

Resettlement Planning Framework (RPF)

for

Expansion and Strengthening of Power System Network Project under Chittgong Area

November 2018

Dhaka

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Abbreviations and Acronyms

AB	Acquiring Body
AC	Assistant Commissioner (Land)
ADB	Asian Development Bank
AH	Affected household
AP	Affected person
BBS	Bangladesh Bureau of Statistics
BFD	Bangladesh Forest Department
CBE	Commercial and Business Enterprise
CCL	Cash Compensation under Law
CEGIS	Center for Environmental and Geographic Information Services
CEO	Chief Executive Officer
CMP	Current Market Price
CPR	Common Property Resources
CSC	Construction Supervision Consultant
DC	Deputy Commissioner
DoF	Department of Fisheries
EA	Executing Agency
EP	Entitled Person
ERD	Economic Relations Division
ESDU	Environment and Social Development Unit
FGD	Focus Group Discussion
ft	foot / feet (1 ft = 0.3048 m)
GoB	Government of Bangladesh
GRC	Grievance Redress Committee
ha	Hectare
HH	Household
IA	Implementing Agency
ID Card	Identity Card
ILRP	Income and Livelihood Restoration Programme
JVS	Joint Verification Survey
JVC	Joint Verification Committee
km	kilometer
LA	Land Acquisition
LAR	Land Acquisition and Resettlement
LAP	Land Acquisition Plan
LGI	Local Government Institution
M&E	Monitoring & Evaluation
NGO	Non-Government Organisation
PAH	Project Affected Household

PAU	Project Affected Unit
PD	Project Director
PMU	Project Management Unit
PVAC	Property Valuation Advisory Committee
PWD	Public Works Department
RP	Resettlement Plan
R&R	Resettlement and Rehabilitation
RB	Requiring Body
RO	Resettlement Officer
RoR	Record of Rights
RoW	Right-of-Way
RU	Resettlement Unit
RV	Replacement Value
SCM	Stakeholder Consultation Meeting
SES	Socioeconomic Survey
ToR	Terms of Reference
USD	United States Dollars

Glossary

Affected Person (AP) includes any person, affected households (AHs), firms or private institutions who, on account of changes that result from the Project will have their (i) standard of living adversely affected; (ii) right, title, or interest in any house, land (including residential, commercial, agricultural, forest, and/or grazing land), water resources, or any other moveable or fixed assets acquired, possessed, restricted, or otherwise adversely affected, in full or in part, permanently or temporarily; and/or (iii) business, occupation, place of work or residence, or habitat adversely affected, with or without displacement.

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

Compensation includes payments in cash or kind for assets acquired or affected by a Project at replacement cost or current market value.

Cut-off date refers to the date after which eligibility for compensation or resettlement assistance will not be considered. Date of service of notice under Section 4 of Acquisition and Requisition of Immovable Property Act 2017 is considered to be the cut-off date for recognition of legal compensation and the start date of carrying out the census/inventory of losses is considered as the cut-off date for eligibility of resettlement benefits.

Encroachers include those people who move into the Project area after the cut-off date and are therefore not eligible for compensation or other rehabilitation measures provided by the Project. The term also refers to those extending attached private land into public land.

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

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

Inventory of losses includes assets listed during the survey/census as a preliminary record of affected or lost assets.

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

Project Affected Household includes residential households and commercial & business enterprises except CPRs.

Project Affected Unit combines residential households (HHs), commercial and business enterprises (CBEs), common property resources (CPRs) and other affected entities as a whole.

Relocation means displacement or physical moving of the APs from the affected area to a new area/site and rebuilding homes, infrastructure, provision of assets, including productive land/employment and re-establishing income, livelihoods, living and social systems.

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

Replacement Land refers to land affected by the Project that is compensated through provision of alternative land, rather than cash, of the same size and/or productive capacity as the land lost and is acceptable to the AP.

Resettlement Plan (RP) refers to a time bound action plan with budget setting out resettlement strategy, objectives, entitlement, actions, responsibilities, monitoring and evaluation. RP is the public document in which a project sponsor or other responsible entity specifies the procedures that it will follow and the actions that it will take to mitigate adverse effects, compensate losses, and provide development benefits to persons and communities affected by an investment project.

Resettlement Assistance refers to support provided to people who are physically displaced by a project. Assistance may include transportation, food, shelter, and social services that are provided to affected people during their relocation. Assistance may also include cash allowances that compensate affected people for the inconvenience associated with resettlement and defray the expenses of a transition to a new locale, such as moving expenses and lost work days.

Squatters (Informal settlers) include non-titled households, business and common establishments on land owned by the Government.

Structures include all buildings including primary and secondary structures including houses and ancillary buildings, commercial enterprises, living quarters, community facilities and infrastructures, shops, businesses, fences, and walls.

Vulnerable Households include households that are (i) headed by single woman or woman with dependents and low incomes, (ii) headed by elderly/ disabled people without means of support, (iii) households that are below the latest nationally defined poverty line, and (iv) households of indigenous population or ethnic minority.

A. Introduction

A.1 Background

The Power Grid Company of Bangladesh Limited (PGCB) intends to construct, renovate and augment the substations and transmission lines in a project titled “Expansion and Strengthening Power System Network under Chittagong Area”. The proposed Project will help establishing transmission infrastructure and evacuation of bulk electricity generated from upcoming power plants to major load centers. This attempt will accelerate materializing government’s dream to increase capacity targeted to achieve 24,000 MW by 2021 and 40,000 MW by 2030¹ and make electricity available in different sectors of development which will flourish economic development, alleviate poverty and help Bangladesh to be a middle income country (MIC) by 2021² and a prosperous developed country by 2041³ in general. Particularly the Project will meet rapid growing demands of residential, commercial and industrial consumers in Chittagong city and adjacent areas.

A.2 Project Description

PGCB has planned to construct (i) Khulshi 230/132/33 kV GIS substation dismantling step by step the existing 132kV AISsubstation at Khulshi,(ii) New Mooring 230/132 kV GIS substation,and (iii) associated overhead and underground transmission lines (TL)in Chittagong division covering South-East Zone of Bangladesh that covers Chittagong districtto increase power supply in regional and national power grids in strengthening power grid network within Bangladesh.The proposed substation area and transmission lines under the Project are shown in the **FiguresA.1 to A.4**.

The Resettlement Plan Framework (RPF) for the Project is prepared for the interventions of Anowara-Anandabazar (New Mooring) 400kV double circuit transmission line, LILO from Hathazari to Rampur 230kV double circuit underground transmission line, and Madunaghat-Khulshi 230kV double circuit underground transmission line. The RPF does not include the intervention of Khulshi 230/132/33 kV GIS substation and New Mooring 230/132 kV GIS substation construction, as construction and upgrade of Khulshi 230/132/33 kV GIS substation will be done replacing the existing one and the land for New Mooring 230/132 kV GIS substation will not be acquired under this proposed Project (PGCB will acquire and develop 18 acres land under a separate Project where a 132/33 kV GIS Substation will be constructed and the remaining vacant space will be used in some other purposes).

¹Achieving Sustainable Energy Targets in Bangladesh ([http:// unchronicle.un.org/article/achieving-sustainable-energy-targets-Bangladesh](http://unchronicle.un.org/article/achieving-sustainable-energy-targets-Bangladesh)). Vol. LII No. 3 2015. December 2015.

² (i) Press Release (www.mofa.gov.bd/media-type/press-release), 2014. ‘Bangladesh on its way to become a middle-income country by 2021’ - shared this information with the Ministers from LDCs and other development partners plus UN agency representatives during the LDC Ministerial Meeting on New Partnerships for building productive capacity in the Least Developed Countries that is being held in Cotonou, Benin on 28 – 31 July 2014. July 29, 2014, Benin. (ii) The Daily Samakal, 2016. ‘BD will turn into middle-income country by 2021’. 12 Jan 2016, Dhaka, Bangladesh.

³The Daily Samakal, 2016. ‘BD will turn into middle-income country by 2021’. 12 Jan 2016, Dhaka, Bangladesh

The proposed Project includes construction and or upgrade of the following transmission lines, substations and bay extensions:

- i. 400 kV transmission lines: (1 no.) 25.182 km
 - Anowara-Anandabazar (New Mooring) 400 kV double circuit transmission line: 19.932km overhead line and 5.25km underground cable;
- ii. 230 kV transmission lines: (2 nos.) 17.22 km
 - Hathazari-Rampur 230 kV underground cable: line-in and line-out at Anandabazar (New Mooring): 2.66 km
 - Madunaghat - Khulshi 230 kV double circuit underground cable: 14.56km
- iii. 230 kV gas-insulated switchgear (GIS) substations: (2 nos.)
 - 230/132 kV GIS Substation at Anandabazar (New Mooring) with transformer of 2x350/450 MVA
 - 230/132/33 kV GIS substation at Khulshi with transformer of 2x350/450 MVA (230/132 kV) and 3x80/120 MVA (132/33 kV).
- iv. Bay Extensions: (2 nos.)
 - Two 230 kV GIS Bays at Madunaghat substation

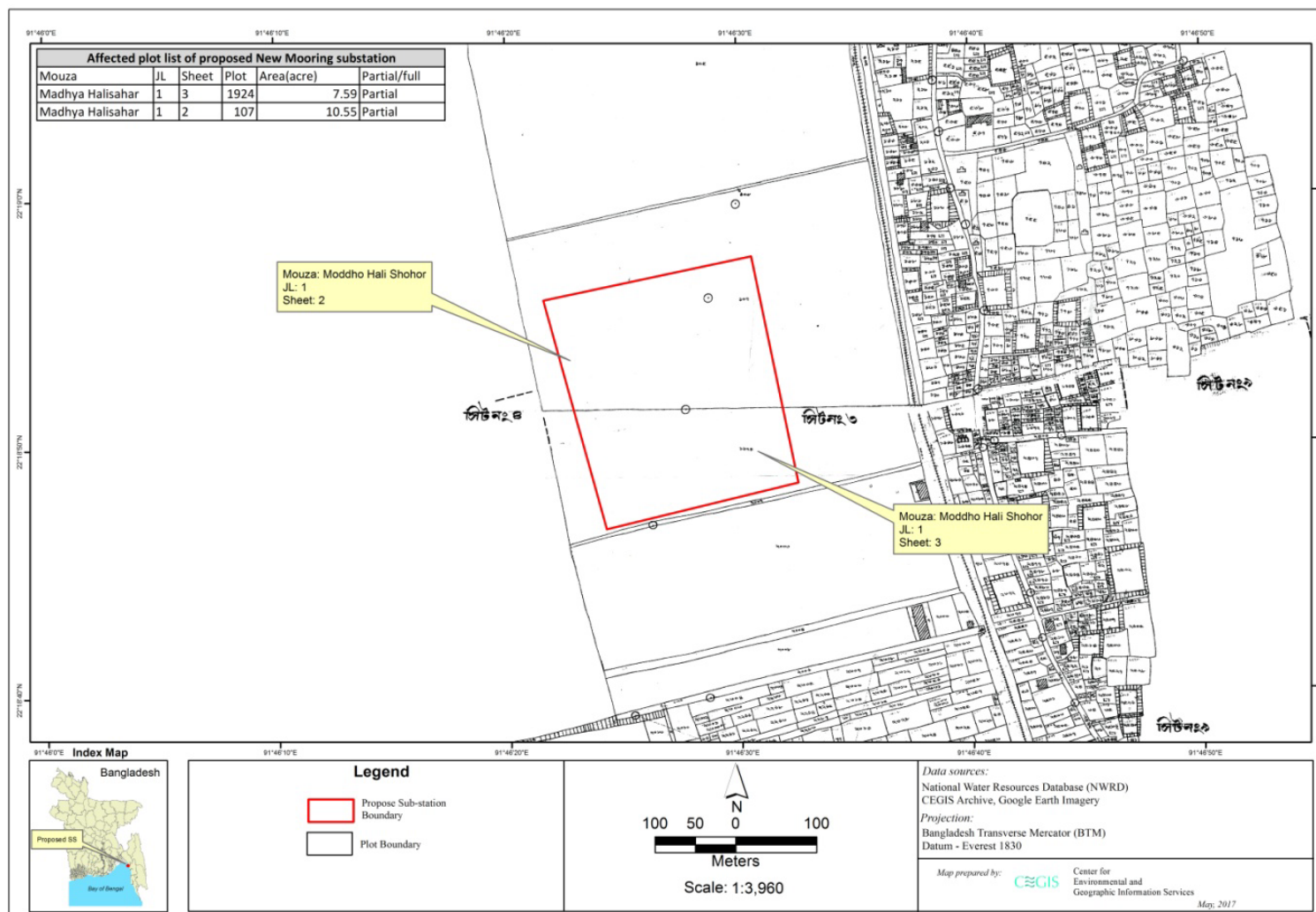
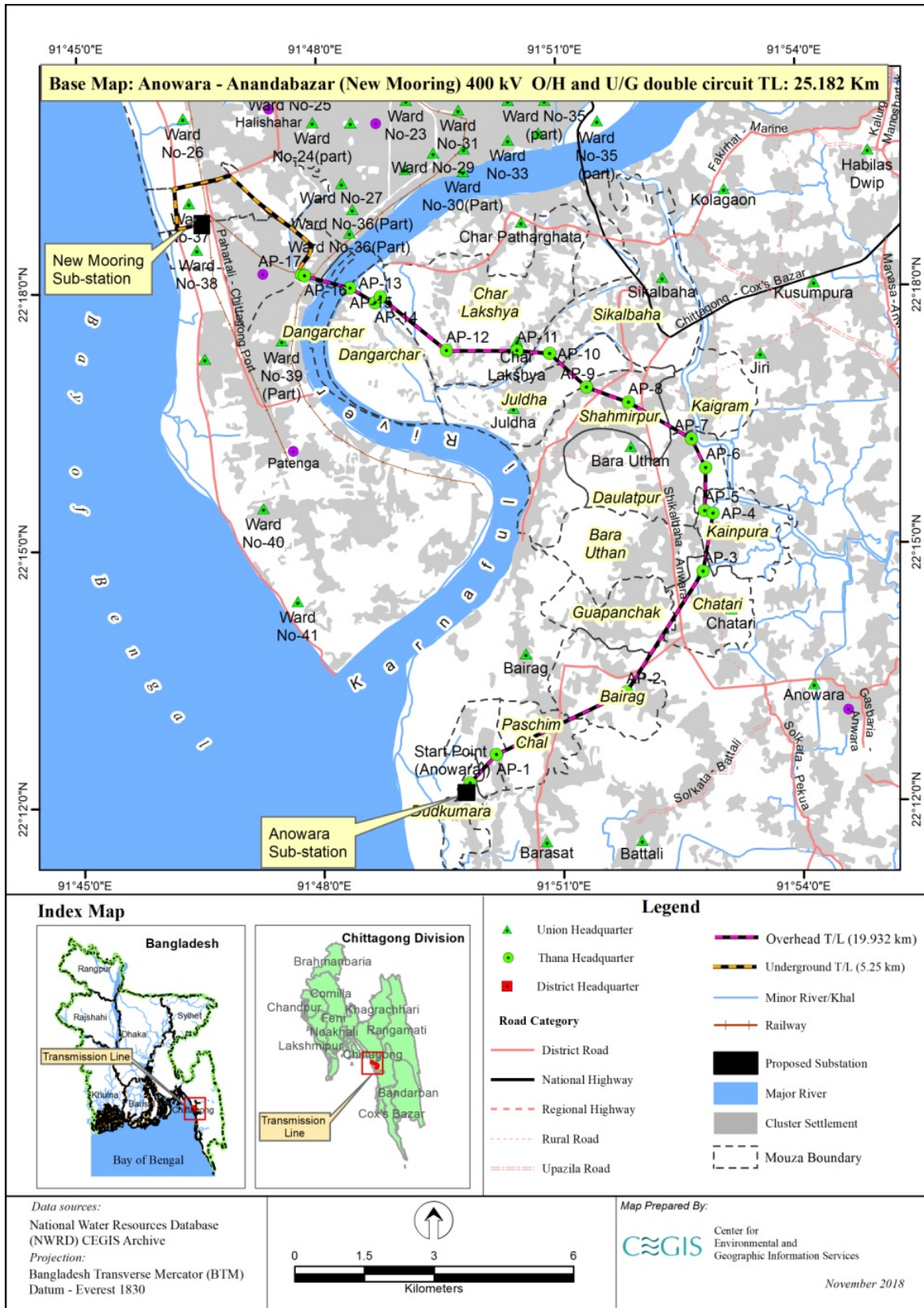
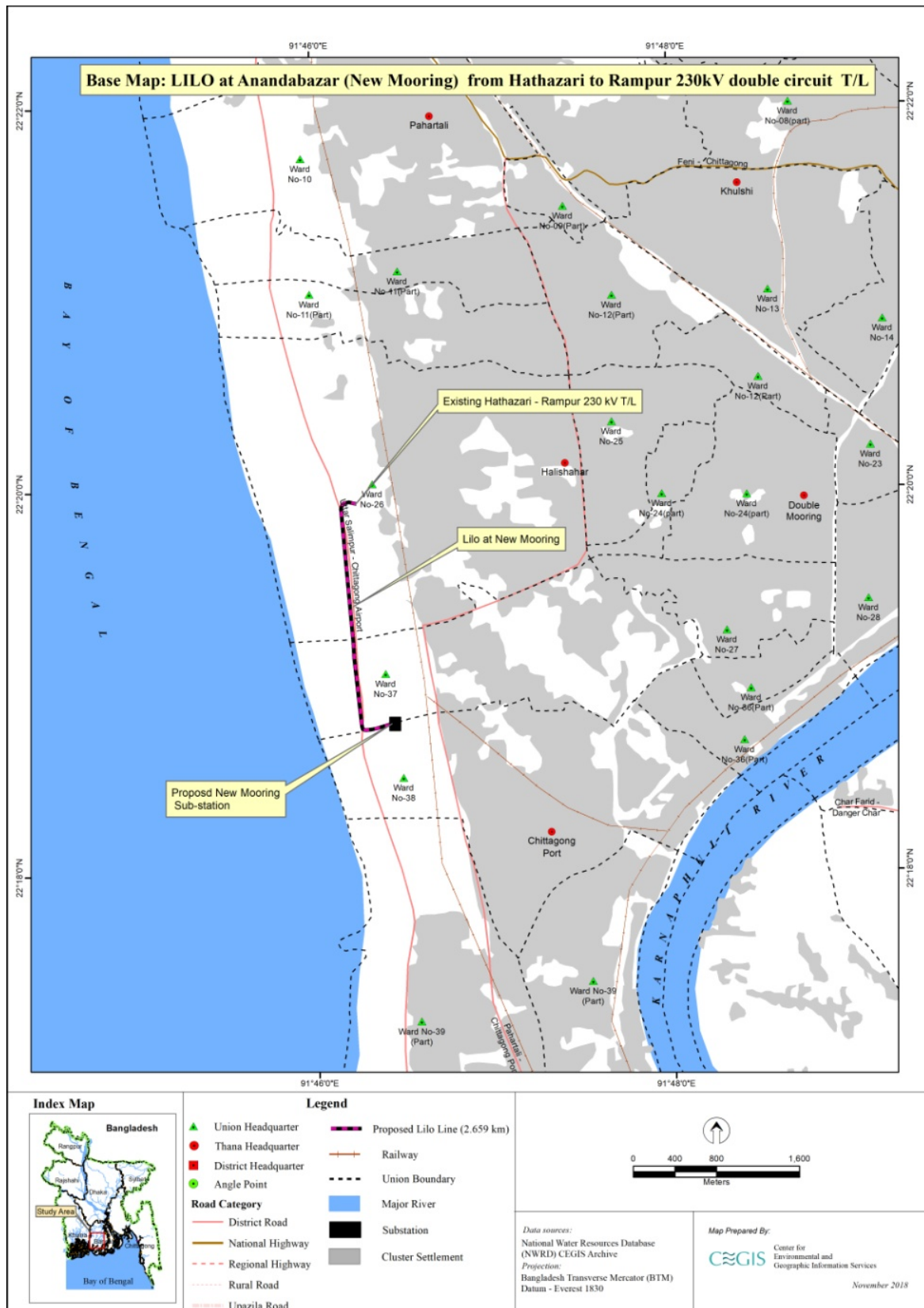


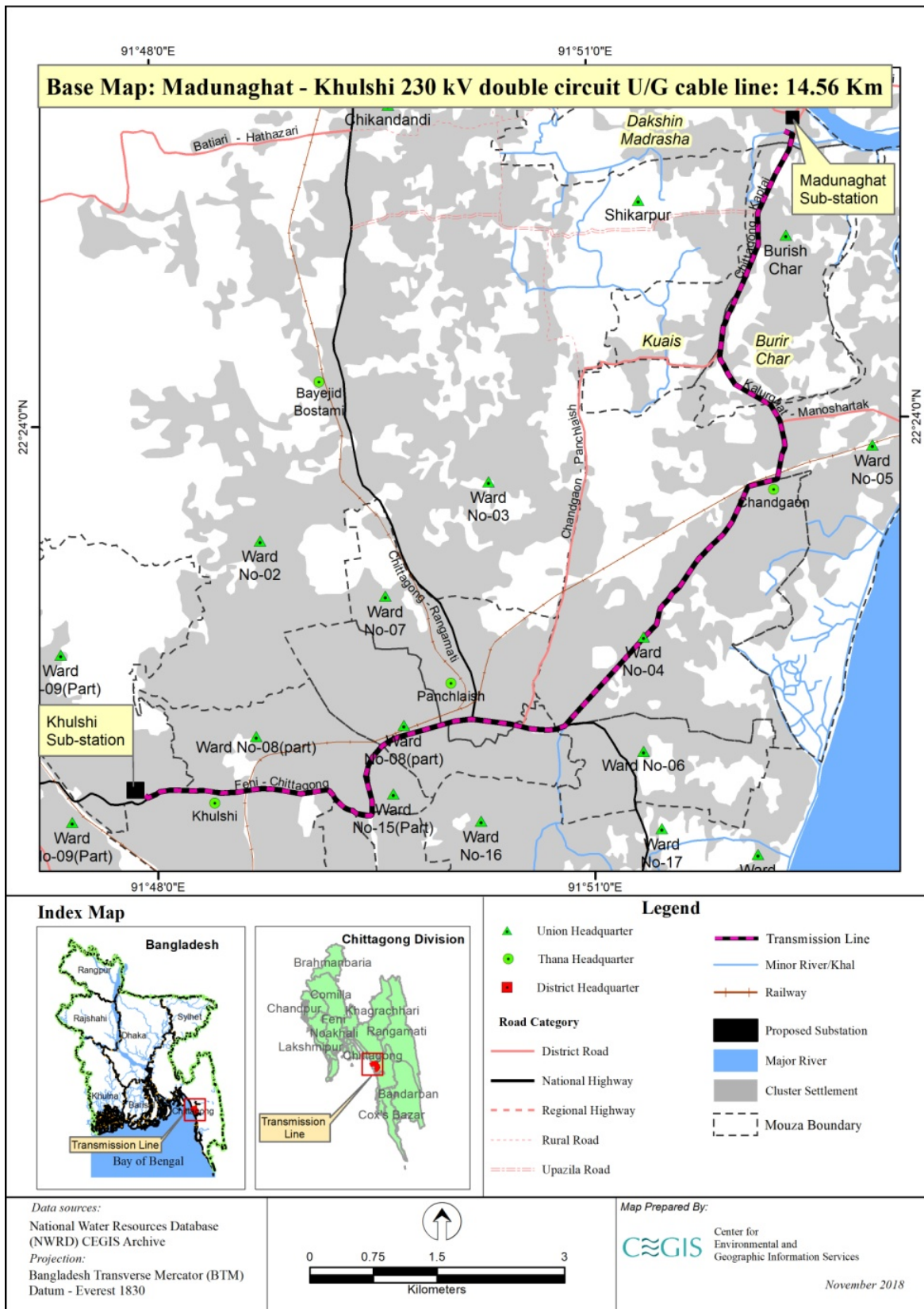
Figure A.1: Plot map of the proposed Substation area at New Mooring



FigureA.2: Anowara-Anandabazar (New Mooring) 400kV double circuit transmission line



FigureA.3: Base map of LILO at New Mooring from Hathazari to Rampur 230kV double circuit underground transmission line



FigureA.4: Base map of Madunaghat-Khulshi 230kV double circuit underground transmission line

A.3 Objectives of Resettlement Plan Framework

Main objective of the Resettlement Plan Framework (RPF) is to provide an initial base by which a final Resettlement Plan will be prepared. The RPF is prepared to describe the approach, principles and procedures that will be followed to manage all unavoidable displacement. The RPF is the precursor to the preparation of a full/final Resettlement Plan (RP). The RP will be prepared in accordance with national laws related to involuntary resettlement and the Environmental and Social Standard 2: Involuntary Resettlement of Asian Infrastructure Investment Bank (AIIB). The purpose of the RPF is to provide preliminary information about Project resettlement to relevant government organization and stakeholders in support of the Environmental and Social Impact Assessments (ESIA).

An initial survey of the project area currently identified for project activities will be conducted for the RPF. Once the project area design is finalized, a census of the potentially affected households and other entities, and surveys (inventory of losses survey, socio-economic survey, property valuation survey) will be conducted for the final RP. The final RP will determine involuntary resettlement impacts in detail. The RPF primarily will provide the framework for the future development of a RP. As such the RPF will be served as a foundation for subsequent RP.

The “Environmental and Social Standard 2: Involuntary Resettlement”, and “Resettlement Technical Guidelines” respectively of Environmental and Social Framework (2016) of AIIB and Science Technology and Environment Agency (2005) are followed in preparing the RPF. The RPF outlines the principles, organization and procedures that will be used to manage all physical and economic displacement of the affected households (if necessary) and other entities for the proposed project. The RPF includes following elements:

- National laws and international standards applicable to the resettlement;
- Principles for compensation, resettlement and other forms of resettlement assistance;
- Framework for the participation of people affected by displacement (directly affected people, relevant levels of government) in planning, implementation, and monitoring;
- Eligibility criteria for compensation and other resettlement assistance;
- Institutional arrangement, roles and responsibilities;
- Grievance redress mechanism;
- Internal and external monitoring; and
- Indicative schedule of RP implementation.

B. Legal and Policy Framework

B.1 Overview

The legal and policy framework of the resettlement plan will be based on national laws and legislations related to the Electricity Act 2018 (amended) and Acquisition and Requisition of Immovable Property Act 2017 (in Bangladesh and AIIB's Environmental and Social Safeguard 2 (ESS 2)). Based on the analysis of applicable national laws and AIIB's ESS 2 requirement, project related resettlement principles have been adopted.

B.2 National Laws and Regulations

The basic principles for the compensation of property in Bangladesh are founded in Articles 42 and 47 of the Constitution. In the case of land acquisition for development purposes the current legislation governing land acquisition in Bangladesh is the Acquisition and Requisition of Immovable Property Act 2017 and Immovable Property Acquisition Manual 1997. **The Acquisition and Requisition of Immovable Property Act, 2017** (henceforth, the Act 2017) repealed the Acquisition and Requisition of Immovable Property Ordinance 1982 (subsequent amendments of it up to 1994) and is used as the legal support for land acquisition and requisition in Bangladesh. The Act 2017 requires that compensation be paid for (i) land and assets permanently acquired (including standing crops, trees, houses); and (ii) any other damages caused by such acquisition. The Act 2017 provides certain safeguards for the owners and has provision for payment of "fair value" for the property acquired. The land owner can appeal against land acquisition within 15 (fifteen) days of notice under Section 4 of the Act 2017. The Act 2017, however, does not cover Project-affected persons without titles or ownership record, such as informal settler/squatters, occupiers, and informal tenants and lease-holders (without document) and does not ensure replacement value of the property acquired. The Act has no provision of resettlement assistance and transitional allowances for restoration of livelihoods of the non-titled affected persons.

The Deputy Commissioner (DC) determines "market value" of acquired assets on the date of notice of acquisition served (notice under Section 4 of the Act 2017). The DC then adds 200% and 300% premium of the assessed value of land for cash compensation under law (CCL) for government and non-governmental acquisitions respectively. The CCL paid for land is generally less than the "market value" as owners customarily report lower values during registration to avoid and/or pay fewer taxes. If land acquired has standing crops cultivated by tenant (bargadar) under a legally constituted written agreement, the law requires that part of the compensation money be paid in cash to the tenants as per the agreement. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose. The DC adds 100% premium of the assessed value to pay as compensation for loss of structures, crops and trees.

If there is a dispute regarding the amount of compensation, there is an option for arbitration and the procedures for such is in place. Places of worship, graveyard and cremation grounds are not to be acquired for any purpose, unless the acquisition of these places is deemed unavoidable for the best of interest of the people. The proponent will be

allowed to acquire such areas given that it funds the replacement and rebuilding of such places.

The **Article 75 of the Immovable Property Acquisition Manual 1997** is followed in the case of land acquisition/transfer from a government organization (owner of proposed land) to other government organization (Requiring Body); the procedures of land transfer is described below.

The first step in acquiring land is an application to the Ministry of Land (MoL) through the project ministry concerned (in this case Ministry of Power, Energy and Mineral Resources) requesting transfer of land or the movable property. A detailed statement specifying whether the land mentioned in the application is needed for public or private purpose, the area of the land, sketch-map and purpose for which it could be used should be submitted as well. The MoL examines the application and sends it to the DC concerned for necessary action. The DC, after receiving the approval from the MoL, estimates the market price and requests the Requiring Body (RB) to deposit necessary amount of money. At the same time, the RB takes initiative to materialize the conditions prescribed by the MoL, if there is any. The DC, after receiving the money, pays the amount of money to the owner organization equivalent to that amount which was paid by the owner organization during land acquisition; the remaining amount of money is deposited to '7 miscellaneous revenue collection' section. The owner organization is eligible to receive the price of structures/buildings on the land estimated by the DC.

Other than this procedure of land transfer, the organizations (the owner and RB) transfer land upon mutual understanding with the support of their respective ministries concerned. It needs mentioning here that PGCB need neither private nor government land acquisition for overhead and underground transmission line (OHT and UGT) construction under the present Project.

The primary legislation under which the transmission line has been regulated is the Electricity Act 1910. Provisions mentioned in Section 12 of the Electricity Act 1910 provide relevant guidance regarding building transmission line are as follows:

Subsection 1 under Section 12 provides following permission to the licensee to lay down or place electric supply lines:

- lay down and place electric supply lines and other works;
- repair, alter or remove the same; and
- do all other acts necessary for the due supply of energy.

Subsection 2 provides guidelines for the acts that are not mentioned in subsection (1). The licensee is authorized or empowered to lay down or place any electric supply line or other work in, through or against any building or any land (not dedicated to public use) without intimation to the local authority or to the concerned owner/occupier.

Subsection 3 makes provision about compensation that the District Magistrate shall fix the amount of compensation or of annual rent, or of both, which he thinks fit be paid by the licensee to the owner or occupier.

The Electricity Act 1910, amended in February 2018 has been approved by the President and thereby published as gazette (Registered no. DA-1).It shall come into force

immediately and the **Electricity Act 1910** is repealed as mentioned in the official Gazette notification.

The amended Electricity Act 2018 establishes issue of compensation payment in **Section 12 (Subsection 1)** that if the land of the owner is affected due to tower construction the owner would be compensated as per designated law.

The **Section 14 (Subsection 1)** allows land acquisition by Licencee if land is required only for power plant, and substation construction as per prevailing law related to land acquisition.

But **Section 14 (Subsection 2)** allows land acquisition by non-government company (having licence) if land is required for power plant, substation or grid substation and connecting transmission line construction as per law related to land acquisition.

Donation and purchase of land, however, for development purposes is not well practised in Bangladesh. PGCB also does not purchase land for its project implementation. PGCB acquires land, if necessary.

B.3 AIIB's Environmental and Social Framework

The financier for the “Expansion and Strengthening of Power System Network Project under Chittagong Area” is Asian Infrastructure Investment Bank (AIIB). In this context, AIIB's Environmental and Social Framework is presented in this segment below.

AIIB follows internationally applicable principles in case of any involuntary resettlement. AIIB carefully screens each and every project to determine whether or not it instigates any involuntary resettlement due to the project interventions. This includes both physical and economic displacement, as defined in the Environmental and Social Standards (ESS) 2: 'Involuntary Resettlement' under AIIB's Environmental and Social Framework (2016).

ESS 2 clearly acknowledges that there are cases where no alternatives can be found to avoid involuntary resettlement. In such cases, AIIB requires the Client to ensure that resettlement activities are conceived and carried out as sustainable development programs. The Client is required to provide sufficient resources to ensure that the people who are made to face involuntary resettlement share the benefits of the project.

In case of any involuntary resettlement, the Client is required to prepare a Resettlement Plan (RP) that it is made in proportion to the extent and degree of impacts of a project. The degree of impacts is determined by (a) the overall scope of displacement – both from economical and physical standpoint, and (b) how much vulnerable the PAPs are. A wider analysis of social risks associated with the project and their impacts is complemented by the RP for a comprehensive Environmental and Social Impact Assessment (ESIA) of the project. The RP or the RFP for a project also gives specialized guidance to bring specific issues to light in relation to involuntary resettlement, including but, not limited to – any land acquisition from, the land use rights changes of, any displacement of, and the need for livelihood restoration of the PAPs.

As specified in the Environmental and Social Framework (2016), AIIB does not endorse illegal settlement. The Bank, however, recognizes that a considerable part of the population in the countries the Bank operates live without land title or recognized land

rights. This is valid for both urban and rural areas. AIIB recognizes people without land title or legal rights to land as part of involuntary resettlement. The Bank requires the Client to ensure that these people are eligible for, and receive, resettlement assistance and compensation for loss of non-land assets; the procedure to ensure such would have to be in accordance with the cut-off dates established in the RP for the project. Additionally, the Bank requires the Client to include these people in the resettlement consultation process.

B.4 Gap between Government Laws and AIIB Policies

A brief description of the gaps between the Government laws and AIIB policy along with the summary of gaps and gap-filling measures is presented below:

- The Act 2017 does not recognize unauthorized occupants on the Government land and there is no clear indication about avoiding or minimizing displacement. AIIB policies strongly require avoidance or at least minimization of adverse impacts through exploring project alternatives.
- The adverse social impacts are not fully addressed by the Act 2017– for instance, there are no provisions to ensure that the compensations for resettlement and/ or relocation of the PAPs are adequate as the amounts of compensation are based on hard-rules and not on project basis; AIIB policies on the other hand, require to enhance, or at least restore, the livelihoods of all affected persons in real terms relative to pre-project levels by screening the social impacts in a case by case process based on project benefits, project location, project type etc. The Act has no provision of resettlement assistance for restoration of livelihoods of affected persons except for legal compensation.
- The Act 2017 pays no attention to public consultation, stakeholders engagements in project planning and execution and to monitoring of project affected persons. AIIB policies require meaningful consultation with the affected people and other stakeholders to disseminate project goals and objectives to obtain stakeholders' views and inputs in project planning and implementation.

The Electricity Act (2018) place emphasis on compensation for damages caused to difficulties of the affected persons during conducting civil works and to property such as land for tower construction. However, compensation will be paid for the loss for damages to crops and permanent loss of land.

The Act 2017 provides a number of mechanisms for grievance redress in respect of individual interests in the property and issues related to compensation which get raised with the DC. But there is no provision to hear other resettlement related grievances arising from loss of livelihoods, loss of access to public infrastructure, damages to property causing from acquisition and construction related impacts. The Electricity Act 2018 has no provision of grievance redress of the affected persons. PGCB will establish a grievance redress mechanism at the local level which is easily accessible and immediately responsive; which includes a variety of stakeholders including the DC.

Finally, AIIB policies pay special attention to gender issues and vulnerable groups in the resettlement processes, particularly the non-titled and the affected poor households. The policy gaps have been bridged by additional project-specific measures adopted in the RP. While dealing with compensation, replacement cost (for lost assets and income), and rehabilitation and livelihood assistance, PAPs with no legal rights will be taken into consideration as well. The measures will include improvement or at least restoration of the

PAPs standard of living at pre-project level. Special attention will be given to vulnerable groups including those below the poverty line, the landless, the elderly, the women and the children, indigenous peoples and those without legal title to land. In sum, the added measures in this Project fully comply with AIIB’s policy of involuntary resettlement - Environmental and Social Standard 2. **TableB.1** provides a summary of the key measures taken to comply with AIIB Policy requirements.

TableB.1: Comparison between GoB laws and AIIB Safeguard Policies on Resettlement

Issue	AIIB’s ESS 2	Bangladesh Laws	Gap filling measure in RP
Partial restriction in use of land within the base of the transmission towers	Apply involuntary restrictions on land use.	Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience caused by the Project.	While the land under the transmission tower can still be cultivated (present practice), structures can no longer be constructed, and trees can no longer be grown under the footings. Estimating the cost of this restriction as basis for compensation is difficult. Additional assistance is included to offset the cost of restriction and for fertility to return to tower base area.
Temporary loss of crops and trees	Promptly compensate for loss of income or livelihood sources at full replacement cost.	Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience caused by project. The Act 2017: Payment based on average market value plus 100% premium.	Compensation for lost crops and productive trees will be provided at current market rates.
Temporary damage of structures	Where the OHT affects structures, affected owners are entitled to receive the costs for repairing.	Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience caused by the Project. The Act 2017: recognizes the losses due to damage of structures.	Repairing costs for affected structures with options to keep salvage materials.
Income loss	Where the Project affects businesses, affected business owners are entitled to costs - the income lost during the construction period.	Electricity Act 2018 recognizes full compensation for damage, detriment or inconvenience caused by the Project. Compensation mode	Compensation for lost income will be provided.

Issue	AIB's ESS 2	Bangladesh Laws	Gap filling measure in RP
		follows the (LA) Act 2017 which does not provide for lost income, transfer assistance, rehabilitation and resettlement.	
Assistance for vulnerable groups	For vulnerable persons, the resettlement plan will include measures to provide extra assistance so that they can improve their incomes in comparison with pre-Project levels.	Act 2017 and Electricity Act 2018: No provision for special assistance.	Vulnerable households are entitled to one time allowance equivalent to BDT10,000/ in addition to other entitlements; as well as being eligible to participate in trust fund livelihood program and will be given priority for project related employment. The budget does not include vulnerability assistance, as there is no scope to assess vulnerability at this stage.

B.5 Core Principles of the Project

PGCB in the past adopted project-specific measures to "bridge" the policy gaps for project financing. The overall goal of adopting these additional project-specific measures in compliance with the policies of international financial institutions (like ADB, World Bank) was to ensure that the project-affected persons could regain and/or improve their standard of living in post-resettlement period. Now PGCB in compliance with the AIB policy requirements and as well as past experience from Project implementation, confirms the following principles for this Project:

- Compensation for assets affected will be paid prior to the start of civil work in accordance with the provisions described in this document;
- People (encroachers) moving into the Project area after the cut-off date will not be entitled to assistance;
- An appropriate grievance redress mechanism will be established to ensure speedy resolution of disputes;
- All activities related to Resettlement Planning, implementation, and monitoring would ensure the involvement of women and other vulnerable groups;
- Affected households irrespective of title residing, working, doing business and/or cultivating land within the impact area prior to the cut-off date, are entitled to be compensated for their lost assets, incomes and businesses at replacement cost, and will be provided with assistance to improve or at least maintain their pre-Project living standards, income-earning capacity and production levels.
- Affected households will be eligible for compensation and rehabilitation assistance, irrespective of tenure status, social or economic standing and any such factors that any discriminate against achievement of the resettlement objectives. Lack of legal rights to lost assets or tenure status and social or

economic status will not bar the affected households from entitlements to compensation and assistance.

- There will be no deductions in compensation payments for affected assets for salvage value, depreciation, taxes, stamp duties, fees or other payments.
- Temporarily affected land under requisition will be compensated or may be taken on lease for the construction period. Temporarily affected land and structures will be restored to pre-Project conditions.
- Existing social, cultural and religious practices will be respected.
- Contract agreements will include a clause that the construction contractor will compensate any loss or damage in connection with collection and transportation of borrow-materials.

B.6 Eligibility and Cut-Off Date

The cut-off date is considered for this Project based on the census for identification and eligibility for all “with and without title to land” related entitlements, as the Project has no scope of land acquisition. The cut-off date(s) will be set against start of the survey dates in the affected areas and communities concerned before implementation of the Project. This census will identify and establish the affected entities living in the Project area and ensure eligibility of resettlement benefits. In the case of land acquisition the served date of notice under Section 4 of Act 2017 is considered as the cut-off date for recognition and eligibility of legal compensation.

B.7 Compensation Payment Procedure

The loss of properties will be compensated at their full replacement cost determined by the Property Valuation Advisory Committee (PVAC) as per the Resettlement Plan (RP). The modalities for payment of compensation are explained below.

In this Project PGCB (the EA) as per project-specific measures will conduct joint verification of the affected properties. The PVAC will collect market prices of structures, trees, crops from Public Works Department (PWD), Bangladesh Forest Department (BFD), and Department of Agricultural Marketing (DAM), respectively for valuation as per Government rules. The replacement value of land will also be collected by PVAC from the local land offices, the buyer and seller of land and local elites not affected by the Project. Upon contract agreement between PGCB and Engineering, Procurement and Construction (EPC) contractor PGCB will disburse fund to the EPC. The EPC contractor will pay compensation to the eligible affected persons in presence of Upazila Nirbahi Officer (UNO), the local administrator; and representative of local government institutions (Union Parishad Chairman, member).

The non-titled APs i.e. those have no legal ownership of the affected property but socially recognised and enlisted during joint verification survey on the RoW will be compensated by PGCB. The PIU will prepare each APs file and entitlement record.

C. Information Dissemination and Stakeholder Consultation

C.1 Introduction

Consultation and participation is a process through which stakeholders influence and share control over development initiatives and the decisions and resources which affect them. It is an active and continuous process of interaction among the key stakeholders, including the communities directly affected (whether positively or adversely), the project proponent and consultants, civil society and international donor agencies.

Early and accurate information dissemination to the affected population from project officials allays fears, dispels misconceptions and builds trust of the affected population to the project authorities. Information dissemination and consultation takes place in all stages of the project cycle, implying a continuous feedback process through which the communities learn about potential activities in the area, and the project team learns about community dynamics.

Information dissemination and stakeholder consultation in a project begins with Initial Social assessment activities during the initial phases of project preparation and continues as project preparation activities. APs are regularly provided with information on the project and the resettlement process prior to and during the RP preparation and implementation stage. A sample stakeholder consultation and disclosure plan is presented below

Table C.1: Stakeholder Consultation and Disclosure Plan

Activity	Task	Timing (Date/Period)	No of People	Agencies	Feedback/Issues/Concerns Raised	Remarks
Stakeholder Identification	Mapping of the project area					
Project Information Dissemination	Distribution of information leaflets to affected persons (APs)					
Consultative Meetings with APs during Scoping Phase	Discuss potential impacts of the project					
Socio-Economic Survey	Collect socio-economic info on APs as well as AP's perception on the project					

Activity	Task	Timing (Date/Period)	No of People	Agencies	Feedback/Issues/Concerns Raised	Remarks
Consultative Meetings on Resettlement Mitigation Measures	Discuss entitlements, Compensation rates, income restoration, site selection, grievance redress mechanisms					
Disclosure of the resettlement plan (RP)	Distribute Leaflets or Booklets in local language to APs					
Web Disclosure of the RP	RP posted on donor and/or project owner's website					
Consultative Meetings during Detailed Measurement Survey (DMS)	Face to face meetings with APs	During DMS				
Disclosure after DMS	Disclose updated RP to APs	After DMS				
Web Disclosure of the Updated RP	Updated RP posted on EA and AIB website	After AIB Approval of RP				
Consultation and disclosure arrangements during (i) implementation (ii) monitoring and evaluation						

Source: Resettlement Technical Guidelines, 2005

D. Entitlements, Assistance and Benefits

D.1 Introduction

Affected property owners and/or occupants through damage of assets due to the project are compensated as per their entitlements. As such, the affected persons (APs) are entitled to receive compensation under this Project for their losses. Entitlement provisions will include provisions for temporary and permanent land use and income losses. Eligibility to receive compensation and other assistance will be limited by the cut-off date. The absence of legal title will not bar APs from compensation and assistance, as specified in the entitlement matrix. An Entitlement Matrix is prepared on the basis of information derived from census and inventory of losses (IoL) survey of the households, shops and other properties affected within and along the Project RoW. It identifies the categories of impact based on the census and IoL and shows the entitlements for each type of loss. The matrix describes the units of entitlements for compensating the damage/loss of land, structure, trees, crops, business and resettlement benefits.

D.2 Determination of Compensation

Loss of standing crops: Crop compensation cost for the use of agricultural land for OHT is calculated considering crop yield per decimal of land and its current market price (CMP); 100% premium on CMP is considered as per Act 2017. Crop compensation will be shared by the owner and sharecroppers/lessees proportionately.

Loss of land in tower footing area: Government rate of land was collected from local land offices for calculating agricultural land compensation cost. As per Act 2017, 200% premium is added with the government rate for calculating replacement value of land. The PVAC will calculate the market price of land, if the market price of land is higher than the government replacement value; the land owners will be entitled for the market price of land for the permanent loss of land in the tower footing area as per AIB policy.

Residential and commercial structures: Rate of structures is collected from PWD and 100% premium is added with the PWD rate.

Loss of standing trees: Rate of different species of trees is collected from a recently completed Resettlement Plan for "Construction of Chittagong-Bakhrabad Gas Transmission Pipeline Subproject" (funded by ADB).

Income loss: Permanent and temporary business shops in the markets/business centers adjacent to the UGT RoW are considered for compensation payment. The permanent structures are classified as mega and medium shops. The mega, medium and temporary small shops are defined in terms of their daily profit margin and type of structures. Mega shops refer to those shops that earn 4000 BDT or more than that per day as their profit, medium shops that earn 1500-4000 BDT/day as their profit, and lastly the small shops that earn less than BDT 1500/day.

The entitlement matrix (see Table D.1) presents the types of losses in connection with this Project and the corresponding nature and scope of entitlements in accordance with the government and AIB policies.

Table D.1: Entitlement Matrix

No	Type of Loss	Application	Entitled Person	Entitlement	Details	Responsible Agency
A. Crops						
A-1	Loss of standing crops due to temporary use of land	Agricultural land	APs with legal title and without legal title - sharecroppers and lessees	<ul style="list-style-type: none"> Cash compensation equivalent to current market price of standing crops on the affected agricultural land within the RoW for 1 crop season against stringing of transmission line @ BDT 750/decimal/crop and in addition 100% premium as per Act 2017. The sharecroppers/lessees will have their crop compensation proportionately from the land owners. Owners of crops will be given advanced notice to harvest and remove their crops. 	<ul style="list-style-type: none"> Affected APs to be identified before implementation of the Project. 30 days advance notice. EA will explain to AP tenant/sharecropper/leaseholder that compensation will be provided to the cultivator; and sharing arrangements should be determined among themselves. 	<ul style="list-style-type: none"> PGCB/Contractor
A-2	Loss of land & crops in tower footing area	Agricultural land	APs with legal title	<ul style="list-style-type: none"> Cash compensation equivalent to current market price of land @ BDT 427882/decimal including 200% premium as per Act 2017, Cash compensation equivalent to current market price of standing crops on the affected tower footing area, Additional cash grant for 3 crop seasons for permanent crop loss in tower footing area. 	<ul style="list-style-type: none"> Affected APs to be identified before implementation of the Project. 30 days advance notice. EA will explain to AP 	<ul style="list-style-type: none"> PGCB/Contractor
B. Structure						
B-1	Damage/Loss of structure	Residential and commercial structures	APs with and without legal title	<ul style="list-style-type: none"> Cash compensation equivalent to replacement cost of structures on the affected land of the RoW, inclusive of labour costs. Reconstruction/repair cost of the immovable structure (Pucca & Semi-pucca) @ 10% of the replacement value of permanent structure. 	<ul style="list-style-type: none"> Affected APs to be identified before implementation of the Project through survey. 30 days advance notice. 	<ul style="list-style-type: none"> PGCB/Contractor

No	Type of Loss	Application	Entitled Person	Entitlement	Details	Responsible Agency
				<ul style="list-style-type: none"> Shifting allowance for movable structure @ 5% of the replacement value of structure. Owners to take away all salvage materials free of cost on or before a date announced by the executing agency. 		
C. Trees						
C-1	Loss of standing trees	Homestead land, agricultural land	APs with legal title and without legal title	<ul style="list-style-type: none"> Cash compensation equivalent to market price of timber, fruit and medicinal trees on the affected land of the RoW based on size and species of trees on average @ BDT 11300, 6000, and 9600 per tree, respectively. Compensation for the affected trees outside the RoW, if there is any, will be given as prescribed for the trees above. Owner of the trees will be allowed to fell and take the trees free of cost without delaying the Project works. 	<ul style="list-style-type: none"> Affected APs to be identified before implementation of the Project. 30 days advance notice. 	<ul style="list-style-type: none"> PGCB/Contractor
D. Income						
D-1	Income loss	Permanent and temporary business shops in the markets/business centers adjacent to the UGT RoW	Affected businessmen, and hawkers.	Business rehabilitation assistance for the mega, medium and small shops @ BDT 56000, 35000, 21000 are considered for 14 days income profit loss, respectively.	<ul style="list-style-type: none"> Cash grant for daily income loss for maximum 14 (fourteen) days of income. 	<ul style="list-style-type: none"> PGCB/Contractor
E. Other						
E-1	Vulnerable Households	All affected vulnerable households	(i) women headed households; (ii) household headed by persons with disabilities; (iii) households falling under the generally accepted indicator for poverty, (iv) elderly headed households,	<ul style="list-style-type: none"> One time allowance equivalent of BDT10,000/ for vulnerability in addition to other entitlements. Prioritised for Project related employment. 	<ul style="list-style-type: none"> Affected APs to be identified before implementation of the Project. 	<ul style="list-style-type: none"> PGCB/Contractor

No	Type of Loss	Application	Entitled Person	Entitlement	Details	Responsible Agency
			(v) households who are landless and those without legal title to land.			
E-2	Unanticipated impacts	Affected households, individuals and community	Affected households, individuals and community	<ul style="list-style-type: none"> Any unanticipated impacts identified during Project implementation will be compensated in full at replacement cost and the entitlement matrix shall be revised if required in case of major unanticipated impacts found during detailed/final design. 	<ul style="list-style-type: none"> Unforeseen impacts will be documented and mitigated based on the legal and policy framework outlined in this RPF. 	<ul style="list-style-type: none"> PGCB

E. Institutional Arrangement for Implementation of RP

E.1 Introduction

The Power Grid Company Limited (PGCB), a Public Company under the Ministry of Power, Energy and Mineral Resource (MPEMR), is representing the Government of Bangladesh (GoB) as the Executing Agency (EA) of this Project. The key stakeholders involved in this Project are mainly PGCB as the EA of the Project, the non-elected administrative representative (Upazila Nirbahi Officer) and elected representative of Local Government Institutions (LGIs) concerned of Chittagong district, and AIB (the co-financier/development partner). The main tasks and responsibilities of the stakeholders mentioned above are planning, negotiating, consulting, approving, coordinating, implementing, financing, monitoring and evaluating the Project activities including resettlement services to the affected persons (APs).

In order to undertake day-to-day activities a dedicated Project Implementation unit (PIU) will be set up in PGCB for this Project. A full-time Project Director will supervise the Project components. The PIU staffed with experienced personnel will conduct and oversee procurement, accounting, reporting, quality assurance, and social and environmental issues.

E.2 Institutional Framework for RP Implementation

PGCB will establish necessary institutional setup for land requisition and implementation of resettlement/rehabilitation activities of the Project. PGCB will be responsible for finalization, updating, implementation and monitoring of the resettlement plan. Core institutions responsible for land requisition and resettlement activities are described in the following section.

E.2.1 Project Implementation Unit in PGCB

The PGCB will establish a Project Implementation Unit for the implementation of the Project including land requisition and resettlement. The PIU will consist of technical, financial, procurement and safeguard staff. PGCB will hire an Environment, Health and Safety specialist to work in the field as well as 1 temporary social safeguards officer (or consultant) to be engaged during the implementation of the RP. The PIU will be headed by a Project Director, whose office will be set up within the PGCB head quarter (HQ) for execution of the Project, HQ also includes one environment and social safeguards specialist who will provide oversight and support to field-based staff. The PIU will be responsible for implementation of the RP in terms of compensation disbursement and resettlement of the Project affected persons. The PIU will carry out the following broad tasks relating to RP implementation:

- Discharge overall responsibility of planning, management, monitoring and implementation of resettlement and rehabilitation program;
- Ensure availability of budget for all activities;

- Synchronise resettlement activity and engage contractor with construction schedule;
- Supervise, manage and record all AP entitlement payments.
- Coordinate the grievance redress mechanism;
- Monitor the effectiveness of entitlement packages and payment modality.
- Coordinate monitoring of RP implementation including reporting. In case of payment of compensation, a list of Affected Person will be prepared with proper identification details.
- Make necessary budgetary arrangements available in advance for the preparation, updating and implementation of RP.
- Designating/providing on-site support (temporary field officer/ consultant) to be on the ground prior to construction to oversee RP implementation.

During implementation of the RP, the social staff (or Consultant) of the PIU in PGCB will be responsible for ensuring that the draft RP is finalized and updated based on ESS 2 of AIIB, and applicable national laws and regulations. The social staff will also ensure that the RP and monitoring plan are followed and will provide technical support to PD, PIU in dealing with social issues related to the Project components. The social staff will coordinate with relevant government agencies on social matters, will prepare the internal monitoring reports to be submitted to AIIB.

PGCB will also be responsible for re-confirming the replacement values assessed by type, as needed, through additional field investigations.

Additional capacity building or training is not anticipated for the EA, given their experience with other projects funded by different development partners like ADB, World Bank, implementing resettlement plans.

E.3 Activities in Land Requisition and Resettlement Process

Details on roles and responsibilities for RP activities for this Project of PGCB are given below in **Table E.1**.

Table E.1: Institutional Roles and Responsibilities for Land Requisition and Resettlement Activities

Activity	Responsible Agency
Project Initiation Stage and Institutional Setup	
Establishing PIU	PGCB
Designating Safeguard Specialist in PIU	PGCB
Setting up of GRC	Power Division of MPEMR through PGCB
RP Finalization and Updating Stage	
Finalization of sites for Project	PGCB(PIU)
Conducting consultations as and where necessary	PGCB(PIU)
Updating of RP in case of change in design	PGCB(PIU)
Confirming replacement values of structures & market	PGCB(PIU)

Activity	Responsible Agency
price of crops	
Finalizing compensation and entitlements	PGCB(PIU)
Disclosure of final entitlements & rehabilitation packages	PGCB(PIU)
Approval and disclosure of RP	PGCB and AIIB
RP Implementation Stage	
Disbursement of compensation	PGCB(PIU)
Implementation of rehabilitation measures	PGCB(PIU)
Consultations with APs during rehabilitation activities	PGCB(PIU)
Grievances redress	PGCB(PIU)
Internal monitoring	PGCB(PIU)

Note: AIIB=Asian Infrastructure Investment Bank, AP=Affected Persons, GRC=Grievance Redress Committee, PIU=Project Implementation Unit, and PGCB=Power Grid Company of Bangladesh Limited.

E.4 Grievance Redress Mechanism

The EA will ensure that the public, particularly those directly affected by the project components will have the chance to express their legitimate grievance or to file a complaint about the project by setting up a mechanism to address the issues raised.

The EA (PGCB in this case) will establish a Project specific Grievance Redress Mechanism (GRM) having suitable grievance redress procedure to receive and facilitate resolution of affected peoples' concerns, complaints, and grievances. The GRM will allow for grievance redressal arising from compensation, loss of livelihoods, loss of access to public infrastructure, damages to property causing from construction related impacts (noise, disturbance etc.).

To provide a more structured project-level grievance redress mechanism, a grievance redress committee (GRC) will be formed and will continue until project completion. The members of GRC will ensure representation of women. The PIU Manager will act as the Convenor and members of the GRC will be representative from the Contractor, Chair of the Union where the project is located, a witness for the AP, and a representative from a local group (i.e., religious leader, teacher, etc.). The GRM will work utilising the following three levels:

First Level – Field Officers: Affected persons (APs) will be informed by the PIU of their losses and entitlements. In case of grievances that are immediate and urgent on-site field officers (of the PIU) will provide the most easily accessible first level of contact. The officer will put the complaint in writing and record the date, nature and type of grievance. It is anticipated that field officers will be able to respond and resolve minor grievances, especially by working with on-site contractors etc. The field officer will respond (or resolve where possible) queries within two weeks. Contact phone numbers and names of the concerned PIU field officer will be posted at all construction sites at visible locations. If APs agree with the conditions of entitlements, they can claim for the payments from the EA.

Second Level - PIU Grievance Committee: If no resolution or understanding is reached, the field officer files the grievance/complaint to the PIU grievance committee for it to be

resolved within 15 days after filing. The PIU Grievance Committee will include: (i) a Representative of PGCB (i.e. Project Director) - Convener; (ii) Social Safeguard Specialist – Member; and (iii) a representative of the affected people – Member.

A meeting can be called, if needed, to give the AP the chance to present the concern in person. During the meeting, the PIU committee will receive, clarify and simplify the issues involved and would try its best efforts to resolve the issues to be acceptable to both the AP and the PIU. If an agreement or resolution is reached, the resolution will be signed summarizing the points of agreements. If there was no such agreement, the matter is presented to the GRC.

Third Level – Grievance Redress Committee. The GRC will meet at short intervals subject to the number of grievances to resolve. The complainant may present their issue to the GRC in person and will be encouraged to bring along a friend, family member or third party for support. In case of complicated cases, the GRC members can request additional information or carry out field level verifications. Resolutions should be based on consensus among members, failing which the decision may be taken on majority vote. Any decision made by the GRC must be within the purview of RP policy framework and entitlements. The GRC will function throughout the life of the Project loan and will not deal with any matters pending in the court of law.

The GRC will be formed with following representatives:

- Representative of PGCB, Convener;
- Representative of the Local Government Institution (union parishad), Member;
- Local women member from union parishad, Member;
- Representative of the affected people, Member;
- Representative of the DC, Member.

The APs, not satisfied from the decision of the GRC, will have their right to take the grievance to a court of law. The GRM will be continuously disseminated to people during project implementation. The project grievance procedure does not impede access to the court at any time. This includes AIIB Accountability Mechanism whereby people adversely affected by AIIB-financed projects can express their grievances; seek solutions; and report alleged violations of AIIB's operational policies and procedures, including safeguard policies.

F. RP Implementation Schedule

F.1 Implementation Schedule

RP implementation will take place for approximately two (2) years including a margin of 6 months to redress any unforeseen situations or circumstances that may arise during the implementation, starting with compensation process initiation by IA through compensation payment finalisation, and half-yearly monitoring reports will be prepared. The schedule will be adjusted during final design and implementation. A tentative Implementation Schedule is presented in the following TableH.1.

All activities related to the land requisition and resettlement for construction of tower and stringing of transmission line will ensure that all compensation payments for land and assets are completed prior to commencement of civil works for OHT construction.

The RP will be prepared based on this RPF after finalization of design and/or major change of design. The implementation of RP will include: (i) verification of losses and extent of impacts due to the Project by conducting census, (ii) consultations with APs to finalise the arrangements for utilization of land, and (iii) compensation payments to the AHs. Public consultation and grievance redress (if any from the APs) will be undertaken throughout the Project but before commencement of utilization of land for the Project. Monitoring will also be undertaken throughout the Project.

Table F.1: Implementation Schedule

SL	ACTIVITY	Month																							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
A	SOCIAL PREPARATION																								
1	Mobilization of IA in the field																								
2	Disclosure of RP																								
3	NGO assistance to APs for CCL collection																								
4	Formation of PAVC/JVC/GRC																								
5	Determination of Entitlements																								
B	PAYMENT OF COMPENSATION																								
1	Coordinate with DC offices on land acquisition																								
2	Prepare application for CCL collection for APs by IA																								
3	Opening Bank Account by the APs																								
4	APs apply and receive CCL																								
5	APs approach and receive compensation																								
C	GRIEVANCE REDRESS																								
1	Complaints from aggrieved APs																								
2	Review, Approval and Actions																								
D	MONITORING																								
1	Internal Monitoring																								
2	Procurement of External Monitoring Agency (EMA)																								
3	External Monitoring																								

G. Monitoring and Reporting

G.1 Introduction

The PGCB will establish a monitoring system through the Project Implementation Unit (PIU) to monitor and measure the progress of implementation of the Resettlement Plan (RP). The process of the RP implementation must ensure that the affected persons are able to regain their pre-Project socio-economic condition. Therefore, monitoring of the process of implementation of the RP is designed as an important part of the overall functioning and management of the Project. The monitoring will enable the PIU to get feedback from the field operatives to work out remedial measures to ensure achievement of targets within schedule.

G.2 Monitoring Tasks and Activities

Monitoring will be done both internally and externally to provide feedback to the EA and to assess the effectiveness of the RP policy and implementation. Internal monitoring will be carried out by the Environment and Social Development Unit (ESDU) through their field offices and prepare monthly reports on the progress of RP implementation. The services of an external monitoring agency (EMA) are required to carry out the evaluation of the RP implementation. The Supervision Consultant/Safeguard Specialist of ESDU will monitor RP implementation and report on a monthly basis to the PIU and AIIB on the progress of RP implementation activities covering monitoring activities in three consecutive stages of the process for RP implementation; preparatory stage, relocation stage and rehabilitation stage.

Internal monitoring will involve (i) administrative monitoring to ensure that implementation is on schedule and problems are dealt with on a timely basis; and (ii) overall monitoring to assess status of affected persons. PGCB through its PIU will (i) monitor the progress of implementation of safeguard plans, (ii) verify compliance with safeguard measures and their progress toward intended outcomes, (iii) document and disclose monitoring results and identify necessary corrective and preventive actions in the periodic monitoring reports, (iv) follow up on these actions to ensure progress toward the desired outcomes, and (v) submit monthly monitoring reports on safeguard measures as agreed with AIIB. PGCB through its PIU will be responsible for managing and maintaining affected unit databases. The scope of monitoring, however, is done at three stages like preparatory stage, relocation stage and rehabilitation stage. It is anticipated that this Project will not induce relocation and thus rehabilitation of residential and business entities. The extent of monitoring activities will be commensurate with the Project's risks and impacts after finalizing detailed design and associated activities.

The following are the specific items to be covered in the internal monitoring report.

- Consultation with APs and information disclosure;
- Disbursement of compensation for the affected items – crops, trees and other assets;

- Any discrepancies between the estimated number of affected persons/ households as per the RP and actual numbers;
- Relocation of community structures/ public utilities (if any);
- Payments for loss of income;
- Status of grievances and redressal; and
- Any necessary corrective actions against required RP outcomes.

G.3 External Monitoring

PGCB will engage the services of an independent external monitoring agency (EMA), not associated with project implementation, to undertake external monitoring and evaluation (M&E). The external monitor will monitor and verify RP implementation to determine whether resettlement goals have been achieved, livelihood and living standards have been restored, and provide recommendations for improvement. The external monitor will also evaluate the performance of PIU of PGCB on resettlement issues. The external agency will report its findings simultaneously to PGCB and to AIIB half-yearly.

The EMA will advise on safeguard compliance issues, and if any significant involuntary resettlement issues are identified, a corrective action plan will be prepared by the EMA to address such issues. The EMA will closely monitor the implementation of the RP and be engaged in the following tasks:

- review and verify internal monitoring reports prepared by PIU, PGCB
- review of RP and information pamphlet disclosure
- assessment of the way the compensation has been carried out in relation to the stipulations of the RP;
- verification that all APs have been compensated in the amounts stipulated in the RP
- assessment of the accuracy of survey and asset valuation
- review of complaint and grievance cases and of their solution
- assessment of the rehabilitation program for severely affected and vulnerable APs
- assessment of the satisfaction of the APs; and
- lessons learnt to be applied to the next projects.

In this process, if any significant issues are identified, a corrective action plan will be prepared to address such issues by PGCB and submitted to the AIIB. In addition, the external monitor shall document the good practices as well as the difficulties encountered in resettlement plan implementation, which shall provide lessons on the subject for subsequent projects.

G.4 Reporting Arrangements

Internal monitoring report will be prepared and submitted by PGCB to AIIB on a monthly basis. The external monitoring and evaluation report will be submitted (i) half-yearly (every six months after beginning of the resettlement processes) and (ii) RP implementation completion report within 30 days of the end of resettlement process. The monitoring reports will be disclosed at PGCB and AIIB websites.