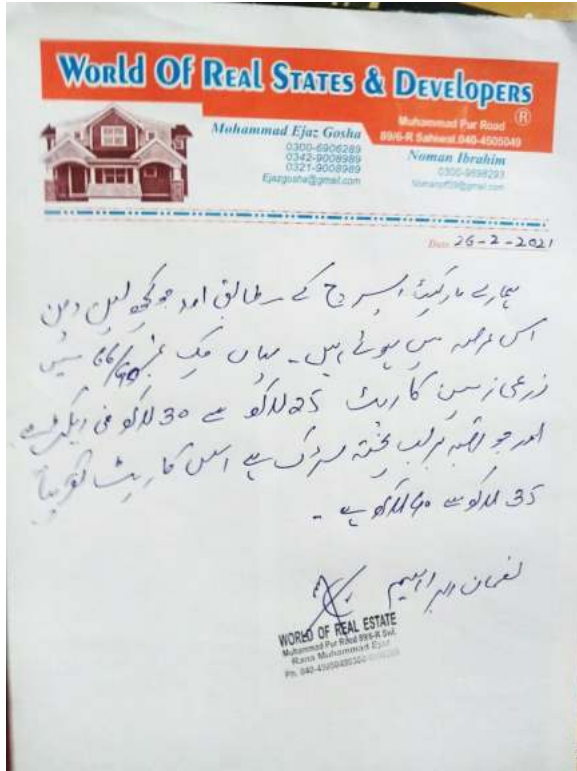
54-11-168
 29/07/2021
 20/08/2021

Translation of sale evidence at fig 14.3: Location of the land transaction

Registered Enter/ Emitted						
Page No. 1/24	Year 2019-20	District Sahiwal	Tehsil Sahiwal	No. 85	Chak 66-GD	Mahal (Location)
Total Area	Name of Owner (Seller)	Survey / Khasra No. (If any).	Specific Share in Shared Account in Land Area	Name of Owner (Purchaser)	Khata No.	Sr. No.
(Multiple Shares)	Muhammad Waqas s/o Mr. Shama	Accumulated Shared	Multiple	Aleema Imran d/o Imran Anwar	20, 74 to 83	598
54 - 11 – 168	Total Sold Area	Rs. 15,697,500/-		Total Amount of sell land		
29/07/2021	Date					

B4.7. Other than the above provided land transactions evidence and due to the less transactions at Chak 66-GD we have collected the present rates of land at Chak 66- GD in written from the reliable Property Dealers just for knowledge and record. These written statements are provided at Fig. 14.3 and 14.4 below:

Fig 14.3 and Fig 14.4: Statement of Property Dealers on land rates at Chak 66-GD:



English Translation of Fig 14.3 and Fig 14.4: Statement of Property Dealers on land rates at Chak 66-GD:

English Translation of Fig. 14.3:

“According to the market search and basis of some transactions in past in the area, the rate of land at Chak 66-GD is Rs. 2,500,000/- to Rs. 3,000,000/- acre. And the land is located on road its rate is Rs. 3,500,000/- to 4,000,000/- per acre.”

English Translation of Fig. 14.4:

“At present a pre-sale agreement is made in-between Rs. 2,500,000/- to Rs. 3,000,0000/-. In this context the rate of land is Rs. 2,500,000/- to Rs. 3,000,000/- per acre. And rate of land at road is in-between Rs. 2,500,000/- to Rs. 3,000,000/-.

It has been written remain as certificate and comes in handy when needed.”

37. We have provided below the summarized Table of above mentioned transactions and Property Dealers statements:

Report Index No.	Description of Documents	Area in Acres	Rate per Acre (Rs.)
B4.1.	Mutation	10.500	2,190,476
B4.2.	Sale Deed	0.138	31,224,000
B4.3	Sale Deed	0.375	9,333,328
B4.4	Sale Deed	0.0625	3,896,160
B4.5	Mutation	8.853	2,300,000

B4.6	Mutation	6.822	2,300,000
B4.7	Property Dealers Statement 1	1.000	2,500,000 - 3,000,000
	Property Dealers Statement 2	1.000	2,500,000 - 3,000,000

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

B4.8.Minutes of the meeting of the DPAC (Rate per Acre):

39. As per the subject document (Fig. 6.1 to 6.4), the rate assessed by the DPAC of subject affected land of Mouza Muhammad Pur and Chak 66-GD are as follows:

Index No.	Location (Mouza / Chak)	Rate per Acre (Rs.)
B4.5.1	Mouza Muhammad Pur, Tehsil & District Sahiwal	2,116,717
B4.5.2	Chak 66-GD, Tehsil & District Sahiwal	1,434,315

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

40. 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.

Fig 14.0: Land Valuation Table of Mouza Muhammad Pur:

Location	Area	Valuation	Rate
Muhammad Pur, Mosa Pur	25-26	10-11,20-21	542,080 Acre
Muhammad Pur, Mosa Pur	28	2	542,080 Acre
Muhammad Pur, Mosa Pur	25-29	3-5	542,080 Acre
Muhammad Pur, Mosa Pur	29	6-8	542,080 Acre
Muhammad Pur, Mosa Pur	3	21/1,21/4	542,080 Acre
Muhammad Pur, Mosa Pur	4,7,27-28	1	542,080 Acre
Muhammad Pur, Mosa Pur	5	10/1,10/3	542,080 Acre
Muhammad Pur, Mosa Pur	5-7	2-3,9,11,12,17-23	542,080 Acre
Muhammad Pur, Mosa Pur	5-8	24-25	542,080 Acre
Muhammad Pur, Mosa Pur	6-7	4,8,10,13-16	542,080 Acre
Muhammad Pur, Muhammad Pur	9	21,23	542,080 Acre
Muhammad Pur, Muhammad Pur	211-212	2,5,13-17,22	542,080 Acre
Muhammad Pur, Muhammad Pur	212	1,6-12,18,21,23-25	1,927,230 Acre
Muhammad Pur, Muhammad Pur	90-41,61-62,70-71,87,90,103-104,115,134,135,145-146,167,168,172-178,201,241	1-25	1,927,230 Acre
Muhammad Pur, Muhammad Pur	210	7,8,11,19,21,23	124,186 Acre
Muhammad Pur, Muhammad Pur	210-211	22	124,186 Acre
Muhammad Pur, Muhammad Pur	211	2,5,13-17	124,186 Acre
Muhammad Pur, Muhammad Pur	1-14,16-18,35,30,336,337,341-343	1-25	1,626,240 Acre
Muhammad Pur, Muhammad Pur	131-209	15,17,25	2,710,400 Acre
Muhammad Pur, Muhammad Pur	131-210	1,6-12,18,21,23-24	2,710,400 Acre
Muhammad Pur, Muhammad Pur	131-241	2,5,13-14,16,22	2,710,400 Acre
Muhammad Pur, Muhammad Pur	15,19-34	1-25	1,965,040 Acre

41. 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.

42. 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.

C. – METHODOLOGY FOR THE DETERMINATION OF REPLACEMENT COST

C1.Assessment of Location:

43. The land assessment in the location of affected land area, the rates of lands which is located at the road are higher, but the 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 Muhammad Pur / Arra Tulla Road.

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

44. 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 196.35 acres is all in use.

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

C3.Consideration of Accessibility:

46. It has access from the Muhammad Pur Road / Arra Tulla Road, hence, it has also another access from Harapa Road from the Mai Wali Masjid Chowk.

C4.Consideration of land type and use:

47. The subject land is purely agriculture in nature and being used as agricultural at present.

C5.Consideration of availability of sources of Water:

48. We have considered the availability of source of water. There is proper civil water system in entire area.

C6.Consideration of other amenities:

49. 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:

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

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

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

52. 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

53. 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 expanse on transferring the land including Documentation, Government Schedule Charges and Taxes etc.

The detail of transaction cost is as follow:

Detail of standard expanse:

3% of Stamp Paper as per value of Land.

1% District Council Tax.

2% FBR (Federal Board of Revenue) Tax.

2% other Expanse towards commission etc.

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

54. 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:

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

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

56. 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 Package 8A – Waste Water Treatment Plant, Sahiwal including all category of land (i.e residential and commercial 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.

57. 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, commercial 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.

58. In surrounding / adjacent areas of the subject land, the rate of comparable land not found and no comparable land has been transacted 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.

Names of DC Staff and other Revenue Officials:

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

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 Owners, 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

59. 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.

60. 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.

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

62. 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:

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 and F.1.2.)

Trees:

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

We have added 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 and F2.2.

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

64. 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.

65. 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.

66. 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 :

67. For final determination of subject 196.35 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):

68. 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.

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

Index No.	Sub-Section of Report	Description of Property	Area of Land (Acres)	Rate / Acre (Rs.)
E2.1.1	B4.1	A matured transection of agricultural land measuring 10.5 acres in same mouza but 3 / 4 kilometer away from the subject land. It has been sold in Rs. 23,000,000/- @ Rs. 2,190,476/- per acre on dated 25-06-2020.	10.5	2,190,476
E2.1.2	B4.2	A residential land measuring 0.138 acre located at the Chak 90/6-R at the east south of the subject land area. It has been sold in Rs. 4,293,300/- @ Rs. 31,224,000/- per acre on dated 21 January, 2020.	0.1375	31,224,000
E2.1.3	B4.3	A piece of land measuring 0.375 acre only located at Chak 59/GD which is located at north east side of the subject land area (project site) has been sold in Rs. 3,500,000/- @ Rs. 9,333,328 /- per acre on dated 16-09-2020.	0.375	9,333,328
E2.1.4	B4.4	Similarly, a small piece of agricultural land measuring 0.0625 acre located at Chak 91/6-R which is located at southern side of the project area has been sold @ Rs. 3,896,160/- per acre on dated 22-09-2020.	0.0625	3,896,160

E2.1.5	B4.5	A piece of agricultural land measuring 8.853 acres located at same Chak 66-DG has been sold in total Rs. 20,361,000/- @ Rs. 2,300,000/- per acre on dated 31-07-2021.	8.853	2,300,000
E2.1.5	B4.6	piece of agricultural land measuring 6.822 acres located at same Chak 66-DG has been sold in total Rs. 15,697,500/- @ Rs. 2,301,011/- per acre on dated 29-07-2021.	6.822	2,301,011
E2.1.5	B3	The awarded rates of the DPAC by the Board of Revenue (BOR) Sahiwal dated 09-10- 2020 (provided in section B Fig 6)”. The price assessed by the DPAC Rs. 2,167,717/- per acre for Land at Mouz Muhammad Pur. And Rs. 1,434,315/- per acre for Land at Chak 66-GD.	1 1	2,116,717 1,434,315
E2.1.6	B3	We have collected the Valuation Table from Revenue Office, Sahiwal of relevant area. As per the Valuation Table of Revenue Office, the rate of subject land as it is located at off road and the rate is Rs. 2,710,400/- per acre. The Valuation Table / DC Rates of the subject land area is attached at Annexure “4” .	1	2,710,400

69. As mentioned in the report at “Interoduction of Sub-Project” at Paragraphs No. 20 and 21 about the Mouza / Chak wise bifurcation of affected land, therefore, we have determined the value of subject affected land accordingly.

70. 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).

**Table E4.1 ;Mathematical Schedule of Maximum and Minimum Values
(For Mouza Muhammad Pur):**

Index No.	Sub-section of Report	Rate Per Acre (Rs.)	Remarks	Ratio	Increased Amount (Rs.)	Total Value (Rs.)
E2.1.1	B4.1.	2,190,476	Minimum	30% (+)	657,142	2,847,619
E2.1.4	B4.4	3,896,160	Maximum	30% (-)	1,168,848	2,727,312

71. After the above calculation, we have determined the market value is in-between the above total values and that is **Rs. 2,750,000/- per acre**. The Replacement Cost will be **Rs. 2,970,400/- per acre** after including the 8% land transactional cost as given below Table E4.2.

E4.2 ;Valuation Methodology for 66-GD:

72. **Revision in Value of affected land at 66-GD:**

We have reviewed the land transaction of affected land area of 66-GD. It has come to our notice that the provided land transaction evidence of “four acres piece of land which was sold @ Rs. 2,500,000/- per acre”, it is mentioned at section B4.5, Page No. 93 of the previous IVS Report.

The mentioned transaction has been done in-between the some of the affected persons of the subject affected land.

In the professional approach and in the context of the independent valuation study, it should not be considered and nor should it be the basis for determining the land rate. Therefore, we have removed from the IVS.

However, we have revisited the subject affected land area and check the current market. The land rates are same (depending on the size & location of land) as we were mentioned in previous IVS, but could not found the transaction evidence of same rate @ Rs. 2,500,000/- per acre except the mentioned unacceptable transaction.

However, during the updated survey, we have got the some land transactions evidence of the specific land area, two big piece of lands measuring 12 acres and 8 acres (approximately), and both lands were sold @ Rs. 2,300,000/- per acre in last month (July 2021).

In above scenario, we have made the basis to the above mentioned latest both land transactions for determination the affected land at 66-GD, moreover, re-determined the Replacement Cost and revised the IVS Report accordingly.

Further methodology is mentioned below in Para 73 at next.

73. The affected land at Chak 66-GD measuring 64 acres is located the adjacent to the under valuation affected land of Mouza Muhammad Pur and the nature of land is also same. Therefore, the same land unit rate should be apply to the affected land at 66-GD. But, we have found the two matured land transactions in same area (66-GD) @ Rs. 2,300,000/- per acre (evidances are provided at the report sub-section B4.5 and B4.6.

Therefore, we have determined the value of affected land of Chak 66-GD @ Rs. 2,300,000/- per acre on basis of the recent matured transactions. The Replacement Cost will be Rs. 2,484,000/- per acre as given below Table E6.

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

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

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

Index. No.	DPAC Rate / Acre (Rs.) (including 15% LA Charges)	IVS Assessed Rate / Acre (Rs.)	Difference (In Rupees)	Difference (%)
132.350 acres affected land at Mouza Muhammad Pur				
E5.1A	2,434,225	2,970,400	536,175	20.03% (more than DPAC Assessment)
64.000 acres affected land at Chal 66-GD.				
E5.1B	1,649,462	2,484,000	834,538	50.59% (more than DPAC Assessment)

Table E6: 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.)
E6.1.1	Affected land 132.35 Acres located at Mouza Muhammad Pur, Tehsil & District Sahiwal	2,750,000	363,965,525
E6.1.2	8% other standard expanse on transferring the land including Documentation, Government Schedule Charges and Taxes etc. Detail of standard expanse: 3% of Stamp Paper as per value of Land. 1% District Council Tax. 2% FBR (Federal Board of Revenue) Tax. 2% other Expanse towards commission etc.	220,400	29,170,182
	Sub Total Value of 132.350 Acres affected Land at Mouza Muhammad Pur	2,970,400	393,135,707
E6.2.1	Affected land 64.000 Acres located at Chak 66-GD, Tehsil & District Sahiwal	2,300,000	147,200,000
E6.2.2	8% other standard expanse on transferring the land including Documentation, Government Schedule Charges and Taxes etc. Detail of standard expanse: 3% of Stamp Paper as per value of Land. 1% District Council Tax. 2% FBR (Federal Board of Revenue) Tax. 2% other Expanse towards commission etc.	184,000	11,776,000
	Sub Total Value of 64.000 Acres affected Land	2,484,000	158,976,000
	Total Replacement Cost of Total 196.35 Acres Affected Land	-	552,111,707

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

75. As mentioned in the report at “Interoduction of Sub-Project” at Paragraph Nos. 20 and 21 about the Mouza / Chak wise bifurcation of affected land, therefore, we have determined the value of Non-Land Assets on subject affected land accordingly.

F1. Buildings / Construction:

76. We have conducted the survey of buildings / construction on subject 132.350 acres affected land. There are several residences / rooms which is constructed with the different type of construction material, i.e cemented mortar construction, mud mortar construction and pise construction.

77. 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.A: Replacement Cost of Buildings / Construction.

Location: Mouza Muhammad Pur.

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.)
F1.1.1	Residences / Rooms					
F1.1.1.1	Cement mortar construction	1,000	250	1,250	4,491	5,613,750
F1.1.1.2	Mud motor construction	450	150	600	8,777	5,266,200
F1.1.1.3	Pise construction	200	50	250	864	216,000
	Description of Building / Construction	Assessed Rate / Rft. (Rs.)	Cost of Labor and Transportation (Rs.)	Replacement Rate / Rft. (Rs.)	Length (Rft.)	Replacement Cost (Rs.)
F1.1.1.4	Boundary wall	750	150	900	582	523,800
	Total Replacement Cost of Buildings / Construction at Mouza Muhammad Pur.					11,619,750

Table F1.B: Replacement Cost of Buildings / Construction.

Location: Chak 66-GD.

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.)
F1.2.1	Residences / Rooms					
F1.2.1.1	Cement Mortar construction	1,000	250	1,250	152	190,000
F1.2.1.2	Mud motor construction	450	150	600	533	319,800
	Description of Building / Construction	Assessed Rate / Rft. (Rs.)	Cost of Labor and Transportation (Rs.)	Replacement Rate / Rft. (Rs.)	Length (Rft.)	Replacement Cost (Rs.)
F1.2.1.3	Boundary Wall	750	150	900	98	88,200
Total Replacement Cost of Buildings / Construction at Chak 66-GD.						598,000

78. Summary of Replacement Cost of Buildings / Construction on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:

Index No.	Location	Total Replacement Cost (Rs.)
F1.A	Mouza Muhammad Pur	11,619,750
F1.B	Chak 66-GD	598,000
Total Replacement Cost of Buildings /Construction on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:		12,217,750

F2. Other Non-Land Assets (Trees) :

79. We have conducted the survey of tree on subject 196.35 acres affected land. There are total 271 trees of different types. 67 nos. trees are at affected land of Mouza Muhammad Pur and 204 trees are at affected land of Chak 66-GD. The quantity and detail of trees provided by the relevant Forest Department. The type of trees is provided in table F2.1 below.

F2.1: Tress:

80. 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.

81. 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.

82. 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 F2.1A: Detail of Replacement Cost Schedule of Trees :
Location: Mouza Muhammad Pur.

Index No.	Description of Trees	Market Rate (Per Unit) (Rs.)	Add 25% Estimated Cost its purchase, transportation, labour and feeds etc.)	Replace- ment Cost of each Tree (Rs.)	Qty. (Unit)	Total Replace- ment Cost of Trees (Rs.)
	Fruit Trees					
F2.1.1	Toot	1,500	375.000	1,875	6	11,250
F2.1.2	Mango	750	187.500	938	6	5,628
F2.1.3	Jaman	750	187.500	938	2	1,876
	Sub Total of Fruit Trees				14	18,754
	Non-Fruit Trees					
F2.1.5	Shesham	1,250	312.500	1,563	27	42,201
F2.1.6	Bohr	3,500	875.000	4,375	2	8,750
F2.1.7	Neem	500	125.000	625	12	7,500
F2.1.8	Popular	2,000	500.000	2,500	1	2,500
F2.1.9	Beri	750	187.500	938	2	1,876
F2.1.10	Kikar	3,500	875.000	4,375	3	13,125
F2.1.11	Lasoor	1,000	250.000	1,250	1	1,250
F2.1.12	Sukhchan	1,250	312.500	1,563	4	6,252
F2.1.13	Other	1,250	312.500	1,563	1	1,563
	Sub Total of Non-Fruit Trees				53	85,017
	Total Replacement Cost of Trees at Mouza Muhammad Pur, Tehsil & District Sahiwal				67	103,771

Table F2.1B: Detail of Replacement Cost Schedule of Trees :
Location: Chak 66-GD.

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.)
	Fruit Trees					
F2.2.1	Shehtoot	1,500	375.00	1,875.000	3	5,625
F2.2.2	Mango	750	187.50	937.500	1	938
F2.2.3	Jaman	750	187.50	937.500	1	938
	Sub Total Value of Fruit Trees				5	7,501
	Non-Fruit Trees					
F2.2.4	Shesham	1,250	312.50	1,562.500	167	261,021
F2.2.5	Neem	500	125.00	625.000	1	625
F2.2.6	Beri	750	187.00	938	11	1,0318
F2.2.7	Keekar	3,500	875.00	4375.000	6	26,250
F2.2.8	Others	1,250	312.50	1563.000	14	21,882
	Sub Total Value of Fruit Trees				199	320,096
	Total Replacement Cost of Trees at Chak 66-GD.				204	327,597

Summary of Replacment Cost of Lost Trees on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:

Index No.	Location	Total Replacement Cost (Rs.)
F2.1	Mouza Muhammad Pur	103,771
F2.2	Chak 66-GD	327,597
Total Replacement Cost of Buildings /Construction on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:		431, 368

F2.3. Bore / Tube Well:

83. We have checked the current rate of Tube Well from the relevant market and applied the same as its Replacement Cost. We have also considered its complete cost of installation / erection and its allied compulsory components to operate, and mentioned in below table F2.3 of Replacement Cost:

Table F2.3: Showing the calculation of replacement cost of T.W

Table F2.3A: Detail of Replacement Cost Schedule of Tube Well :

Location: Mouza Muhammad Pur.

Index No.	Description of Tube Well	Unit Cost (Rs.)	Total Quantity of Electric Tube Well (Unit)	Total Replacement Cost of Tube Wells (Rs.)
F2.3A.1	Electric Tube Well			
F2.3A.1.1	6" dia 200' long MS Pipe for inserting in earth for collecting deep water.	100,000	2	1,735,000
F2.3A.1.2	Labour Cost	25,000		
F2.3A.1.3	Electric Tube Well Machine	450,000		
F2.3A.1.4	Parts and Fixtures	10,000		
F2.3A.1.5	Foundation for Tube Well Machine	5,000		
F2.3A.1.6	Electric Board and Wire	5,000		
F2.3A.1.7	Electric Meter installation charges etc.	7,500		
F2.3A.1.8	Tube Well erection charges	15,000		
F2.3A.1.9	Electric wire charges	250,000		
	Total Replacement Unit Cost	867,500		
Total Replacement Cost of Electric Tube Wells				1,735,000
F2.3A.2	Tractor Tube Well			
F2.3A.2.1	6" dia 200' long MS Pipe for inserting in earth for collecting deep water.	100,000	4	1,372,000
F2.3A.2.2	Labour Cost	25,000		
F2.3A.2.3	Electric Tube Well Machine	200,000		
F2.3A.2.4	Parts and Fixtures	5,000		
F2.3A.2.5	Foundation for Tube Well Machine	3,000		
F2.3A.2.6	Tube Well erection charges	10,000		
	Total Replacement Unit Cost	343,000		
Total Replacement Cost of Electric Tube Wells				1,372,000
Total Replacement Cost of Tube Wells at Mouza Muhammad Pur.				3,107,000

Table F2.3B: Detail of Replacement Cost Schedule of Tube Well :
Location: Chak 66-GD.

Index No.	Description of Tube Well	Unit Cost (Rs.)	Total Quantity of Electric Tube Well (Unit)	Total Replacement Cost of Tube Wells (Rs.)
F2.3B.1	Electric Tube Well			
F2.3B.1.1	6" dia 200' long MS Pipe for inserting in earth for collecting deep water.	100,000	2	1,735,000
F2.3B.1.2	Labour Cost	25,000		
F2.3B.1.3	Electric Tube Well Machine	450,000		
F2.3B.1.4	Parts and Fixtures	10,000		
F2.3B.1.5	Foundation for Tube Well Machine	5,000		
F2.3B.1.6	Electric Board and Wire	5,000		
F2.3B.1.7	Electric Meter installation charges etc.	7,500		
F2.3B.1.8	Tube Well erection charges	15,000		
F2.3B.1.9	Electric wire charges	250,000		
	Total Replacement Unit Cost	867,500		
Total Replacement Cost of Electric Tube Wells				1,735,000
F2.3B.2	Tractor Tube Well			
F2.3B.2.1	6" dia 200' long MS Pipe for inserting in earth for collecting deep water.	100,000	2	686,000
F2.3B.2.2	Labour Cost	25,000		
F2.3B.2.3	Electric Tube Well Machine	200,000		
F2.3B.2.4	Parts and Fixtures	5,000		
F2.3B.2.5	Foundation for Tube Well Machine	3,000		
F2.3B.2.6	Tube Well erection charges	10,000		
	Total Replacement Unit Cost	343,000		
Total Replacement Cost of Electric Tube Wells				686,000
Total Replacement Cost of Tube Wells at Chak 66-GD.				2,421,000

Summary of Replacment Cost of Tube Wells on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:

Index No.	Location	Total Replacement Cost (Rs.)
F2.3A	Mouza Muhammad Pur	3,107,000
F2.3B	Chak 66-GD	2,421,000
Total Replacement Cost of Tube Wells on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:		5,528,000

F2.4. Crop :

84. We have taken the two crops Wheat and Maize in one year as Winter and Summer Season in Mouza Muhammad Pur, since, there is mostly Wheat and Maize produced.

85. Similarly, we have taken the two crops Wheat and Potatoes in one year as Winter and Summer Season in Chak 66-GD, since, there is mostly Wheat and Potatoes produced.

86. We have taken the best rates of the crops prevailing in the market and applied the same rate with quantity of crops according to the area produced, detail as mentioned under table F2.4.

Table F2.4A: Detail of calculation of per acre replacement cost of the Crops at Mouza Muhammad Pur.

Index No.	Estimated Production Crop in one Acre (Mound / 40 kgs)	Rate / Mound (40 kgs) (Rs.)	Value of Crop in one Acre (Rs.)	Cost of Seeds, Labour, and Transportation etc.	Market Value of Crop in one Acre (Rs.)	Total Area of Affected Land (Acres)	Replacement Cost of Crop (Rs.)
F2.4A.1	Crop : Wheat (Winter Season)						
F2.4A.1.1	40	1,800	72,000	5,000	77,000	132.35	10,191,035
F2.4A.2	Crop : Maize (Summer Season)						
F2.4A.2.1	30	1,700	51,000	5,000	56,000	132.35	7,411,662
Total Replacement Cost of Crop							17,602,697

Table F2.4B: Detail of calculation of per acre replacement cost of the Crops at Chak 66-GD.

Index No.	Estimated Production Crop in one Acre (Mound / 40 kgs)	Rate / Mound (40 kgs) (Rs.)	Value of Crop in one Acre (Rs.)	Cost of Seeds, Labour, and Transportation etc.	Market Value of Crop in one Acre (Rs.)	Total Area of Affected Land (Acres)	Replacement Cost of Crop (Rs.)
F2.4B.1	Crop : Wheat (Winter Season)						
F2.4B.1.1	40	1,800	72,000	5,000	77,000	64.000	4,928,000
F2.4B.2	Crop : Maize (Summer Season)						
F2.4B.2.1	30	1,700	51,000	5,000	56,000	64.000	3,584,000
	Total Replacement Cost of Crop						8,512,000

Summary of Replacement Cost of Crops on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:

Index No.	Location	Total Replacement Cost of Crop (Rs.)
F2.4A	Mouza Muhammad Pur	17,602,697
F2.4B	Chak 66-GD	8,512,000
	Total Replacement Cost of Crops on total 196.35 acres affected land at Mouza Muhammad Pur and Chak 66-GD, Tehsil & District Sahiwal:	26,114,697

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 196.35 acres land.
- Location of the subject land.
- Checked the surrounding area of affected 196.35 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, Sahiwal.
- Past and recent available prevailing rates of sales record.
- Lands transactions in the surrounding areas of the subject land.
- Consultation with the Owners of subject land.
- Consultation with the DC Office Staff and Revenue Official on subject land.
- We have taken 8% towards other standard expense on transferring the land including Documentation, Government Schedule Charges and Taxes etc.
- Checked the current prices of the Non-Land Assets from the market.

G. SUMMARY OF THE REPLACEMENT COST OF 196.35 ACRES AFFECTED LAND OF PROJECT:

Index No.	Sub-Section of subject IVS Report	Description	Replacement Value (Rs.)
G1		Affected Land: 196.35 Acres	
	E6	Valuation of total affected land 196.35 acres of sub-project including 8% other standard expense on transferring the land including Documentation, Government Schedule Charges and Taxes etc.	552,111,707
			552,111,707
G2	F2	Non-Land Assets:	
	F1	Replacement cost of Buildings / Construction	12,217,750
	F2.1	Replacement Cost of Trees	431,368
	F2.3	Replacement Cost of Tube Wells	5,528,000
	F2.4	Replacement Cost of Crops	26,114,697
		Total Replacement Cost of Non-Land Assets	44,291,815
Total Replacement Cost of Affected Land 196.35 acres and non-land assets of Sub-Project			596,403,522
PICIIP Package 8A – Waste Water Treatment Plant, Sahiwal.			

PHOTOGRAPHS OF PROPERTY

PHOTOGRAPHS OF AFFECTED LAND 137.450 ACRES AT MOUZA MUHAMMAD PUR



**PHOTOGRAPHS OF AFFECTED LAND 64.000 ACRES
AT CHAK 66-GD**





Photo Gallery



Meeting under the chairmanship of MC, Sahiwal



Meeting with CIU Sahiwal



Meeting with DPs of Waste Water Treatment Plant Sahiwal



Meeting with DPs of Waste Water Treatment Plant Sahiwal



Meeting with the DPs of the subproject area